

M E M O R A N D U M

DATE: March 24, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0149-A- Appeal Period Expired

The appeal period for the above-referenced case expired on March 23, 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

February 22, 2016

Edward L. and Katherine L. Mitzel
1510 Maywood Road
Towson, Maryland 21204

MOTION FOR RECONSIDERATION

RE: Petition for Administrative Variance
Case No. 2016-0149-A
Property: 1510 Maywood Road

Dear Mr. and Mrs. Mitzel:

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Patrick D. Jarosinski, P.O. Box 234, Riderwood, Maryland 21139
Peggy Squitieri, RRLRAIA, P.O. Box 204, Riderwood, Maryland 21139
Phil and Kathy Heldrich, 1508 Maywood Avenue, Towson, Maryland 21204

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1510 Maywood Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Edward L. and Katherine L. Mitzel	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0149-A

* * * * *

OPINION ON MOTION FOR RECONSIDERATION

By Order dated February 1, 2016, the Petitioners were granted variance relief permitting the construction of an attached side yard carport with a side setback of 2.5 ft. in lieu of the required 11.5 ft., and a height of 17 ft. in lieu of the maximum allowed 15 ft. On February 16, 2016, the Petitioners' neighbors at 1508 Maywood Avenue (Phil and Kathy Heldrich) filed a Motion for Reconsideration of the February 1, 2016 Order granting variance relief. In that correspondence, the Protestant neighbors contend that "the new owners... have not moved into the neighborhood," and it would appear based on photographs in the file that the subject property 1510 Maywood is currently being renovated and is unoccupied.

In these circumstances, the Motion for Reconsideration will be granted. The Baltimore County Code (BCC) permits administrative variances (such as those granted in this case) only when the petition involves "an owner-occupied lot zoned residential." BCC §32-3-303 (a). In addition, the administrative variance petition itself, which the Petitioners signed and dated on December 22, 2015, provided that they "own and occupy the property situate in Baltimore County." Since the Petitioners are unable to satisfy this requirement, the Motion for Reconsideration will be granted, and the variance relief stricken.

WHEREFORE, for the forgoing reasons, on this 22nd day of February, 2016, the Motion

ORDER RECEIVED FOR FILING

Date 2/22/16

By Sen

for Reconsideration be and is hereby granted, and the administrative variance granted by Order dated February 1, 2016 in the above captioned matter, is hereby RESCINDED.

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 2/22/16
By sln



KEVIN KAMENETZ
County Executive

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

February 1, 2016

Edward L. and Katherine L. Mitzel
1510 Maywood Road
Towson, Maryland 21204

RE: Petition for Administrative Variance
Case No. 2016-0149-A
Property: 1510 Maywood Road

Dear Mr. and Mrs. Mitzel:

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal stroke extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Patrick D. Jarosinski, P.O. Box 234, Riderwood, Maryland 21139

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(1510 Maywood Road) *
9th Election District * OFFICE OF ADMINISTRATIVE
2nd Council District *
Edward L. and Katherine L. Mitzel * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2016-0149-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, Edward L. and Katherine L. Mitzel. The Petitioners are requesting Variance relief from §§ 1B01.2.C.1.b and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit an attached side yard carport with a side setback of one (1) ft. in lieu of the required 11.5 ft.; and (2) To permit a rear yard accessory structure (open detached covered porch) with a height of 17 ft. in lieu of the maximum allowed height of 15 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. The Bureau of Development Plans Review (DPR) recommended that the side yard setback be no less than 2.5 ft., to guard against the possibility of encroaching on the neighbor's property. This is an appropriate condition, and 2.5 ft. is the minimum setback for even sheds and other minor accessory structures.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 10, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 2-1-16

By DW

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 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 1st day of **February, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B01.2.C.1.b and 400. 3 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit an attached side yard carport with a side setback of 2.5 ft. in lieu of the required 11.5 ft.; and (2) To permit a rear yard accessory structure (open detached covered porch) with a height of 17 ft. in lieu of the maximum allowed height of 15 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.
- Building materials for the carport addition shall be consistent with those of the existing principal dwelling.

ORDER RECEIVED FOR FILING

Date 2-1-16

By DW

- The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

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 2-1-16

By 



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 1510 MAYWOOD AVENUE, TOWSON, MD 21204 Currently zoned DR-2
Deed Reference 36722 1 64 10 Digit Tax Account # 0903472250
Owner(s) Printed Name(s) EDWARD L. MITZEL / KATHERINE L. MITZEL

(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)

BCZR: 1B01.2.C.1.b; 400.3 → To permit an attached side yard carport with a side setback of one foot in lieu of the required 11.5 feet, and to permit a rear yard accessory structure with a height of 17 feet in lieu of the maximum allowed height of 15 feet.

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):

EDWARD L. MITZEL KATHERINE L. MITZEL
Name #1 – Type or Print Name #2 – Type or Print
Edward Mitzel Katherine L Mitzel
Signature #1 Signature #2
1510 MAYWOOD AVENUE TOWSON MARYLAND
Mailing Address City State
21204 443-797-4131 emitzel@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
Stamp: ORDER RECEIVED FOR FILING 2-1-16

Representative to be contacted:

PATRICK D. JAROSINSKI
Name – Type or Print
Patrick D Jarosinski
Signature
PO Box 234 RIVERWOOD MD
Mailing Address City State
21139 410-494-1017 patrickdjassociates.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0149-A Filing Date 12/22/15 Estimated Posting Date 1/3/16 Reviewer JS

Affidavit in Support of Administrative Variance

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

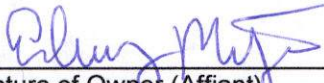
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 1510 MAYWOOD AVENUE TOWSON MARYLAND 21204
Print or Type Address of property City State Zip Code

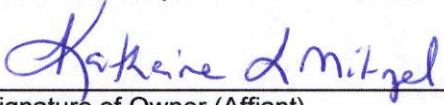
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

SEE ATTACHMENT 'A'

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


Signature of Owner (Affiant)

EDWARD L. MITZEL
Name- Print or Type


Signature of Owner (Affiant)

KATHERINE L. MITZEL
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 18 day of December, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Edward Mitzel and Katherine Mitzel

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

AS WITNESS my hand and Notaries Seal



Notary Public

5/7/2016
My Commission Expires

Variance Request for 1510 Maywood, Avenue, Towson, Maryland 21204

Attachment A

We are requesting a variance to allow us to build an open semi-attached Carport to the side of our house with a combined setback of 11' setback in lieu of a 11 1/2' setback.

The house is located in a densely populated area on a small lot that is not conducive to off street parking as it borders a major thoroughfare. We are proposing an attractive structure which will complement our house as well as will stay in keeping with the architecture of the surrounding neighborhood.

We are also requesting a variance for an open detached Covered Porch which is 17' in height in lieu of the 15' requirement. The structure is higher because we would like the roof pitch to match the existing house which will be in keeping with the neighborhood's architecture.

2016-0149-A

**ZONING DESCRIPTION FOR
1510 Maywood Avenue, Towson, Maryland 21204**

Beginning at a point on the south east side of Maywood Avenue, which is 20' wide, at the distance of 110 feet east of the centerline of the nearest improved street (Bellona Avenue) which has a 40' R/W, being known and designated as Lots 1 and 2 as shown on a plat entitled "Plat of Ruxton Heights" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book JWS No. 1, Folio # 64, containing 0.26 acres. Also known as 1510 Maywood Avenue, Towson, Maryland 21204 and located in the 9th Election District, 2nd Councilmanic District.

2016-0149-4

CERTIFICATE OF POSTING

CASE NO: 2016-0149-A

PETITIONER/DEVELOPER

MITZEL

DATE OF HEARING/CLOSING:

1/25/16

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

ATTENTION:

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT** _____

1510 MAYWOOD AVENUE

THIS SIGN(S) WERE POSTED ON January 10, 2016
(MONTH, DAY, YEAR)

SINCERELY,

 1/10/16
SIGNATURE OF SIGN POSTER AND DATE:

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2016-0149-A

TO PERMIT AN ATTACHED SIDE YARD CARPORT WITH A
SIDE SETBACK OF ONE FOOT IN LIEU OF THE REQUIRED
11.5 FEET, AND TO PERMIT A REAR YARD ACCESSORY
STRUCTURE WITH A HEIGHT OF 17 FEET IN LIEU OF THE
MAXIMUM ALLOWED HEIGHT OF 15 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY JANUARY 25, 2016
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

my address 1/10/16

THE
FEDERAL BUREAU OF INVESTIGATION
UNITED STATES DEPARTMENT OF JUSTICE
WASHINGTON, D. C. 20535

MEMORANDUM FOR THE DIRECTOR
FROM: SAC, NEW YORK (100-100000)
SUBJECT: [Illegible]

RE: [Illegible]
[Illegible]
[Illegible]
[Illegible]
[Illegible]

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0149 -A Address 1510 MAYWOOD AVE.

Contact Person: JASON SEISEMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/22/15 Posting Date: ~~1/2/16~~ 1/10/16 Closing Date: ~~1/18/16~~ 1/25/16

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- 0149 -A Address 1510 MAYWOOD AVE

Petitioner's Name MITZEL Telephone 443-792-4131

Posting Date: ~~1/2/16~~ 1/10/16 Closing Date: ~~1/18/16~~ 1/25/16

Wording for Sign: TO PERMIT AN ATTACHED SIDE YARD CARPORT WITH A SIDE SET BACK OF
ONE FOOT IN LIEU OF THE REQUIRED 11.5 FEET, AND TO PERMIT A REAR YARD
ACCESSORY STRUCTURE WITH A HEIGHT OF 17 FEET IN LIEU OF THE MAXIMUM
ALLOWED HEIGHT OF 15 FEET.

Revised 7/21/15

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: 2016-0149-4
Petitioner: EDWARD L. AND KATHY L. MITZEL
Address or Location: 1510 MAYWOOD AVENUE, TOWSON, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: KATHY L. MITZEL
Address: 1510 MAYWOOD AVENUE
TOWSON, MARYLAND 21204
Telephone Number: ~~443~~ 443-797-431

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

No. **134185**

Date: **12/22/15**

DATA RECEIPT
FRIED RECEIPT

BUSINESS ACTUAL TIME DMS
2/23/2015 12:22:2015 11:23:00 1

RECEIPT N 431401 12.22.2015 OFLB

5 500 TOWNS VERIFICATION
CP 124185

Receipt for \$75.00
\$75.00 CR 100 CA
Baltimore County, Maryland

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

Total: **\$ 75.00**

Rec From: **MITTEL**

For: **2016-0149-A**

DISTRIBUTION

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

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

January 27, 2016

Edward L & Katherine L Mitzel
1510 Maywood Avenue
Towson MD 21204

RE: Case Number 2016-0149 A, Address: 1510 Maywood Avenue

Dear Mr. & Ms. Mitzel:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 22, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Patrick D Jarosinski, P.O. Box 234, Riderwood MD 21139

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JAN 07 2016



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: January 7, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0149-A
Address 1510 Maywood Avenue
(Mitzel Property)

Zoning Advisory Committee Meeting of December 28, 2015.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 01-07-2016

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



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

Date: 1/4/16

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

RE: Baltimore County
Item No. 2016-0149-A
Administrative Variance
Edward L. & Katharine L. Mitzel
1510 Maywood 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. 2016-0149-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,

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 28, 2015
Item No. 2016-0149

DATE: January 11, 2016

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

We recommend that the side yard setback be no less than 2.5 feet. This allows for the property owner to maintain his property and leaves room for drainage to be conveyed without causing any nuisance to the neighbor.

*

*

*

*

*

*

DAK:CEN
cc:file

ZAC-ITEM NO 16-0149-12282015.doc

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>1-11</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>1-7</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-4</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: _____	
SIGN POSTING	Date: <u>1-10-16</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

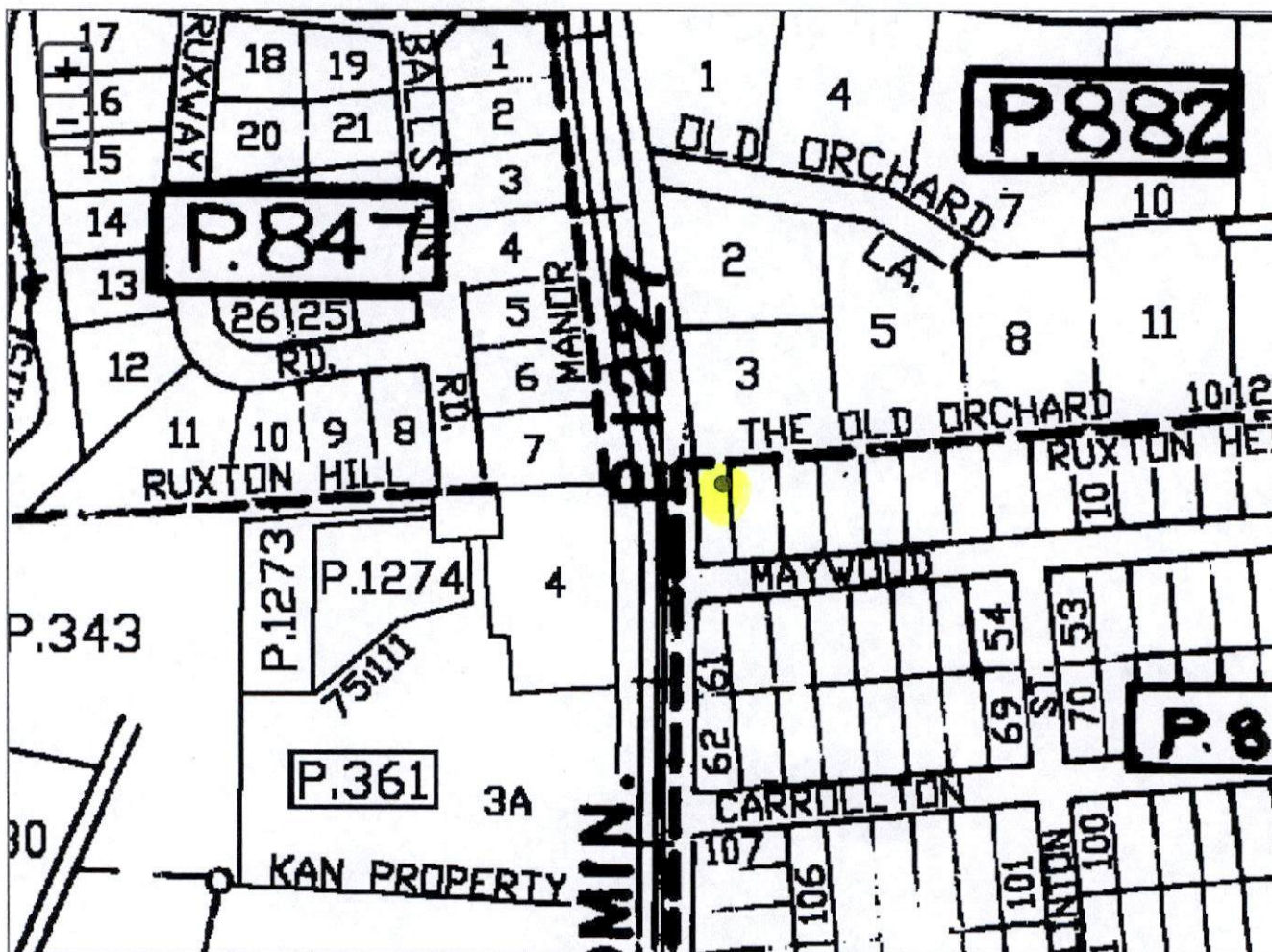
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0903472250			
Owner Information					
Owner Name:	MITZEL EDWARD L MITZEL KATHERINE L		Use:	RESIDENTIAL	
Mailing Address:	1510 MAYWOOD AVE BALTIMORE MD 21204-		Principal Residence:	YES	
			Deed Reference:	/36772/ 00010	
Location & Structure Information					
Premises Address:		1510 MAYWOOD AVE BALTIMORE 21204-3651		Legal Description:	LT 1-2 1510 MAYWOOD AVE RUXTON HEIGHTS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0069	0010	0829		0000	1
					Assessment Year: 2014
					Plat No: 0001/ Plat Ref: 0064
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1915	1,064 SF				11,151 SF
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	STUCCO	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:		201,100	201,100		
Improvements		106,300	161,000		
Total:		307,400	362,100	343,867	362,100
Preferential Land:		0			0
Transfer Information					
Seller: HODGETTS WILLIAM		Date: 10/16/2015		Price: \$575,000	
Type: ARMS LENGTH IMPROVED		Deed1: /36772/ 00010		Deed2:	
Seller: BROOKS RODNEY J,3RD		Date: 09/26/2012		Price: \$375,000	
Type: ARMS LENGTH IMPROVED		Deed1: /32593/ 00166		Deed2:	
Seller: COOK JEFFREY G		Date: 02/29/2012		Price: \$205,500	
Type: NON-ARMS LENGTH OTHER		Deed1: /31758/ 00195		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					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 09 Account Number: 0903472250



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>).

Debra Wiley

From: Administrative Hearings
Sent: Thursday, February 18, 2016 8:56 AM
To: Ruxton-Riderwood-Lake Roland Area Improvement Association
Subject: RE: Request for Document

Good Morning,

Your request has been noted and placed in the proper file folder.

In addition, this is to acknowledge your voice mail left yesterday and to confirm that a Motion for Reconsideration was received by our office on Feb. 16th from Phil and Kathy Welsh Heldrich. Please be advised that the following persons were copied on same correspondence: Patrick Jarosinski and Ed Mitzel.

Thank you for contacting the Office of Administrative Hearings.

From: Ruxton-Riderwood-Lake Roland Area Improvement Association [mailto:rrlraia@comcast.net]
Sent: Wednesday, February 17, 2016 3:16 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Request for Document

Please send us an electronic copy of the Findings for Case 2016-0149-A (1510 Maywood Avenue)

Thank you.

Peggy Squitieri
The Ruxton-Riderwood-Lake Roland Area Improvement Association

410-494-7757

Case #2016-0149-A

John E. Beverungen
Administrative Law Judge for Baltimore County
County Office Building
105 West Chesapeake Avenue, room 103
Towson, Maryland, 21204
Phone: 410-887-3868

RECEIVED

FEB 16 2016

OFFICE OF ADMINISTRATIVE HEARINGS

RE: 1510 Maywood Avenue, Towson, Maryland 21204
February 11, 2016

To Whom It May Concern:

We are appealing for a motion for reconsideration concerning the variance for 1510 Maywood Avenue. Despite having mailed our original objection prior to the deadline, due to the yellow codes and weather conditions, our earlier objection was marked "received" in the county office January 29, 2016. A copy of that correspondence is attached.

We are the owners of 1508 Maywood Avenue, immediately adjacent to 1510 Maywood Avenue, the property for which the new owners who have not moved into the neighborhood property are requesting the variance. We object to the variance request as it relates to the construction of a side yard garage/carport. We are appealing the February 1, 2016 ruling to permit an attached side yard carport with a side setback of 2.5 feet in lieu of the required 11.5 ft. between 1510 and 1508 Maywood Avenue.

The attached photos reveal how the garages along Maywood Avenue are located in the rear of the property. Changes to the 1510 Maywood property would not be characteristic of the appearance along the street nor would it blend in with rest of the neighborhood. Placing the garage near the street within two and one half feet of the property line is objectionable. The proposed carport will block natural sunlight into our house and will be a hardship to us parking and opening the doors in our driveway. Additionally, as the lots on the road are small, it would create a claustrophobic feel with a garage so close to the front of the property.

We have discussed our objection with the owners of 1510 Maywood and are hopeful an alternative plan can be developed.

Sincerely,



Phil Heldrich



Kathy Welsh Heldrich

Cc: Patrick Jarosinski, P.O. Box 234, Riderwood, Maryland 21139
Ed Mitzel

original objection
mailed Jan. 17, 2016
~~marked~~

Case #2016-0149-A

Arnold Jablon, Director
Baltimore County Government
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland, 21204
Phone: 410-887-3353

RE: 1510 Maywood Avenue, Towson, Maryland 21204
January 17, 2016

To Whom It May Concern:

We are the owners of 1508 Maywood Avenue, immediately adjacent to 1510 Maywood Avenue, the property for which the new owners who have not moved into the neighborhood property are requesting the variance. We object to the variance request as it relates to the construction of a side yard garage/carport within one foot of the property line between 1510 and 1508 Maywood Avenue.

The attached photos reveal how the garages on Maywood are located in the rear of the property. Changes to the 1510 Maywood property would not be characteristic of the appearance along the street nor would it blend in with rest of the neighborhood. Placing the garage near the street within one foot of the property line is objectionable.

We have discussed our objection with the owners of 1510 Maywood and are hopeful an alternative plan can be developed.

Sincerely,

Phil Heldrich

Kathy Welsh Heldrich

Cc: Patrick Jarosinski, Ed Mitzel

1510

1508

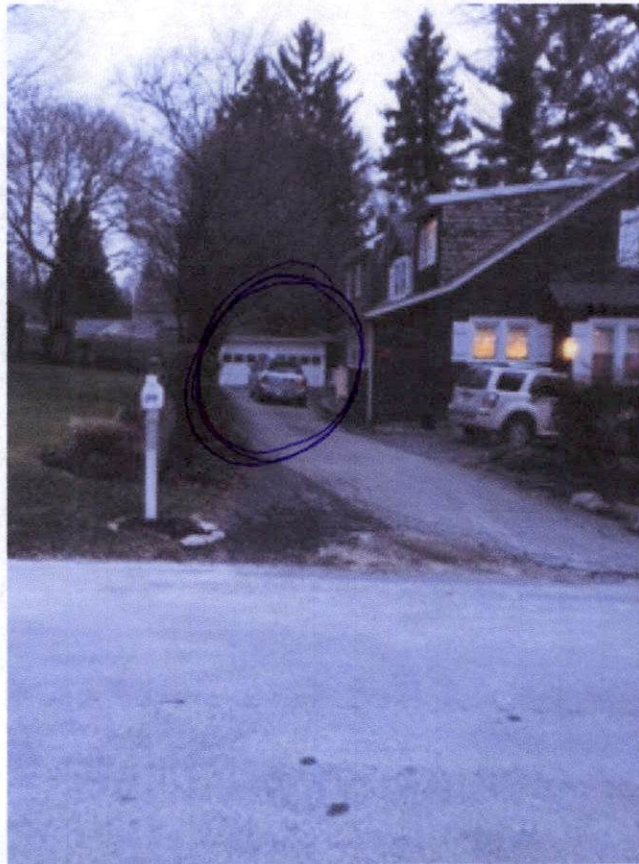
1505

Garage in rear of property

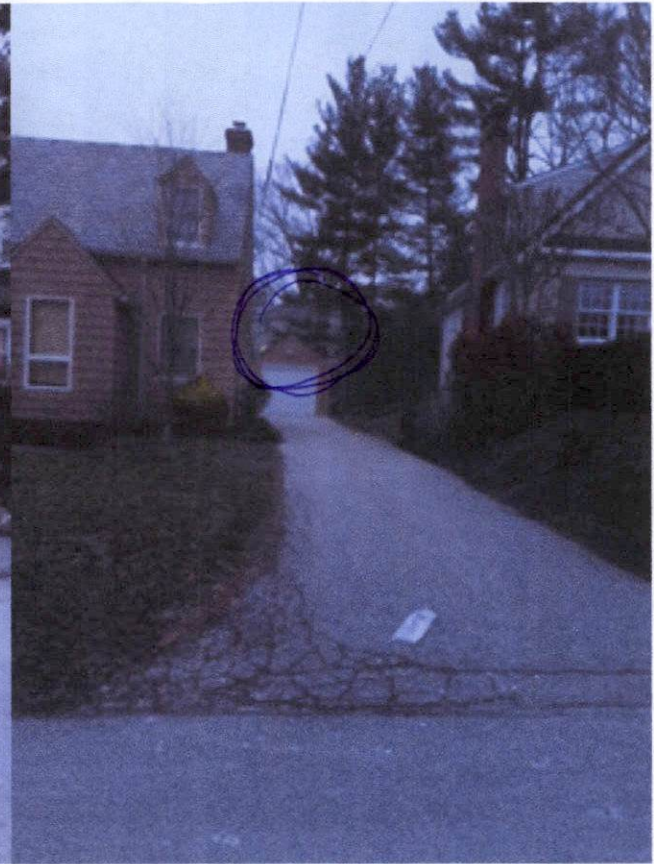
Garage in rear of
property; characteristic
of houses on Maywood Avenue.







1511 - Across the street
from 1510 and 1508
Maywood Ave driveways.



Garage in rear of
property along
Maywood.

1507
Garage in rear of
property



1509
Garage in rear of
property



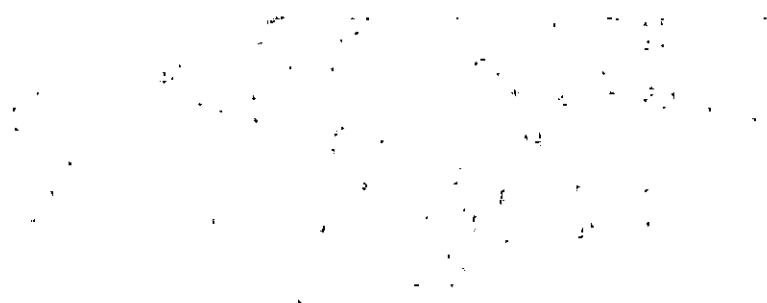


Garage in rear
of property



New garage in rear
of property





Debra Wiley

From: June Wisnom
Sent: Monday, February 01, 2016 10:56 AM
To: Debra Wiley
Subject: FW: Message from "cpr111"
Attachments: 201602011058.pdf

Rec'd after mailed

*D.W.
2/1*

RECEIVED

FEB 01 2016

OFFICE OF ADMINISTRATIVE HEARINGS

This just came to Carl this morning. Sort of late.

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

From: cpr111@baltimorecountymd.gov [mailto:cpr111@baltimorecountymd.gov]
Sent: Monday, February 01, 2016 10:58 AM
To: June Wisnom <jwisnom@baltimorecountymd.gov>
Subject: Message from "cpr111"

This E-mail was sent from "cpr111" (Aficio MP 4002).

Scan Date: 02.01.2016 10:58:15 (-0500)
Queries to: cpr111@baltimorecountymd.gov

*Forwarded copy of order
to Hearing
1508 Maywood Rd.
2/1/16
D. Wiley*

Case #2016-0149-A

Arnold Jablon, Director
Baltimore County Government
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland, 21204
Phone: 410-887-3353

RE: 1510 Maywood Avenue, Towson, Maryland 21204
January 17, 2016

To Whom It May Concern:

We are the owners of 1508 Maywood Avenue, immediately adjacent to 1510 Maywood Avenue, the property for which the new owners who have not moved into the neighborhood property are requesting the variance. We object to the variance request as it relates to the construction of a side yard garage/carport within one foot of the property line between 1510 and 1508 Maywood Avenue.

The attached photos reveal how the garages on Maywood are located in the rear of the property. Changes to the 1510 Maywood property would not be characteristic of the appearance along the street nor would it blend in with rest of the neighborhood. Placing the garage near the street within one foot of the property line is objectionable.

We have discussed our objection with the owners of 1510 Maywood and are hopeful an alternative plan can be developed.

Sincerely,


Phil Heldrich

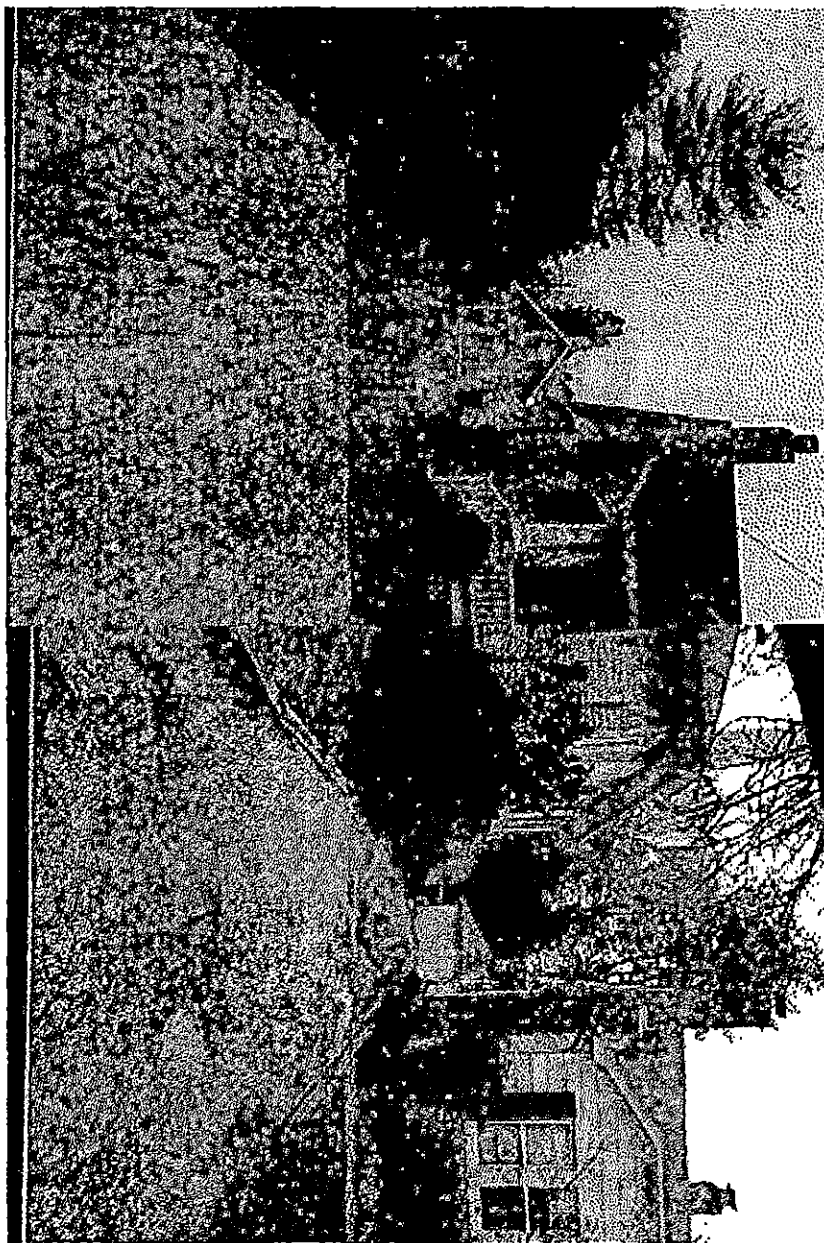

Kathy Welsh Heldrich

Cc: Patrick Jarosinski, Ed Mitzel

1/24/16
To WCH
for file











Mitzel Residence Administrative Variance Photo Log
1510 Maywood Avenue, Towson, Maryland 21204

PROPOSED CARPORT



View north towards proposed Carport from Maywood Avenue



View south from the proposed Carport towards Maywood Avenue

Mitzel Residence Administrative Variance Photo Log
1510 Maywood Avenue, Towson, Maryland 21204



View north from the proposed Carport towards neighbor at 7817 Bellona Avenue



View west towards proposed Carport from 1512 Maywood Avenue

Mitzel Residence Administrative Variance Photo Log
1510 Maywood Avenue, Towson, Maryland 21204



View east from proposed Carport towards 1512 Maywood Avenue



View southeast from proposed Carport towards neighbors on Maywood Avenue

2016-0149-A

Mitzel Residence Administrative Variance Photo Log
1510 Maywood Avenue, Towson, Maryland 21204

PROPOSED COVERED PORCH



View north from house towards proposed Covered Porch



View southeast from Bellona Avenue towards proposed Covered Porch

Mitzel Residence Administrative Variance Photo Log
1510 Maywood Avenue, Towson, Maryland 21204



View south from neighbor on 7817 Bellona Avenue towards proposed Covered Porch



View west towards proposed Covered Porch from 1512 Maywood Avenue

Mitzel Residence Administrative Variance Photo Log
1510 Maywood Avenue, Towson, Maryland 21204



View southeast from proposed Covered Porch towards 1512 Maywood Avenue



View northeast from proposed Covered Porch towards 7817 Bellona Avenue and
1512 Maywood Avenue



318 11
TO WOL

Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182



March 4, 2016

Peter M. Zimmerman, Esquire
People's Counsel for Baltimore County
The Jefferson Building, Suite 204
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: *In the Matter of: Richard Folio – Legal Owner*
Case No.: 14-185-A

Dear Mr. Zimmerman:

We are in receipt of your letter dated February 23, 2016 requesting clarification and technical correction of the title of Panel Member Belt's Dissent issued February 22, 2016 with the Majority Opinion.

Pursuant to the Board's Rules of Practice and Procedure, Rule 11 states: "*Revisory power of the board.* Within thirty (30) days after the entry of an order, the board shall have revisory power and control over the order in the event of fraud, mistake or irregularity."

Enclosed please find the Concurring In The Result But Dissent As To Uniqueness in the above referenced matter.

Please be advised that Panel Member Belt's position and written decision have not changed other than in title. The issuance of this correction shall not affect the appeal period or process in any way.

Please do not hesitate to contact me with any questions.

Very truly yours,

Krysundra "Sunny" Cannington
Administrator

Enclosure

c: Lawrence E. Schmidt, Esquire
Donna Ward
S. Glenn Elseroad
George Neubeck
Michael L. Snyder, Esquire
Kenneth Wells
Arnold Jablon, Director/PAI
Lawrence M. Stahl, Managing Administrative Law Judge
Nancy West, Assistant County Attorney

Richard M. Folio
Vicki Locklear
Frank and Donna Valentine
Paul E. Joyce
C. Robert Holtz
George Harman
Andrea Van Arsdale, Director/Department of Planning
Michael Field, County Attorney/Office of Law

IN THE MATTER OF
RICHARD M. FOLIO,

Legal Owner/Petitioner
6200 Glen Falls Road
Reisterstown, MD 21136

Re: Petition for Variance for Pool House
In Front Yard in lieu of Side Yard

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* Case No. 14-185-A

* * * * *
CONCURRING IN THE RESULT BUT DISSENT AS TO UNIQUENESS ¹

As stated by the majority opinion in this matter, the Board is guided by the holding provided by the Court of Special Appeals in *Cromwell v. Ward*, 102 Md. App. 691 (1995). In requiring a finding of "uniqueness," the Court of Special Appeals in *Cromwell* referred to the definition of "uniqueness" provided in *North v. St. Mary's County*, 99 Md. App. 502, 514 (1993):

In the zoning context the "unique" aspect of a variance requirement does not refer to the extent of improvements upon the property, or upon neighboring property. "Uniqueness" of a property for zoning purposes requires that the subject property has an inherent characteristic not shared by other properties in the area, i.e., its shape, topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions. In respect to structures, it would relate to such characteristics as unusual architectural aspects in bearing or parting walls.

Cromwell at 710.

As also noted on the majority opinion, when comparing the property at issue with other properties to determine 'uniqueness,' the terms 'area', 'neighborhood' and district have all been used interchangeably. (*Easter v. Mayor & City Council*, 195 Md. 395, 400 (1950) citing *Rathkopf, Zoning, 2d Ed.*, p. 215); *Marino v. City of Baltimore*, 215 Md. 206, 219 (1957); *Chesley v. Annapolis*, 933

¹ The 'Dissent' issued on February 22, 2016 was inadvertently titled incorrectly. This Concurring Opinion is identical to the Dissent other than it corrects the title.

A.2d 475, 176 Md. App. 413 (Md. App., 2007). However, I am not convinced the term "area" is confined to one's immediate neighbors, nor do I interpret the law to imply that if two neighbors share a topographical characteristic, that such a characteristic cannot be considered "unique" when employing the *Cromwell* analysis. In *Umerly v. People's Counsel for Baltimore County*, 108 Md. App. 497 (1996) in commenting on the Board of Appeals failure to make an evidentiary finding regarding "uniqueness", the Court of Special Appeals described "uniqueness" as when the "peculiarity of the property causes the zoning provision to have a disproportionate effect on the property." *Id. at 506*

While testimony was given that other lots in close proximity to the Petitioner's property shared the same steep slopes noted by the Petitioner, properties as near as directly across the street, did not. Consequently, I dissent in the majorities finding that the subject property is not "unique". However, I concur with the majorities finding regarding a lack of "practical difficulty", and consequently, concur with the majority's final decision denying the requested variance relief.

February 22, 2016

Date



Andrew M. Belt

Case #2016-0149-A

Arnold Jablon, Director
Baltimore County Government
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland, 21204
Phone: 410-887-3353

RE: 1510 Maywood Avenue, Towson, Maryland 21204
January 17, 2016

To Whom It May Concern:

We are the owners of 1508 Maywood Avenue, immediately adjacent to 1510 Maywood Avenue, the property for which the new owners who have not moved into the neighborhood property are requesting the variance. We object to the variance request as it relates to the construction of a side yard garage/carport within one foot of the property line between 1510 and 1508 Maywood Avenue.

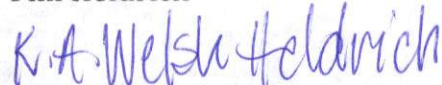
The attached photos reveal how the garages on Maywood are located in the rear of the property. Changes to the 1510 Maywood property would not be characteristic of the appearance along the street nor would it blend in with rest of the neighborhood. Placing the garage near the street within one foot of the property line is objectionable.

We have discussed our objection with the owners of 1510 Maywood and are hopeful an alternative plan can be developed.

Sincerely,



Phil Heldrich



Kathy Welsh Heldrich

Cc: Patrick Jarosinski, Ed Mitzel

1/22/16
to air
for file



CC: Patrick J. Jurek, Esq. (12/20/04)

Kathy M. Jurek, Esq.

12/20/04

2004/12/20

Re: 1210 Maywood Avenue, Los Angeles, CA 90015

Dear Mr. Jurek: I am writing to you regarding the proposed project at 1210 Maywood Avenue, Los Angeles, CA 90015.

On 12/15/04, you requested that I

conduct a site visit to the property located at 1210 Maywood Avenue, Los Angeles, CA 90015.

The site is located at the intersection of 1210 Maywood Avenue and 121st Street, Los Angeles, CA 90015.

The property is currently owned by 1210 Maywood Avenue, Los Angeles, CA 90015.

The proposed project is a residential development consisting of 1210 Maywood Avenue, Los Angeles, CA 90015.

The project is located at the intersection of 1210 Maywood Avenue and 121st Street, Los Angeles, CA 90015.

The project is a residential development consisting of 1210 Maywood Avenue, Los Angeles, CA 90015.

The project is located at the intersection of 1210 Maywood Avenue and 121st Street, Los Angeles, CA 90015.

The project is a residential development consisting of 1210 Maywood Avenue, Los Angeles, CA 90015.

The project is located at the intersection of 1210 Maywood Avenue and 121st Street, Los Angeles, CA 90015.

I am writing to you regarding the proposed project at 1210 Maywood Avenue, Los Angeles, CA 90015.

On 12/15/04, you requested that I

conduct a site visit to the property located at 1210 Maywood Avenue, Los Angeles, CA 90015.

The site is located at the intersection of 1210 Maywood Avenue and 121st Street, Los Angeles, CA 90015.

The project is a residential development consisting of 1210 Maywood Avenue, Los Angeles, CA 90015.

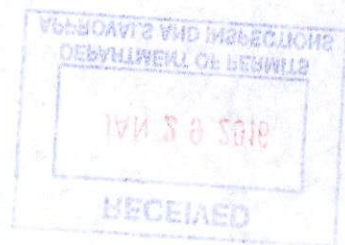
The project is located at the intersection of 1210 Maywood Avenue and 121st Street, Los Angeles, CA 90015.

The project is a residential development consisting of 1210 Maywood Avenue, Los Angeles, CA 90015.

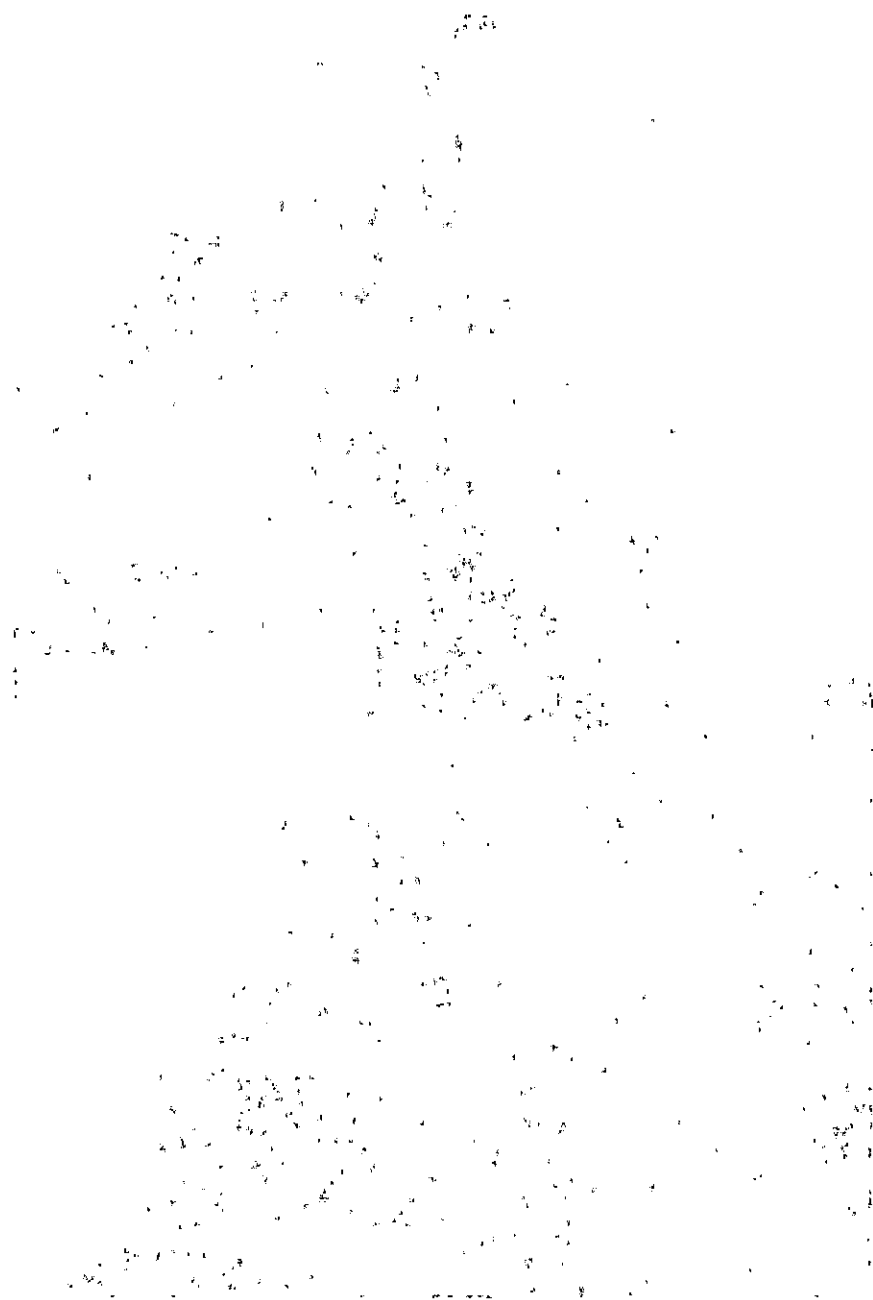
The project is located at the intersection of 1210 Maywood Avenue and 121st Street, Los Angeles, CA 90015.

The project is a residential development consisting of 1210 Maywood Avenue, Los Angeles, CA 90015.

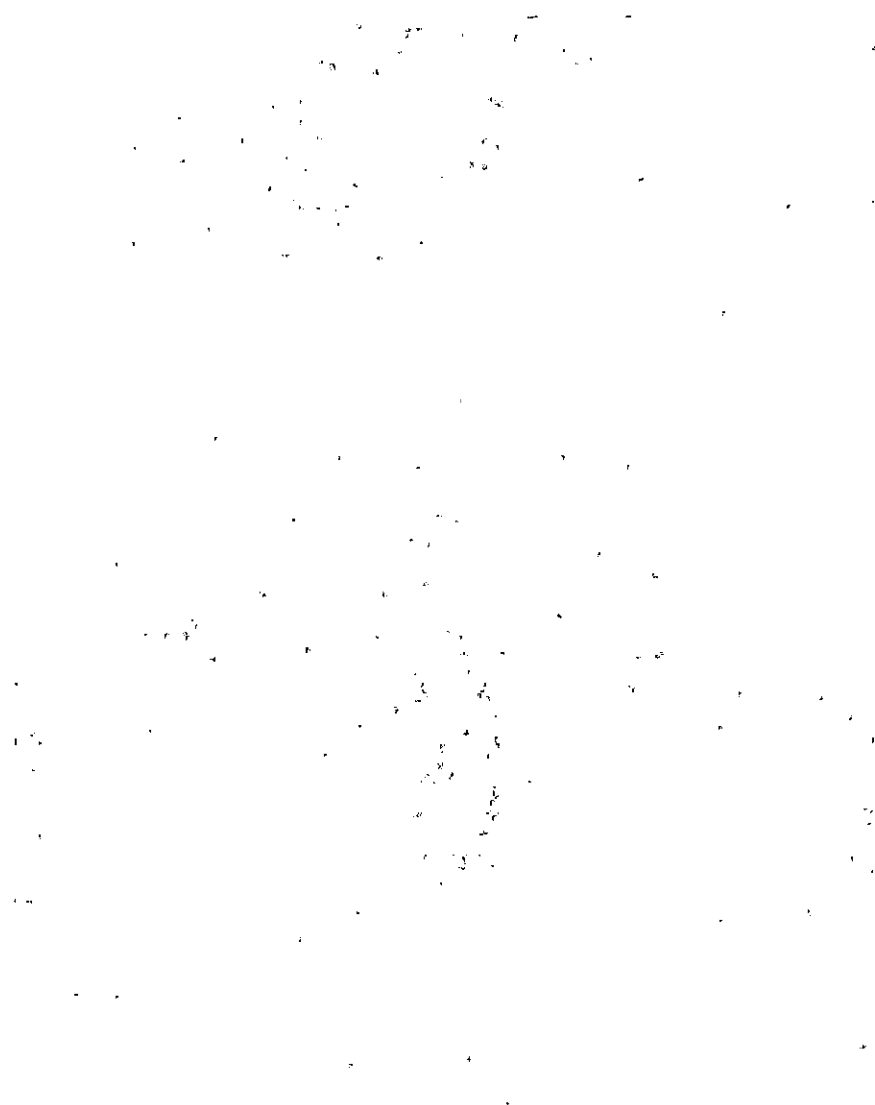
Very truly yours,



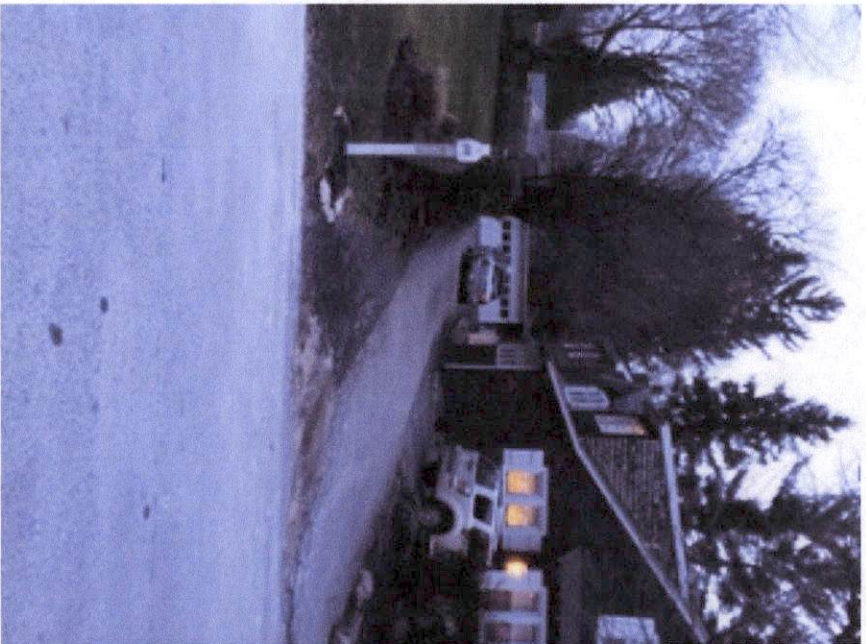
















Lot # 3
7819
0904003230

Lot # 4
7817
0902655970

Lot # 5
0919002800
7815
Pt. Bk. 0000019, Folio 0117

Lot # 6
0903003700
7813

Lot # 7
0923750890

9 ED
2 CD
NW 10-B
10365 - 20020397

2400003102
Lot # 4

069B2
PDM # 090686
Pt. Bk./Folio # 075111

Pt. Bk. 0000075, Folio 0111
2400003101
Lot # 3A

0902575450

Lot # 1 0905530080

Lot # 4 0911155461

0911155460
Lot # 7

NOT LOCATED

OLD ORCHARD LN

069B1

Lot # 2
0918351980

Pt. Bk./Folio # 010123C
PDM # 098003

1503

Lot # 5
0903005050
Pt. Bk. 0000010, Folio 0123

Lot # 3
0915370110

DR 2

Lot # 1
0903472250

Lot # 3
0903472251

Lot # 4
0923353210

Lot # 4
0923353210

Lot # 4
0923353210

Lot # 7
0923353210

Lot # 9
0923001575

MAYWOOD AVE

Lot # 60
0920001310

Lot # 60
0920001310

Lot # 58
0920001310

Lot # 58
0920001310

Lot # 56
0920001310

Lot # 56
0920001310

Lot # 55
0920001310

Lot # 54
0920001310

Lot # 61
0920001310

Lot # 60
0920001310

Lot # 59
0920001310

Lot # 58
0920001310

Lot # 57
0920001310

Lot # 56
0920001310

Lot # 55
0920001310

Lot # 54
0920001310

DR 3.5

Lot # 62
1512

1508

NOT LOCATED

CARROLLTON AVE

Lot # 107

Lot # 107

Lot # 106

Lot # 105

Lot # 104

Lot # 103

Lot # 104

Lot # 102

Lot # 101

0915810010

0908005290

2000



My Neighborhood Map
2016-0149-A

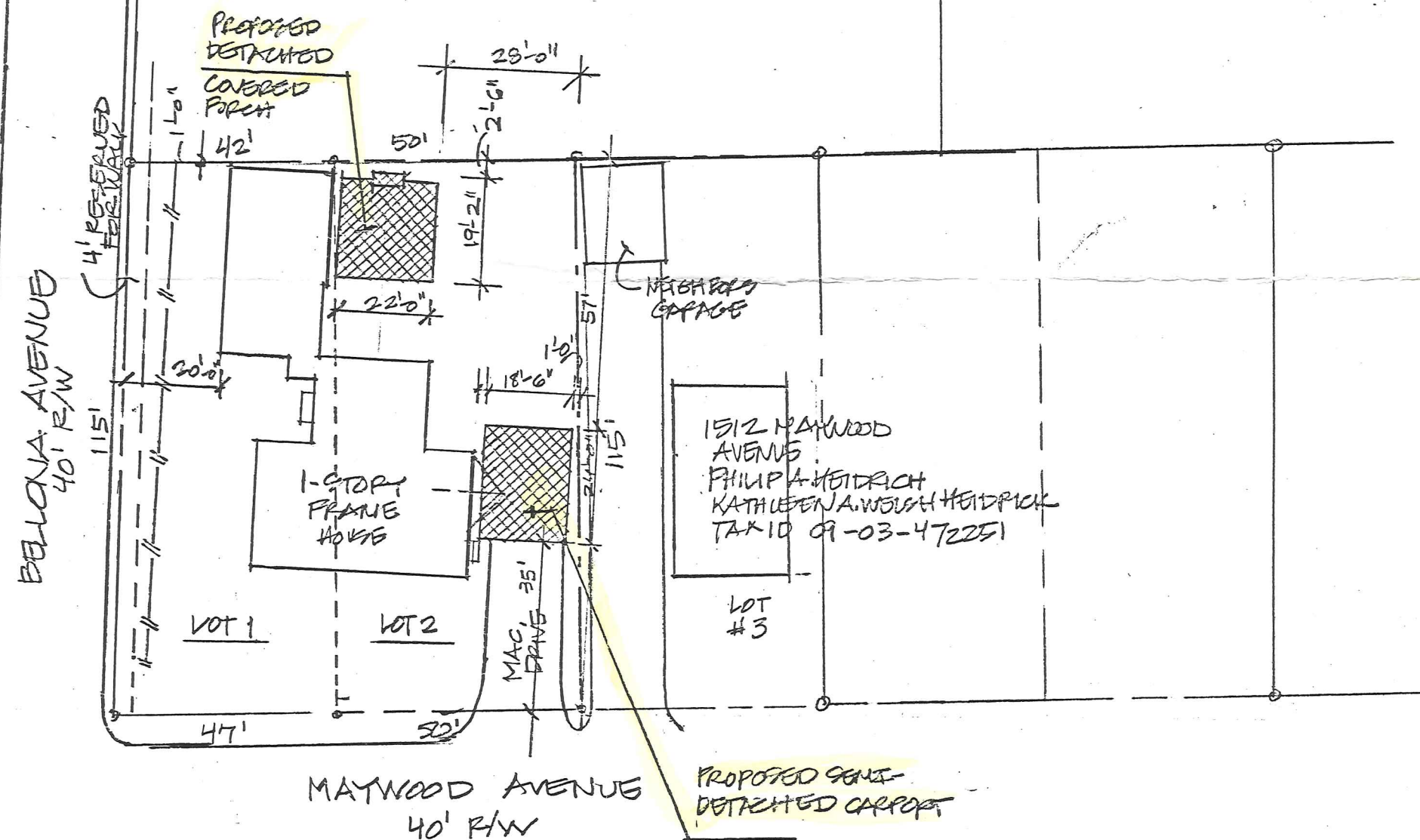
Created By
Baltimore County
My Neighborhood



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

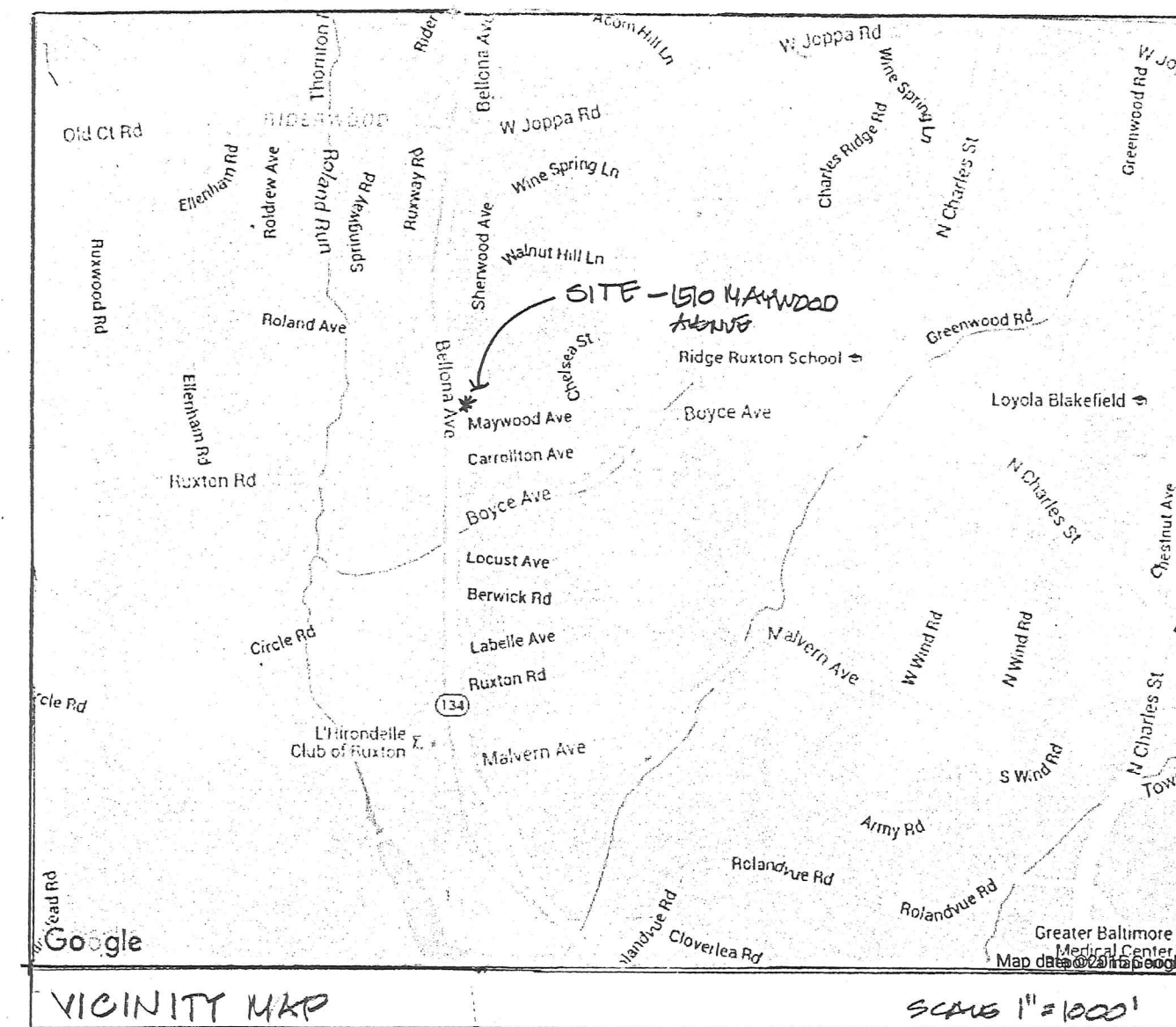
← LIGHT RAIL TRACKS →

7817 BELLOUA AVENUE
JONATHAN JACOBSON
RANDI THOMAS JACOBSON
TAX ID # 09-03-470190

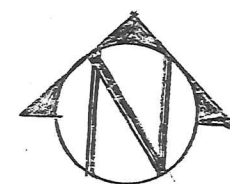


7825 BELLOUA AVENUE
JOHN W. REAMES, II
LAURA B. REAMES
TAX ID # 09-15-370110

1509 MAYWOOD AVENUE
MICHAEL B. KLEIN
LAURA J. KLEIN
TAX ID # 09-12-003760



LOCATION INFORMATION	
ELECTION DISTRICT	- 9
COUNCILMANIC DISTRICT	- 2
ZONING	- DR-2
LOT SIZE	- 0.26 ACRES - 11,325.60 SF
SEWER	- PUBLIC
WATER	- PUBLIC
CHESAPEAKE BAY CRITICAL AREA	- NO
100 YEAR FLOOD PLAIN	- NO
HISTORIC PROPERTY	- NO
PRIOR ZONING HEARING	- NONE
PROPERTY ADDRESS - 1510 MAYWOOD AVENUE	
SUBDIVISION NAME - RUXTON HEIGHTS	
PLAT BOOK - JWS #01, FOLIO #64	
TAX ID - 09-03-472250	
OWNER - EDWARD L. AND KATHY L. MITZEL	
VARIANCE PLAN 1" = 30'	

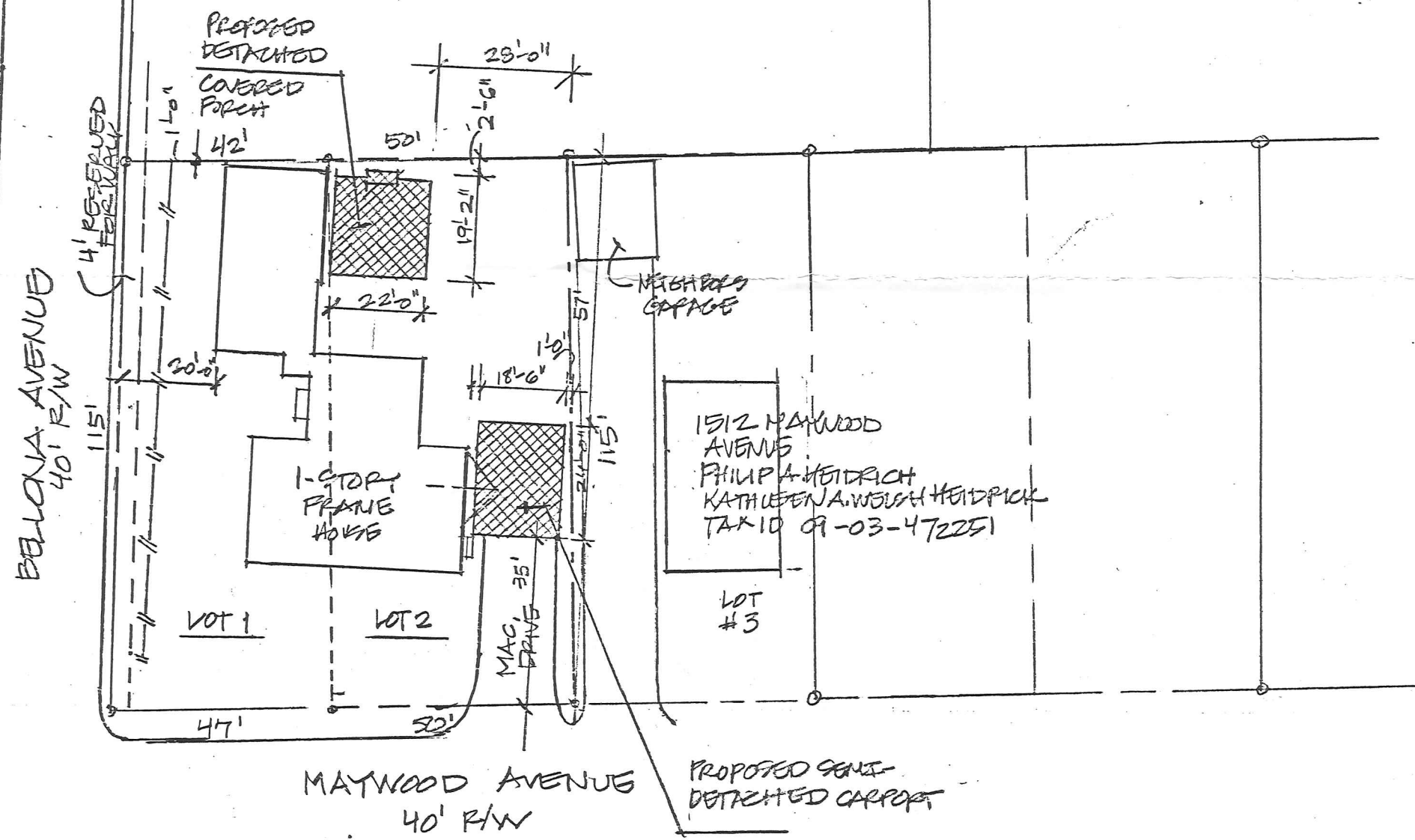


2016-0149-A

PATRICK D. JAROSINSKI & ASSOCIATES
410-494-1017 12/15/15

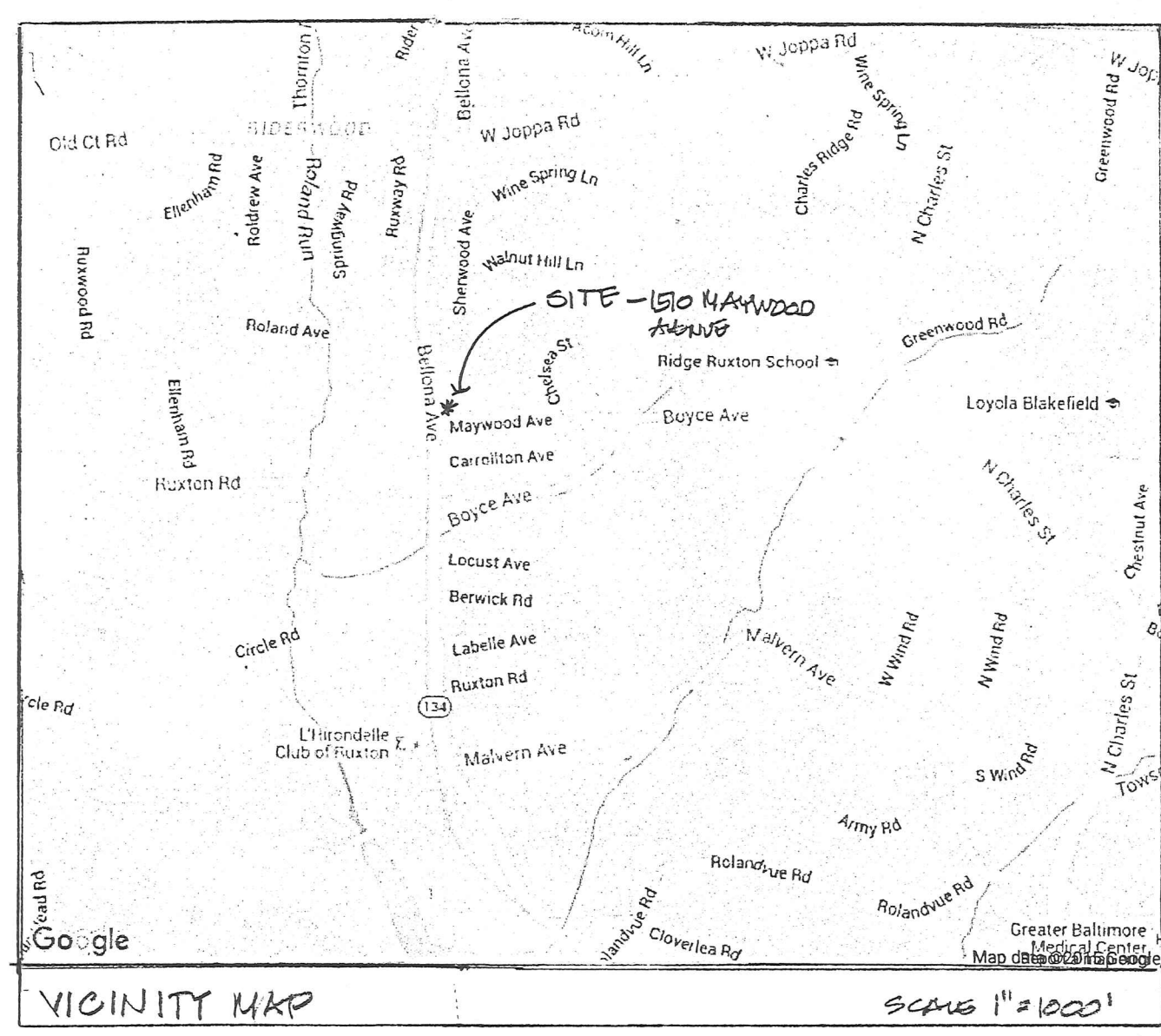
Pet. Exp. 1

← LIGHT RAIL TRACKS →

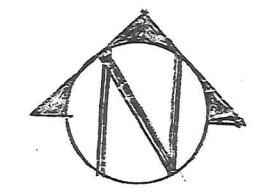


7825 BELLONA AVENUE
JOHN W. REAMES, II
LAURA B. REAMES
TAX ID # 09-15-370110

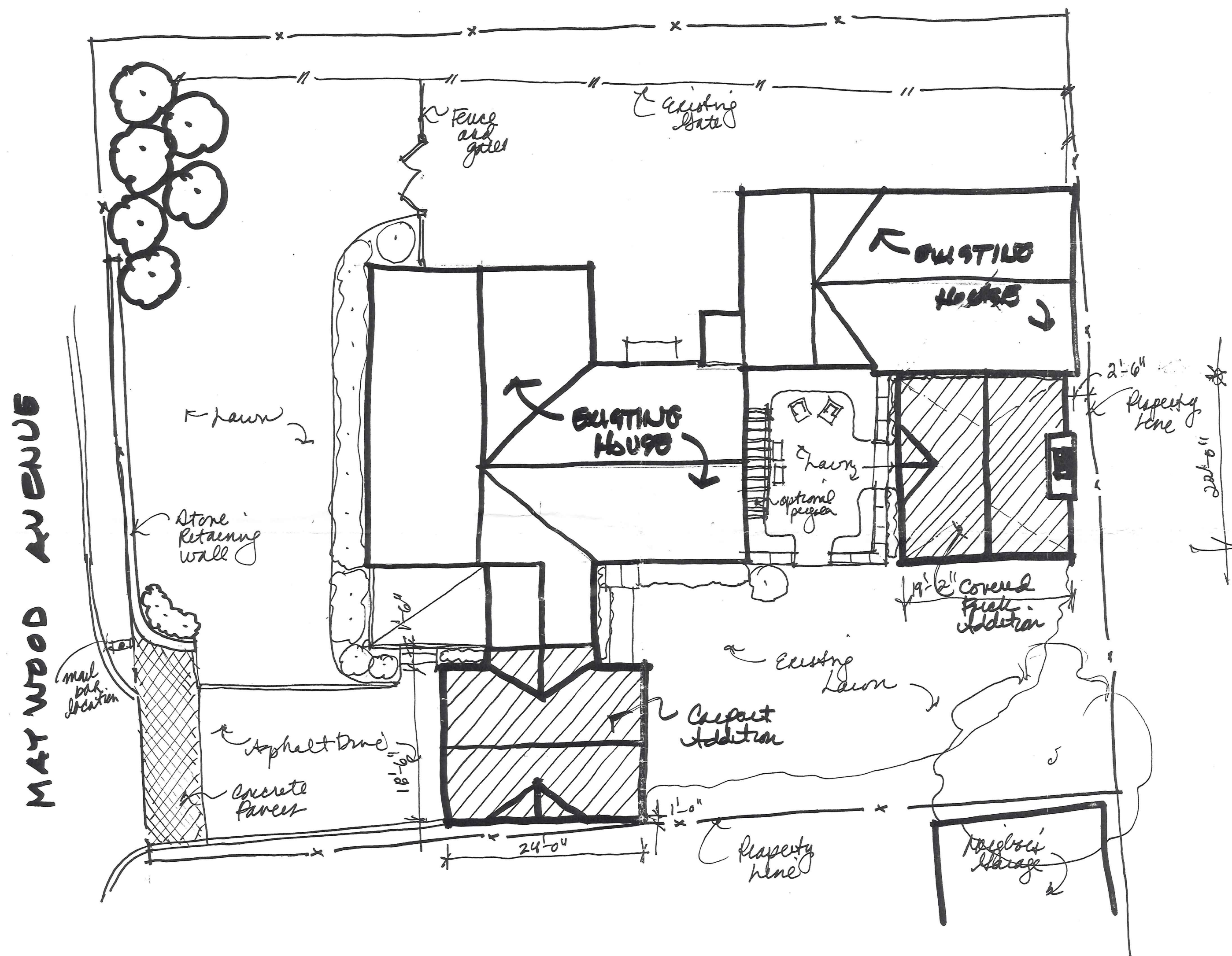
1509 MAYWOOD AVENUE
MICHAEL B. KLEIN
LAURA J. KLEIN
TAX ID # 09-12-003760



LOCATION INFORMATION	
ELECTION DISTRICT	- 9
COUNCILMANIC DISTRICT	- 2
ZONING	- DR-2
LOT SIZE	- 0.26 ACRES
	- 11,325.60 SF
SEWER	- PUBLIC
WATER	- PUBLIC
CHESAPEAKE BAY CRITICAL AREA	- NO
100 YEAR FLOOD PLAIN	- NO
HISTORIC PROPERTY	- NO
PRIOR ZONING HEARING	- NONE
PROPERTY ADDRESS - 1510 MAYWOOD AVENUE	
SUBDIVISION NAME - RUXTON HEIGHTS	
PLAT BOOK - JWS#01, FOLIO #64	
TAX ID - 09-03-472250	
OWNER - EDWARD L. AND KATHY L. MITZEL	
VARIANCE PLAN 1" = 30'	



2016-0149-A



"ARTIST'S RENDERING"

2016-0149-A

The Mitzel Residence

1510 Maywood Avenue
Ruxton, Maryland 21204

SP.1 Site Plan

Scale 1" = 10'-0"
Project No. 2015-22R

Patrick D Jarosinski & Associates
PO Box 234
Riderwood, Maryland 21139 O 410-494-1017 . C 410-262-6708

11/25/15
REV 12/14/15



