

M E M O R A N D U M

DATE: May 5, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0202-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 2, 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(3502 Southvale Avenue)
3rd Election District *
2nd Council District *
Jonathan Ehrenfeld & Shoshamah Szanzer *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0202-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Jonathan Ehrenfeld and Shoshamah Szanzer ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a garage addition to a single family dwelling with side yard setbacks of 5 ft. and 9 ft. in lieu of the required 15 ft. and 25 ft. and a sum of side yards of 14 in. in lieu of the required 40 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 12, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 3-31-16

By [Signature]

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

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

THEREFORE, IT IS ORDERED, this 31st day of **March, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a garage addition to a single family dwelling with side yard setbacks of 5 ft. and 9 ft. in lieu of the required 15 ft. and 25 ft. and a sum of side yards of 14 in. in lieu of the required 40 ft., 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.

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 3-31-16

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 3502 Southvale Road Currently zoned D.R. 2
Deed Reference 35691 / 00064 10 Digit Tax Account # 0 3 1 9 0 4 4 5 0 0
Owner(s) Printed Name(s) Jonathan Ehrenfeld & Shoshamah Szanzer

(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)

Section: 1B02.3.C.1

To permit a garage addition to a single family dwelling with a side yard setbacks of 5 feet and 9 feet in lieu of the required 15 feet and 25 feet and a sum of side yards of of the zc 14 in lieu of the required 40 feet.

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):

Jonathan Ehrenfeld	Shoshamah Szanzer	
Name #1 - Type or Print	Name #2 - Type or Print	
Signature #1	Signature #2	
3502 Southvale Road	Baltimore	Maryland
Mailing Address	City	State
21208	443-220-4419	JONATHAN@BLUEOCEANREALTY.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:

Richard E. Matz
Name - Type or Print _____
Signature
2835 Smith Avenue, Suite G Baltimore Maryland
Mailing Address City State
21209 410-653-3838 DMATZ@CMRENGINEERS.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 2016-0202-A Filing Date 3/4/2016 Estimated Posting Date 3/13/2016 Reviewer

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: 3502 Southvale Road Baltimore Maryland 21208
Print or Type Address of property City State Zip Code

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

SEE ATTACHED

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

Signature of Owner (Affiant)

Jonathan Ehrenfeld
Name- Print or Type

Signature of Owner (Affiant)

Shoshamah Szanzer
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jonathan Ehrenfeld + Shoshamah Szanzer

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

AS WITNESS my hand and Notaries Seal

Melody L. Wells
Notary Public 5-14-16

My Commission Expires

Melody L. Wells
Notary Public
Howard County
Maryland

My Commission Expires 05-14-2016

REV. 5/8/2014

**Requested Zoning Relief Attachment
3502 Southvale Road
Baltimore County, Maryland**

Variances Requested: Section (1B02)

1. To permit the sum of side yard setback to be 14 feet, in lieu of the minimum required 40 feet.
2. To permit a northwest side yard setback of 5 feet, in lieu of the minimum required 15 feet.
3. To permit a northeast side yard setback of 9 feet, in lieu of the minimum required 15 feet.

Affidavit in Support of Administrative Variance

Based upon personal knowledge, the following are the facts upon which we base the request for an Administrative Variance at the above address:

This site is located in the Pikesville area of Baltimore County. The petitioner's property is located on Southvale Road, and is currently improved with an existing two story single family dwelling which was constructed approximately 80 years ago. The surrounding neighborhood is residential in nature and comprised of similarly sized dwellings. The petitioners purchased the property at #3502 Southvale Road approximately 2 year ago.

The petitioners are requesting variance relief from the Baltimore County Zoning Regulations (BCZR) for a two story addition attached to the northwest side of the existing dwelling. The home owners would like to add a two story addition/garage to their existing house to meet their growing family demands. The proposed addition will be constructed to match the existing character of the house and the surrounding neighborhood.



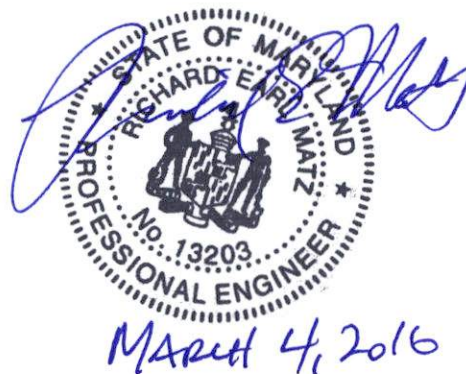
ZONING DESCRIPTION
3502 Southvale Road
Baltimore County, Maryland

Beginning at a point on the Northeast side of Southvale Road, which is 50 feet wide, located 345 feet, more or less, Southwest of the centerline of Seven Mile Lane, which is 33 feet wide

1. North 29 degrees 27 minutes 05 seconds West 257.34 feet,
2. South 60 degrees 52 minutes 11 seconds West 160.00 feet,
3. South 29 degrees 27 minutes 05 seconds East 257.09 feet,
4. Northeasterly by a curve to the left having a radius of 914.24 feet, for an arc length of 115.38 feet, the chord of said arc bearing North 61 degrees 53 minutes 52 seconds East 115.31 feet, and
5. Northeasterly by a curve to the right having a radius of 4965.89 feet, for an arc length of 44.75 feet, the chord of said arc bearing North 58 degrees 32 minutes 25 seconds East 44.75 feet, thence leaving the said North side of Southvale Road, to the place of beginning.

Containing 0.951 of an Acre more or less.

Located in the 3rd Election District and 2nd Councilmanic District. Known as 3502 Southvale Road.



Professional Certification

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

License No. 13203

Expiration Date: 11/02/2016



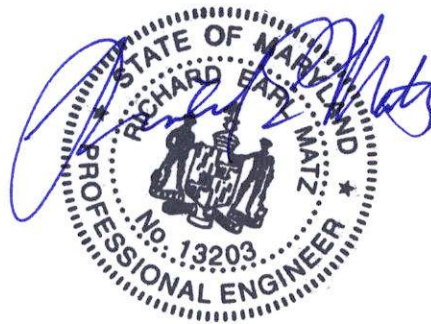
ZONING DESCRIPTION
3502 Southvale Road
Baltimore County, Maryland

Beginning at a point on the Northeast side of Southvale Road, which is 50 feet wide, located 345 feet, more or less, Southwest of the centerline of Seven Mile Lane, which is 33 feet wide

1. North 29 degrees 27 minutes 05 seconds West 257.34 feet,
2. South 60 degrees 52 minutes 11 seconds West 160.00 feet,
3. South 29 degrees 27 minutes 05 seconds East 257.09 feet,
4. Northeasterly by a curve to the left having a radius of 914.24 feet, for an arc length of 115.38 feet, the chord of said arc bearing North 61 degrees 53 minutes 52 seconds East 115.31 feet, and
5. Northeasterly by a curve to the right having a radius of 4965.89 feet, for an arc length of 44.75 feet, the chord of said arc bearing North 58 degrees 32 minutes 25 seconds East 44.75 feet, thence leaving the said North side of Southvale Road, to the place of beginning.

Containing 0.951 of an Acre more or less.

Located in the 3rd Election District and 2nd Councilmanic District. Known as 3502 Southvale Road.



MARCH 4, 2016

Professional Certification

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

License No. 13203

Expiration Date: 11/02/2016

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/14/2016

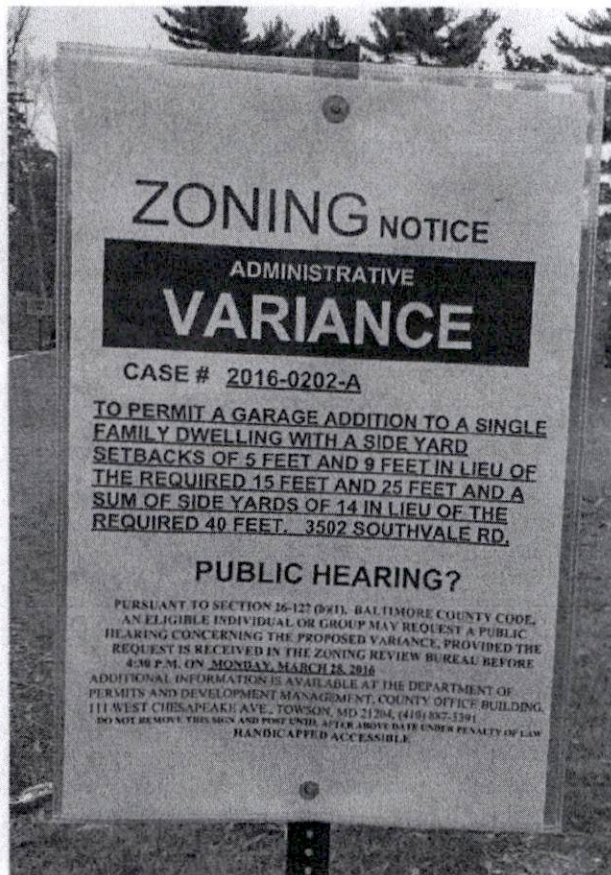
Case Number: 2015-153-A

Petitioner / Developer: COLBERT, MATZ & ROSENFELT, INC. ~
JONATHAN ELRONFIELD ~ SHOSHAMAH SZONZER

Date of Hearing (Closing): MARCH 28, 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:
3502 SOUTHALE ROAD

The sign(s) were posted on: MARCH 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)

RECEIVED

MAR 30 2016

OFFICE OF ADMINISTRATIVE HEARINGS

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Tuesday, March 29, 2016 4:02 PM
To: Debra Wiley
Cc: Dick Matz
Subject: SOUTH VALE ROAD CERT.
Attachments: Southvale Cert..jpeg

Hi Debbie,

I am attaching the Certification for Southvale Rd. Sorry for any inconvenience.
Thank you,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0202 -A Address 3502 Southvale Road

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/5/16 Posting Date: 3/13/16 Closing Date: 3/28/16

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0202 -A Address 3502 Southvale Road

Petitioner's Name JONATHAN EHRENFIELD Telephone 443 220 4419
SHOSHANAH SZANZER

Posting Date: 3/13/16 Closing Date: 3/28/16

Wording for Sign: To permit a garage addition to a single family dwelling with a side yard setbacks of 5 feet and 9 feet in lieu of the required 15 feet and 25 feet and a sum of side yards of 14 in lieu of the required 40 feet.

Revised 7/21/15

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

No. **134787**

Date: **3/4/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
3/04/2016 3/04/2016 10:09:00 3

REC MSG3 WALKIN CHET CAN
>> RECEIPT # 670300 3/04/2016 WFLN

Dept 5 528 ZONING VERIFICATION
LN NO. 134787

Recpt Tot \$75.00
\$75.00 CH \$1.00 CH
Baltimore County, Maryland

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

Total: **75.00**

Rec.

From:

For: **3502 Southvale Rd**

2016-0202-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: March 15, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For March 21, 2016
Item No. 2016-0181, 0201, 0202, 0204, 0205, 0206, 0207, 0208, 0210,
0211, 0212 and 0213

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\ZAC03212016.doc



KEVIN KAMENETZ
County Executive

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

March 29, 2016

Jonathan Ehrenfeld
Shoshamah Szanzer
3502 Southvale Road
Baltimore MD 21208

RE: Case Number: 2016-0202 A, Address: 3502 Southvale Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 4, 2016. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Richard E Matz, 2835 Smith Avenue, Suite G, Baltimore MD 21209

Closing
3/28

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAR 17 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: March 17, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0202-A
Address 3502 Southvale Avenue
(Ehrenfeld & Szanzer Property)

Zoning Advisory Committee Meeting of March 21, 2016.

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

Reviewer: Steve Ford Date: 03-17-2016

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



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

Date: 3/21/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0202-A

Administrative Variance
Jonathon Ehrenfeld & Shoshannah Szanzer
3502 Southvale Avenue.

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 blue ink, appearing to read "David W. Peake".

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

DWP/RAZ

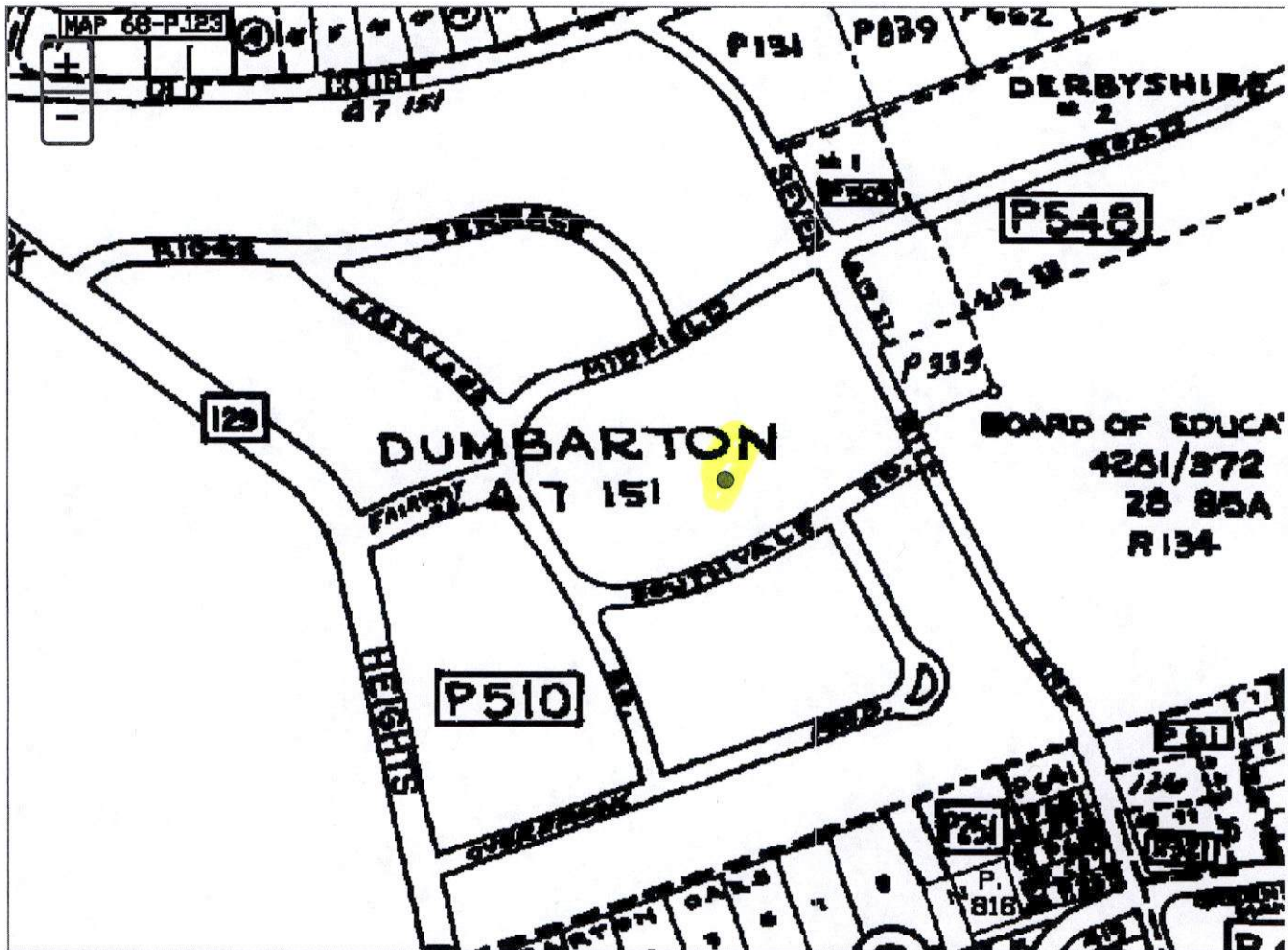
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 03 Account Number - 0319044500							
Owner Information									
Owner Name:		EHRENFELD JONATHAN SZANZER SHOSHAMAH				Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:		3502 SOUTHVALE RD BALTIMORE MD 21208-4329				Deed Reference:		/35691/ 00064	
Location & Structure Information									
Premises Address:		3502 SOUTHVALE RD 0-0000				Legal Description:		PT LTS 9-10 .915 AC 3502 SOUTHVALE RD DUMBARTON	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0078	0004	0510		0000	5		9	2014	Plat Ref: 0007/0151
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
1939		3,110 SF					39,639 SF		04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	STONE	3 full/ 2 half	1 Attached				
Value Information									
			Base Value		Value		Phase-in Assessments		
					As of 01/01/2014		As of 07/01/2015		As of 07/01/2016
Land:			247,400		223,400				
Improvements			390,300		306,200				
Total:			637,700		529,600		529,600		
Preferential Land:			0				0		
Transfer Information									
Seller: MOTTUS STEPHEN J				Date: 12/24/2014			Price: \$550,000		
Type: ARMS LENGTH IMPROVED				Deed1: /35691/ 00064			Deed2:		
Seller: MOTTUS STEPHEN J				Date: 11/01/2010			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /30071/ 00253			Deed2:		
Seller: MOTTUS STEPHEN J				Date: 03/06/2003			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /17631/ 00335			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 04/21/2015									

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty/>)District: **03** Account Number: **0319044500**

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>).

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>3-15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>3-17</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-21</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 <u>Missing</u>	Date: <u>3/29</u>	<u>Rec'd copy on 3-30 by O'Keefe</u>
<u>V.m. left for Dickman 3pm 3/29</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: Sp. to June Wisnom - Sign posting missing 3/29 2:55 PM

FRONT



SIDE FRONT NE



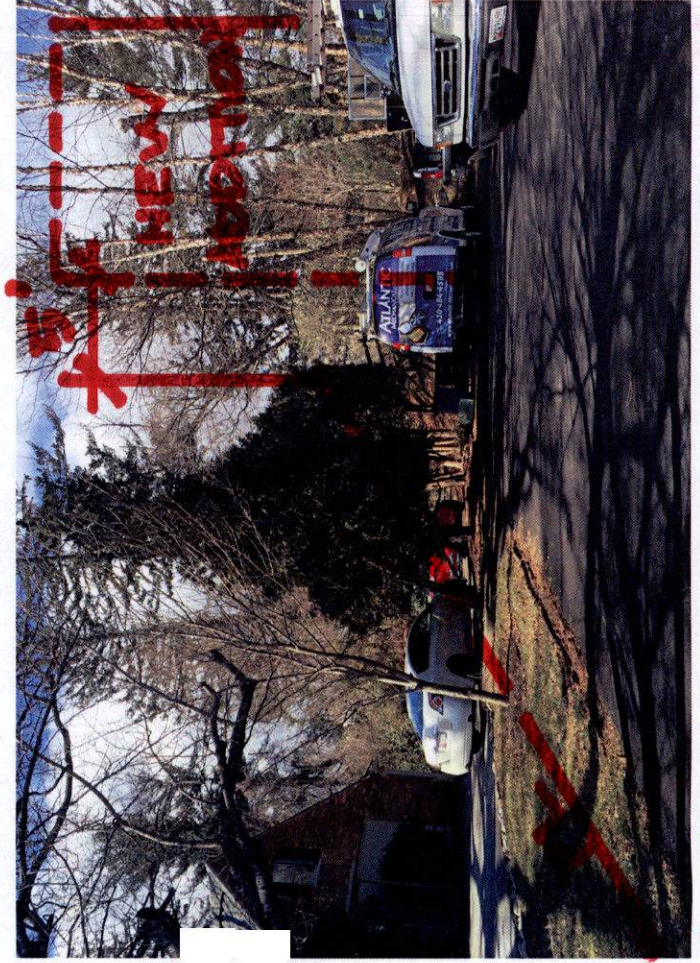
SIDE REAR NE



SIDE REAR NW

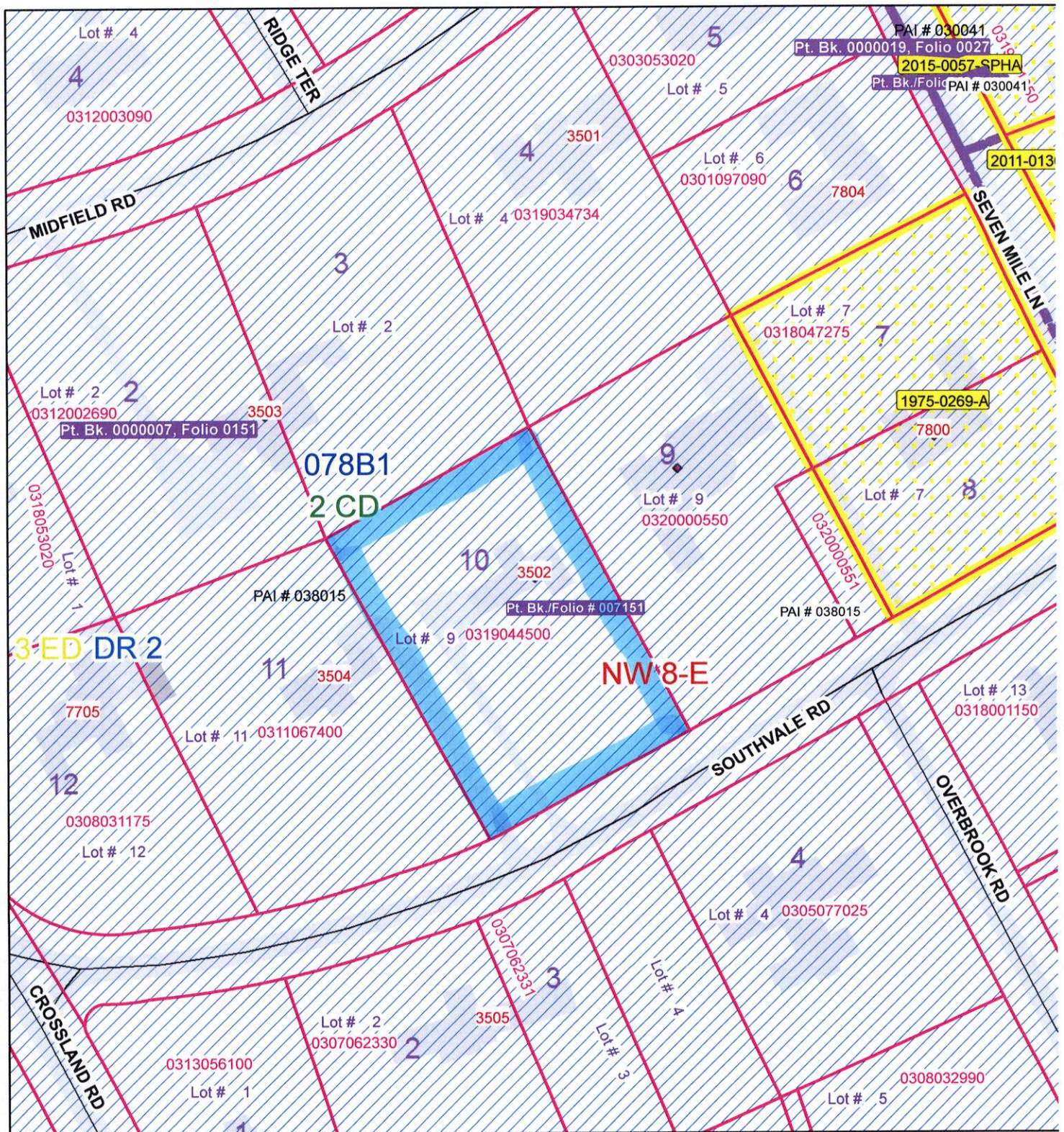






SIDE FRONT HW

2016-0202-A



Publication Date: 3/4/2016

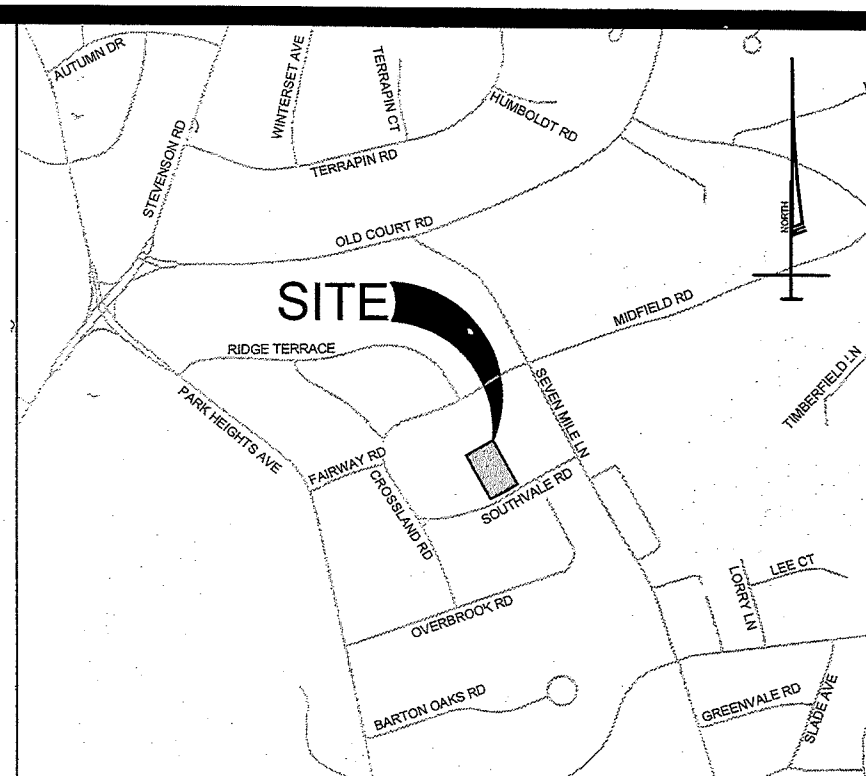
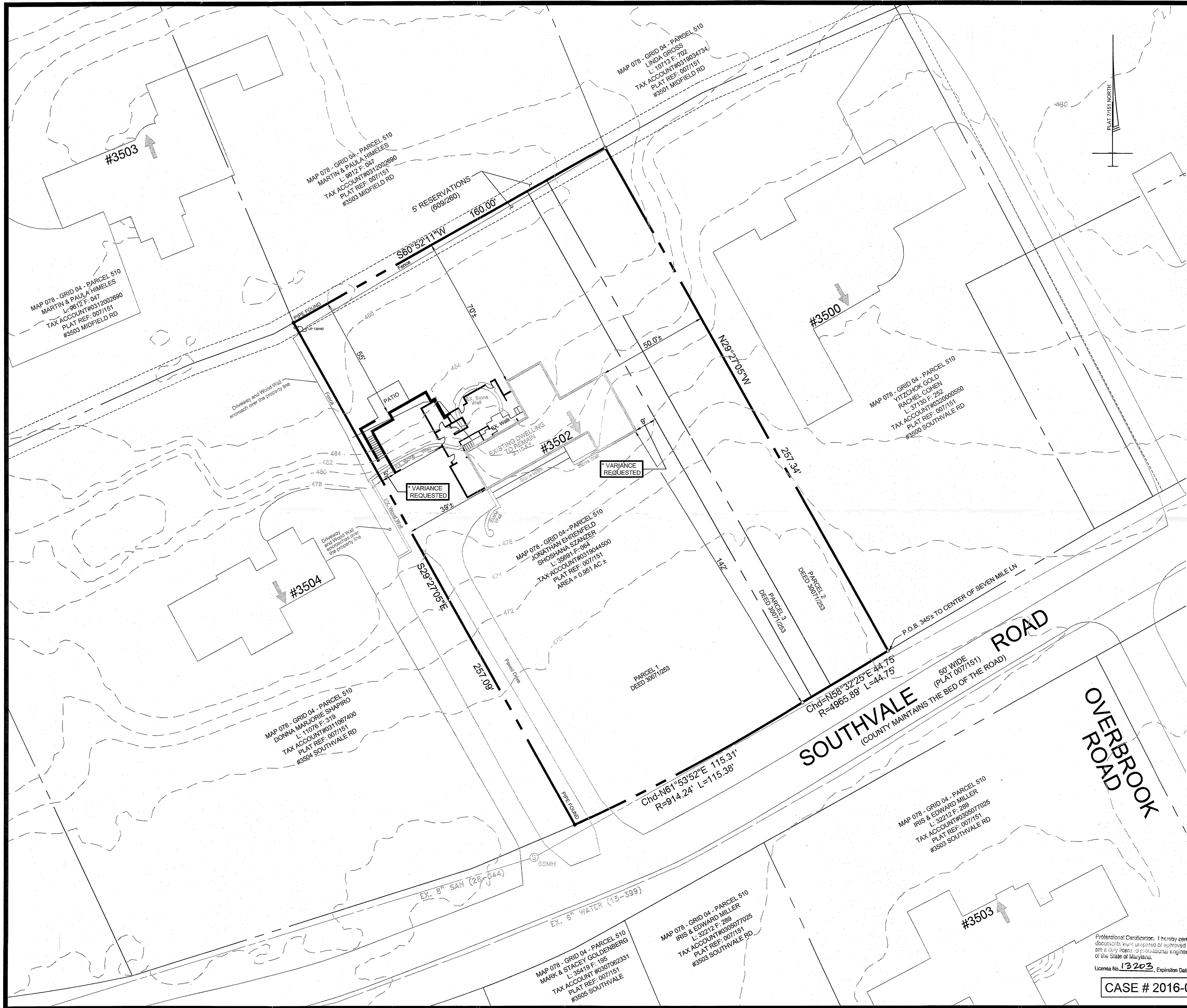


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet



- GENERAL NOTES:**
- OWNERS:
JONATHAN EHRENFELD & SHOSHANA SZANZER
3502 SOUTHVALE ROAD
BALTIMORE, MARYLAND 21208-4329
 - SITE DATA:
TAX ACCOUNT NUMBER: 0319044500
DEED REFERENCE: LIBER 35691 FOLIO 064
PLAT REFERENCE: PLAT BOOK R.R.G. 007/151
TAX MAP: 78 LOT: PARTS OF LOT 9 & 10
GRID: 04 SECTION: 05
PARCEL: 510
 - SITE ZONING: D.R. 2 (200 SCALE MAP No. 078B1)
 - SITE AREA: 41,440 SF OR 0.95 AC± (PER SURVEY - SEE GENERAL NOTE #13)
 - EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: SINGLE FAMILY DWELLING
 - REQUIRED BUILDING SETBACKS IN THE D.R. 2 ZONE (1802)
- | | REQUIRED | EXISTING | PROPOSED |
|-----------------|----------|----------|----------------|
| FRONT YARD: | 40' | 142' | 142' |
| MIN. SIDE YARD: | 15' | 39' | 5' (WEST SIDE) |
| MIN. SIDE YARD: | 15' | 9' | 9' (EAST SIDE) |
| SUM OF SIDES: | 40' | 48' | 14' |
| REAR YARD: | 40' | 70' | 55' |
- ZONING VARIANCES REQUESTED:
1. 14' SUM OF SIDE YARD IN LIEU OF THE 40' MIN REQUIRED.
2. 5' WEST SIDE YARD SETBACK IN LIEU OF THE 15' REQUIRED.
3. 9' EAST SIDE YARD SETBACK IN LIEU OF THE 25' REQUIRED.
 - NO KNOWN ZONING HISTORY FOR THIS SITE.
 - THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
 - THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
 - THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO STRUCTURES LOCATED ON SITE INCLUDED IN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES OR THE BALTIMORE COUNTY FINAL LANDMARKS LIST.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY PERFORMED BY COLBERT MATZ ROSENFELT, INC., DATED APRIL 02, 2015. TOPOGRAPHIC CONTOURS WERE TAKEN FROM THE BALTIMORE COUNTY GIS DATA AND ADDITIONAL INFORMATION WAS TAKEN FROM DEEDS AND AVAILABLE BALTIMORE COUNTY RECORDS.

PLAN TO ACCOMPANY THE VARIANCE PETITION

3502 SOUTHVALE ROAD
DEED REF: 30071 / 253
PLAT REF: 7 / 151 (MAY 5, 1924)

TAX MAP 78 - GRID 04 - PARCEL 510 - PART OF LOT 9 & 10
BALTIMORE COUNTY, MD.

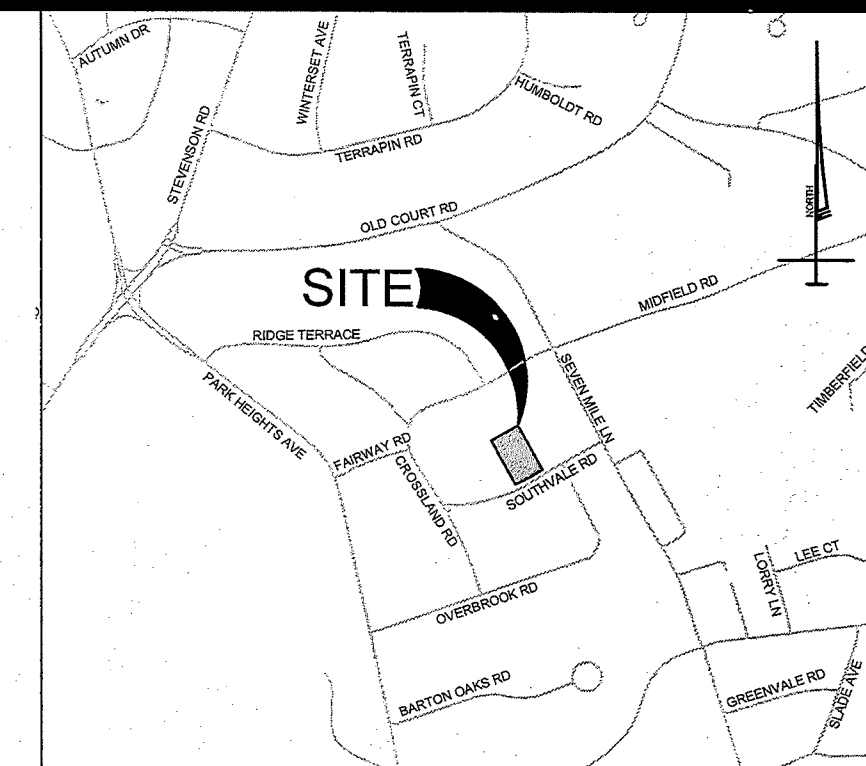
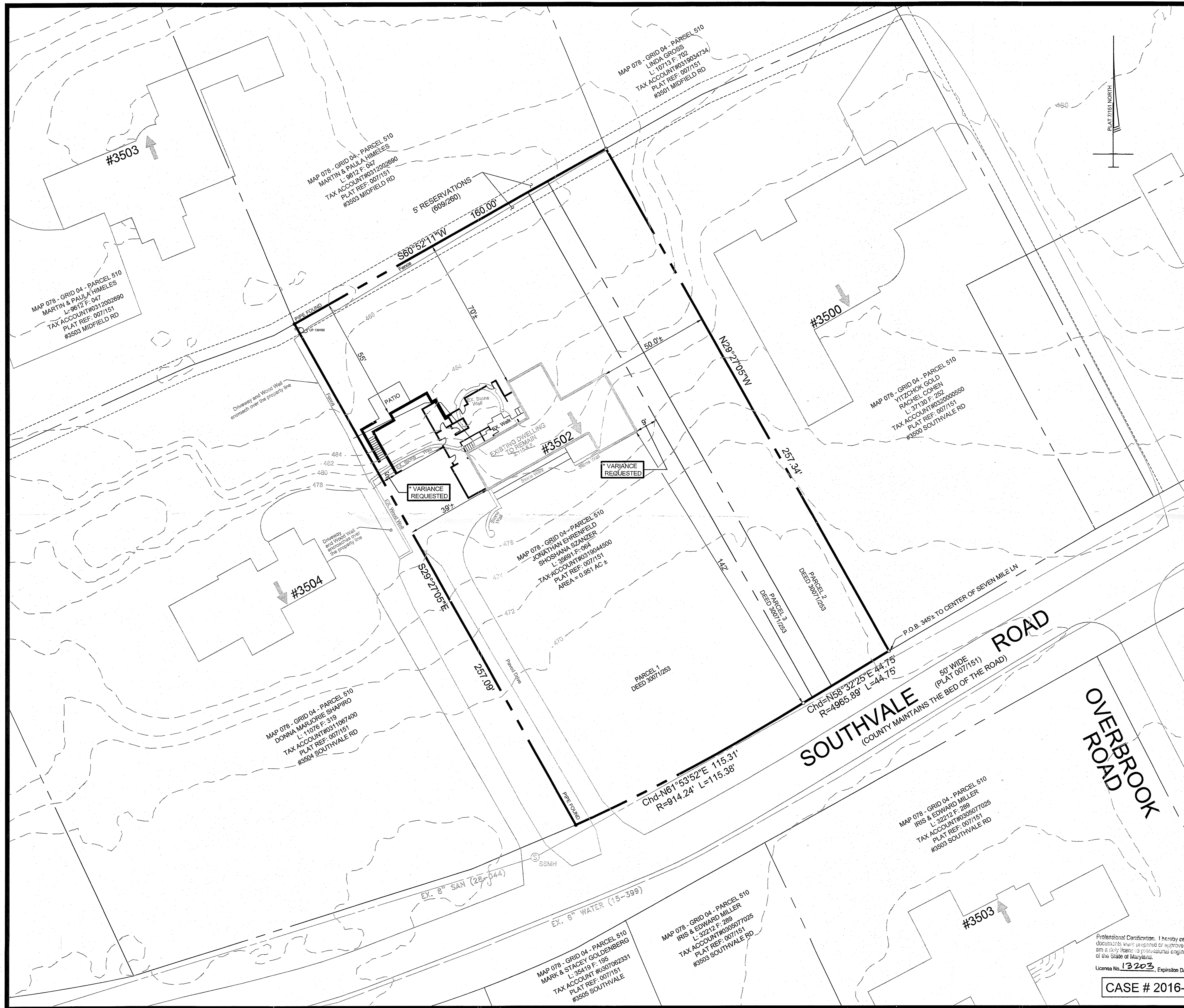
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20ft.

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

MARCH 4, 2016

NO.	DATE	REVISIONS:	BY	SCALE: 1"= 20'
				DATE: FEB 4, 2016
				JOB NO.: 2014-318
				DESIGNED:
				DRAWN: AJC
				CHECKED: REM
				FILE: 2014318_SITE-PLAN_(CURRENT)
				DRAWING NUMBER:
				VAR-01
				SHEET 1 OF 1

Professional Certification: I hereby certify that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 13203, Expiration Date: 11-2-16
CASE # 2016-0202-A



GENERAL NOTES:

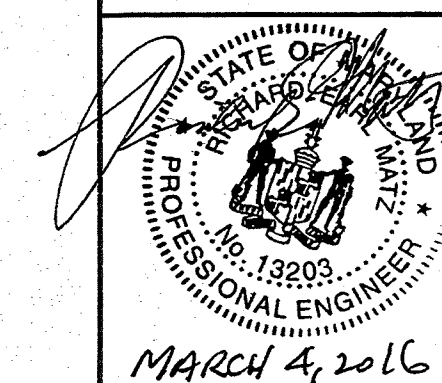
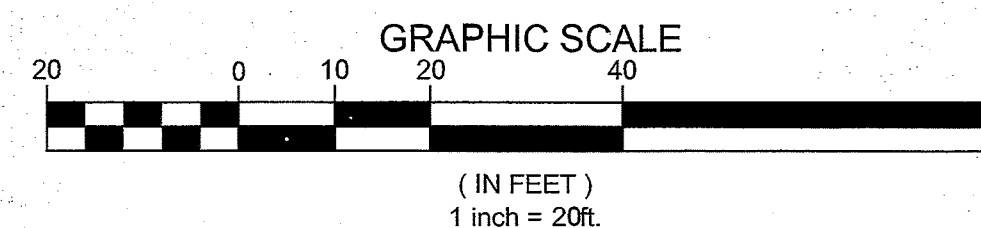
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				SHEET 1 OF 1

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

License No. 13203, Expiration Date: 11-2-16

CASE # 2016-0202-A

Pat. Exp. 1