

M E M O R A N D U M

DATE: May 18, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0225-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

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(3506 Old Court Road) * OFFICE OF ADMINISTRATIVE
3rd Election District *
2nd Council District * HEARINGS FOR
Jacob L. and Julie L. Blumenfeld * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2016-0225-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, Jacob L. and Julie L. Blumenfeld ("Petitioners"). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 18 ft. and a sum of both sides of 33 ft. in lieu of the required 25 ft. and 40 ft., respectively. 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 26, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 and

ORDER RECEIVED FOR FILING

Date 4-15-16

By [Signature]

photographs 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 15th day of **April, 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 side yard setback of 18 ft. and a sum of both sides of 33 ft. in lieu of the required 25 ft. and 40 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 4-15-16

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 3506 Old Court Road Currently zoned D.R. 2
 Deed Reference 36888 / 336 10 Digit Tax Account # 0 3 0 7 0 5 0 0 7 2
 Owner(s) Printed Name(s) Julie L. Blumenfeld, Jacob L. Blumenfeld

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s) (see attachment)

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):

Julie L. Blumenfeld / Jacob L. Blumenfeld
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
3506 Old Court Road Baltimore MD
 Mailing Address City State
21208 / 443-604-8923 / Jacob@questmgtgroup.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Richard E. Matz
 Name – Type or Print
[Signature]
 Signature
2835 Smith Avenue, Ste. G Baltimore Maryland
 Mailing Address City State
21209 / 410-653-3838 / dmatz@cmrengineers.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

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 2016-0225-A Filing Date 3/18/16 Estimated Posting Date 3/27/16 Reviewer BH

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: 3506 OLD COURT 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 attachment)

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

Signature of Owner (Affiant)

Julie L. Blumenfeld
Name- Print or Type

Signature of Owner (Affiant)

Jacob L. Blumenfeld
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 12th day of FEBRUARY, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JULIE L. BLUMENFELD / JACOB L. BLUMENFELD

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

AS WITNESS my hand and Notaries Seal

Deborah Leffman
Notary Public

10/31/18
My Commission Expires

**Zoning Petition Attachment
3506 Old Court Road
Baltimore County, Maryland**

Variances Requested

To permit a side yard setback of 18 ft. and a sum of both sides of 33 ft. in lieu of the required 25 ft. and 40 ft., respectively.

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 Old Court Road, and is currently improved with an existing two-story single family dwelling which was constructed approximately 65 years ago. The surrounding neighborhood is residential in nature and comprised of similarly sized dwellings. The petitioners purchased the property at 3506 Old Court Road approximately 1 year ago.

The petitioners are requesting variance relief from the Baltimore County Zoning Regulations (BCZR) for the construction and renovation of an existing two story dwelling. The petitioners propose to renovate and build new additions to the existing dwelling to meet growing family demands. The proposed addition will be constructed to match the style of the existing dwelling and maintain the character of the neighborhood.



ZONING DESCRIPTION
3506 Old Court Road
Baltimore County, Maryland

Beginning at a point on the South side of Old Court Road, which is 40 feet wide, located 730 feet, more or less, East of the centerline of the nearest improved intersecting street, Stevenson Road, which is 60 feet wide.

1. North 83 degrees 46 minutes 34 seconds East 149.63 feet, thence leaving the South side of said Old Court Road,
2. South 05 degrees 32 minutes 29 seconds East 485.86 feet to the North side of Ridge Terrace, 50 feet wide, thence binding on the North side of said Ridge Terrace,
3. Westerly by a curve to the right having a radius of 800.83 feet, for an arc length of 92.82 feet, the chord of said arc bearing South 86 degrees 22 minutes 10 seconds West 92.77 feet,
4. Westerly by a curve to the right having a radius of 3942.15 feet, for an arc length of 57.18 feet, the chord of said arc bearing North 89 degrees 53 minutes 40 seconds West 57.18 feet, and thence leaving the North side of said Ridge Terrace,
5. North 05 degrees 32 minutes 29 seconds West 475.36 feet to the place of beginning.

Containing 1.657 Acres more or less.

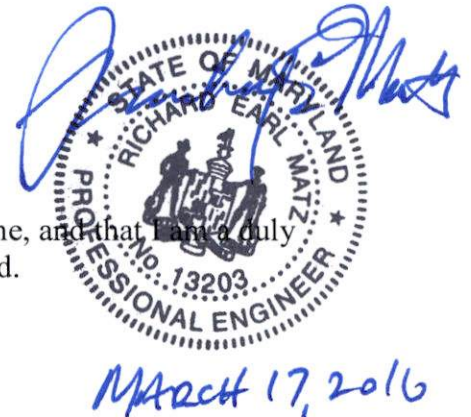
Located in the 3rd Election District and 2nd Councilmanic District. Known as 3506 Old Court Road.

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



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/26/2016

Case Number: 2016-0225-A

Petitioner / Developer: COLBERT, MATZ & ROSENFELT, INC. ~
JULIE & JACOB BLUMENFELD

Date of Hearing (Closing): APRIL 11, 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:
3506 OLD COURT ROAD

The sign(s) were posted on: **MARCH 26, 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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0225 -A Address 3506 Old Court Rd.

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

Filing Date: 3/18/16 Posting Date: 3/27/16 Closing Date: 4/11/16

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- 0225 -A Address 3506 Old Court Rd.

Petitioner's Name Julie & Jacob Blumenfeld Telephone 443-604-8923

Posting Date: 3/27/16 Closing Date: 4/11/16

Wording for Sign: To Permit a new addition with a side yard setback of 18 ft. and the sum of both sides of 33 ft. in lieu of the required 25 ft. and 40 ft., respectively.

Revised 7/21/15

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2016-0225-A

Property Address: 333506 OLD COURTED

Property Description: TWO STORY SINGLE FAMILY DWELLING

Legal Owners (Petitioners): JULIE & JACOB BLUMENFELD

Contract Purchaser/Lessee: CMR

PLEASE FORWARD ADVERTISING BILL TO:

Name: COLBERT MATZ ROSENFELD

Company/Firm (if applicable): COLBERT MATZ ROSENFELD

Address: 2835 SMITH AVE

BAITIMORE, MD. 21208

Telephone Number: 410-653-3838

Revised 5/20/2014

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

No. **134717**

Date: **3/12/16**

PAID RECEIPT

BUSINESS ACTUAL TIME IN
 3/21/2016 3/19/2016 11:00 AM
 REF: 8501. 850114. 1041. 104
 RECEIPT # 045053 1 12 2016
 REF: 5 520 2016 VERIFICATION
 REF: 134717
 Receipt Tot \$75.00
 \$75.00 CL \$75.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150			2-6	75.00

Total: **\$ 75.00**

Rec. From: **Colbert Matz - Rosenfeld, Inc**

For: **Zoning Variance**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

2016-03-25-A



KEVIN KAMENETZ
County Executive

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

April 12, 2016

Julie L & Jacob L Blumenfeld
3506 Old Court Road
Baltimore MD 21208

RE: Case Number: 2016-0225 A, Address: 3506 Old Court Road

Dear Mr. & Ms. Blumenfeld:

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

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



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

Date: 3/28/16

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 3/28/16. A field inspection and internal review reveals that an entrance onto MD133 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2016-02254

3506 Old Court Road.
Julie & Jacob Blumentfeld.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Zeller".

for David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ



Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Jefferson Building
Towson, Maryland, 21204

1304/16/1624L T0M0212PRT15TCLA

Hasler

FIRST-CLASS MAIL
AUTO

04/16/2016

US POSTAGE \$000.37⁶



ZIP 21204
011D12603654

RECEIVED

APR 22 2016

OFFICE OF ADMINISTRATIVE HEARINGS

Jacob L. and Julie L. Blumenfeld
3506 Old Court Road
Baltimore, MD 21208

Return Service Requested

T 212 NEE 1260216I0004/17/16
RETURN TO SENDER
BLUMENFELD
TEMPORARILY AWAY

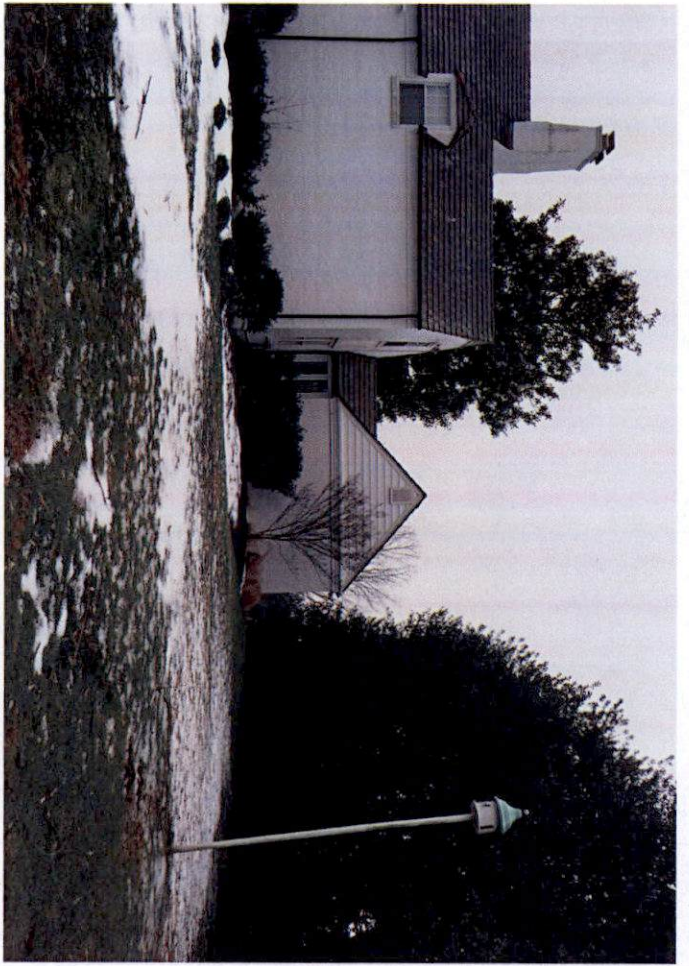
RETURN TO SENDER
BC: 21204471028 *0727-03382-17-40

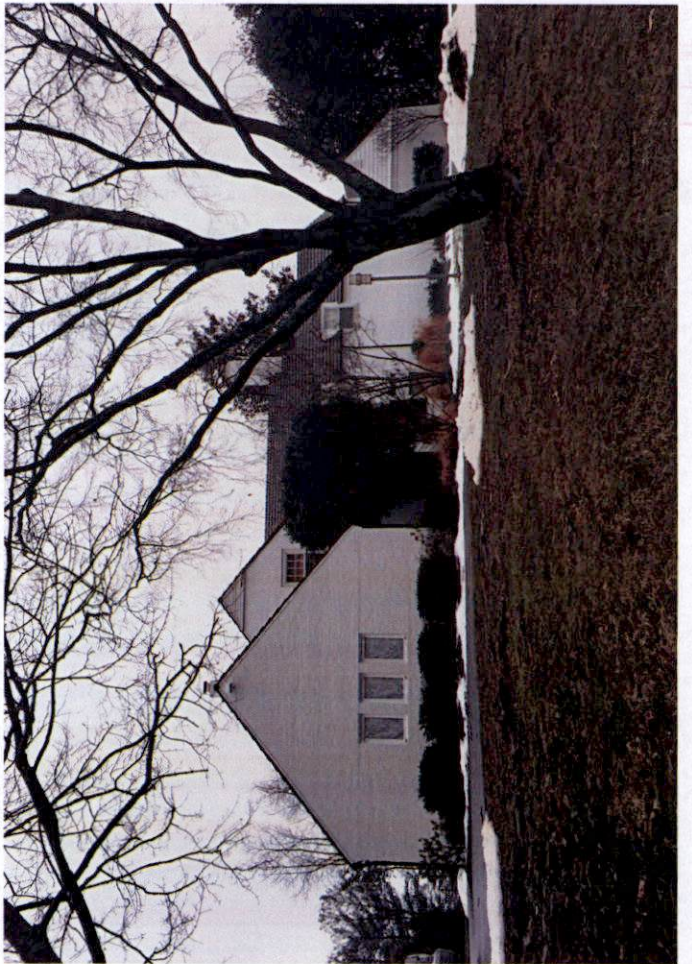
2120404710
CLH-SSB 212

Debra Wiley

From: Bruno P Rudaitis
Sent: Thursday, April 14, 2016 12:50 PM
To: Debra Wiley
Subject: case 2016-0225-A

The Section number is 1B02.3.C.1, BCZR to permit a side yard setback of 18 ft. and a side yard combination of 33 ft. in lieu of the required 25 ft. and 40 ft., respectively.





4-22-20

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>3-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-28</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>3-26-16</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

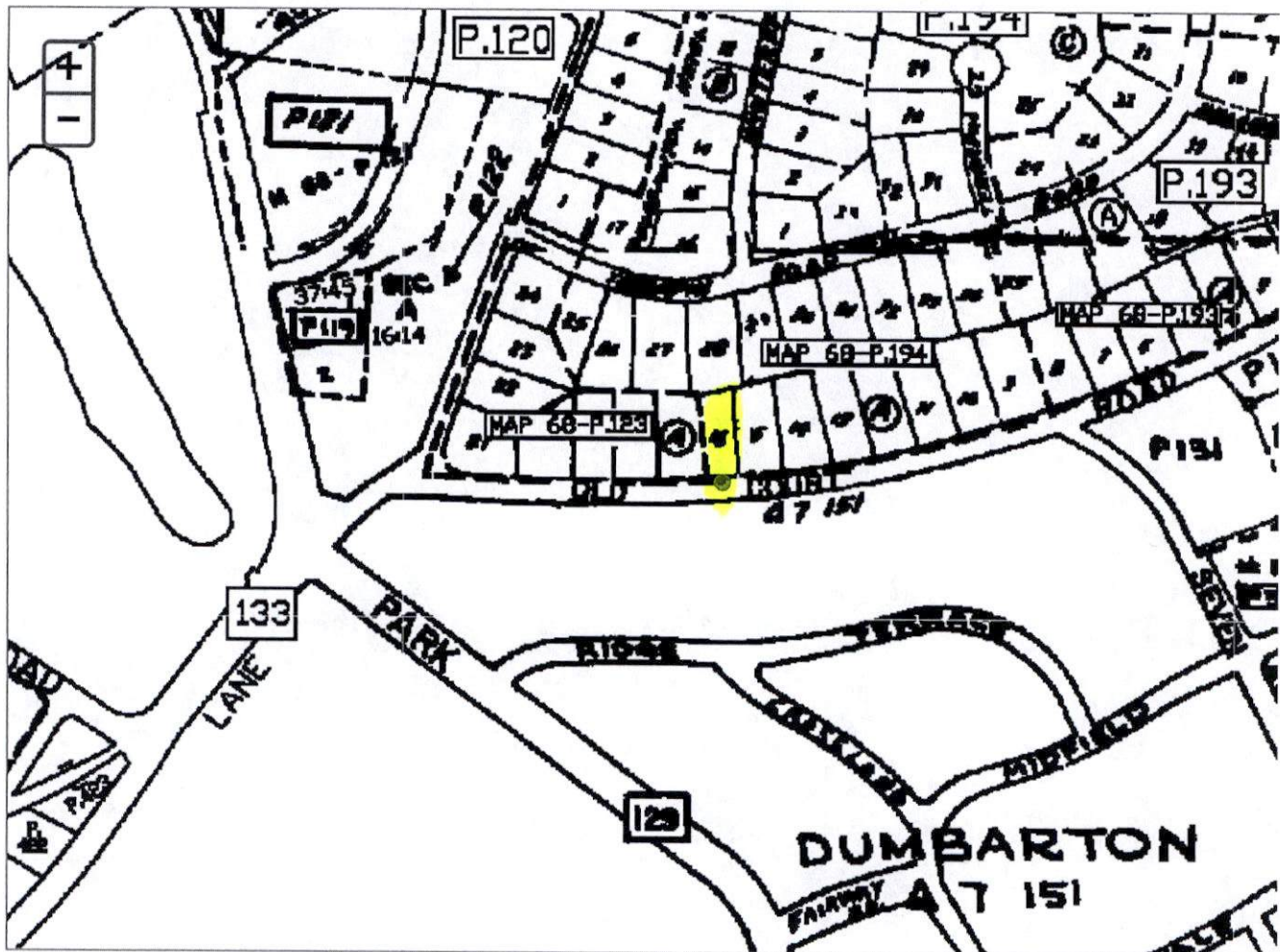
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map				View GroundRent Redemption			View GroundRent Registration			
Account Identifier:				District - 03 Account Number - 0307050072						
Owner Information										
Owner Name:		BLUMENFELD JACOB LEONARD BLUMENFELD JULIE LOWE				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		3506 OLD COURT RD BALTIMORE MD 21208-3123				Deed Reference:		/36888/ 00336		
Location & Structure Information										
Premises Address:		3506 OLD COURT RD 0-0000				Legal Description:		PT LT 6,7,21,22 3506 OLD COURT RD SS DUMBARTON		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0078	0004	0510		0000		I	6	2014	Plat Ref:	0007/0151
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1949		4,272 SF		709 SF		1.6400 AC		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	BRICK	4 full/ 2 half	1 Attached					
Value Information										
			Base Value	Value	Phase-in Assessments					
				As of	As of		As of			
				01/01/2014	07/01/2015		07/01/2016			
Land:			266,000	239,400						
Improvements			570,300	566,800						
Total:			836,300	806,200	806,200		806,200			
Preferential Land:			0				0			
Transfer Information										
Seller: MARION MICHAEL J				Date: 11/17/2015		Price: \$762,362				
Type: ARMS LENGTH IMPROVED				Deed1: /36888/ 00336		Deed2:				
Seller: MILLER ANDREW				Date: 09/06/2000		Price: \$430,000				
Type: ARMS LENGTH IMPROVED				Deed1: /14677/ 00347		Deed2:				
Seller: AXELRAD PETER F				Date: 11/04/1993		Price: \$425,000				
Type: ARMS LENGTH IMPROVED				Deed1: /10118/ 00452		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: **03** Account Number: **0307050072**

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>).

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence**

RECEIVED

MAR 29 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 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0225-A
Address 3506 Old Court Road
(Blumenfeld Property)

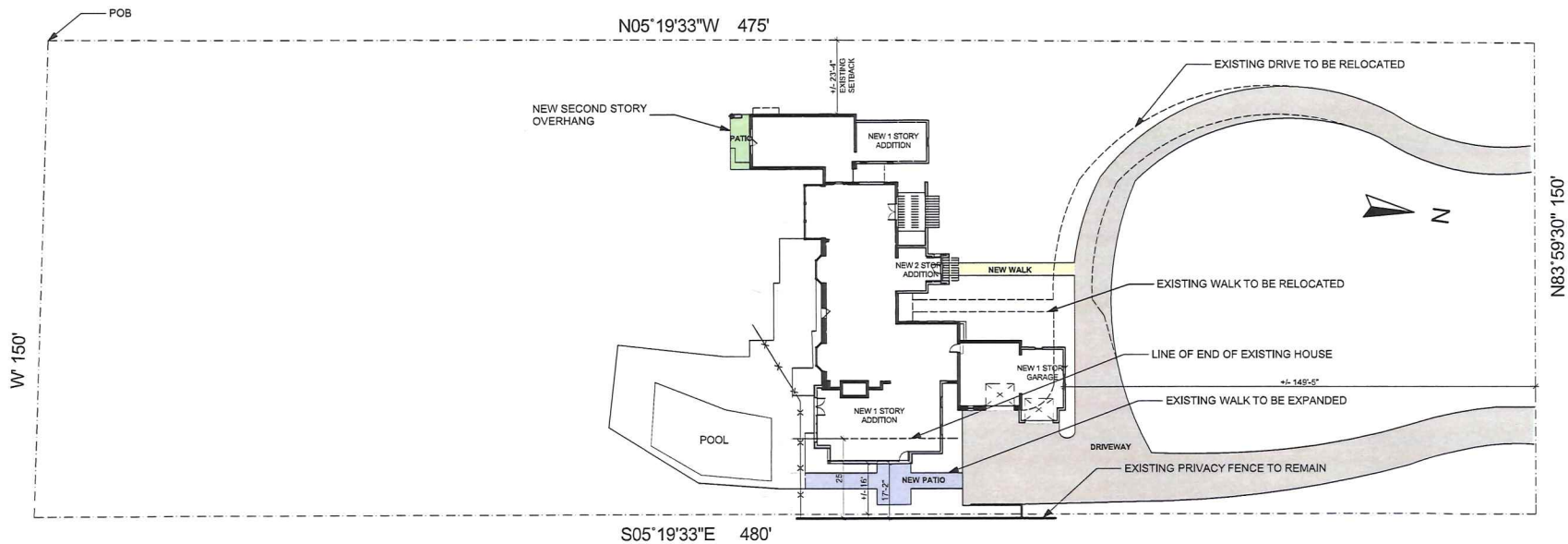
Zoning Advisory Committee Meeting of April 4, 2016.

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

Reviewer: Steve Ford

Date: 03-29-2016





1 SITE PLAN
SCALE: 1" = 20'

BLUMENFELD RESIDENCE
3506 OLD COURT ROAD PIKESVILLE MARYLAND 21208

BID PACKAGE KEY:	
BID 1	+ BEDROOM 1 PATIO
BID 2	
BID 3	+ NEW FRONT WALK
BID 4	+ NEW PATIO & SETBACK
BID 5	+ NEW DRIVEWAY

OLD COURT ROAD

12/30/2015 BID SET

BLUMENFELD RESIDENCE
3506 OLD COURT ROAD, PIKESVILLE, MARYLAND 21208
COVER SHEET

DATE OF REVISIONS	
###	
###	
###	

DATE +DATE OF ISSUE+	
PROJECT NUMBER	3515

Levin/Brown & Associates, Inc.
15 Greenspring Valley Road, Suite 200
Pikesville, Maryland 21208
Telephone: (410) 581-0104 Fax: (410) 581-0108
www.levinbrown.com



SHEET NUMBER
CS-1

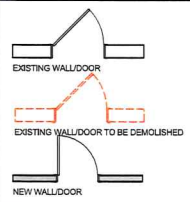
© 2015 Levin/Brown & Associates, Inc.

OWNER:	ARCHITECT:	CIVIL ENGINEER:	STRUCTURAL ENGINEER:	MECHANICAL & ELECTRICAL ENGINEER	KITCHEN CONSULTANT:
Blumenfeld 3506 Old Court Road Pikesville, Maryland 21208	Levin/Brown & Associates, Inc. 15 Greenspring Valley Road Owings Mills, Maryland 21117	Company Name Street City, State ZIP	Levin/Brown & Associates, Inc. 15 Greenspring Valley Road Owings Mills, Maryland 21117	Company Name Street City, State ZIP	Company Name Street City, State ZIP
Contact Phone: (000) 000-0000 Fax: (000) 000-0000	Erica Wunderlich, Project Architect Phone: (410) 581-0104 Fax: (410) 581-0108	Contact Phone: (000) 000-0000 Fax: (000) 000-0000	Murray Weiner Phone: (410) 581-0104 Fax: (410) 581-0108	Contact Phone: (000) 000-0000 Fax: (000) 000-0000	Contact Phone: (000) 000-0000 Fax: (000) 000-0000
		LIST OF SITE PLAN DRAWINGS C-1 Site Plan		LIST OF MECHANICAL DRAWINGS M-1 Mechanical Floor Plan LIST OF PLUMBING DRAWINGS P-1 Plumbing Floor Plan LIST OF ELECTRICAL DRAWINGS E-1 Electrical Floor Plan	LIST OF KITCHEN EQUIPMENT DRAWINGS K-1 Kitchen Equipment Plan

PROJECT: 3515, 15 Greenspring Valley Road, Pikesville, Maryland 21208, 11/24/15, Levin/Brown & Associates, Inc.

#0225

RENOVATION KEY:



DATE OF REVISION	BY	APP

BLUMENFELD RESIDENCE
3506 OLD COURT ROAD, PIKESVILLE, MARYLAND 21208
ROOF PLAN

DATE	<DATE OF ISSUE>
PROJECT NUMBER	3515

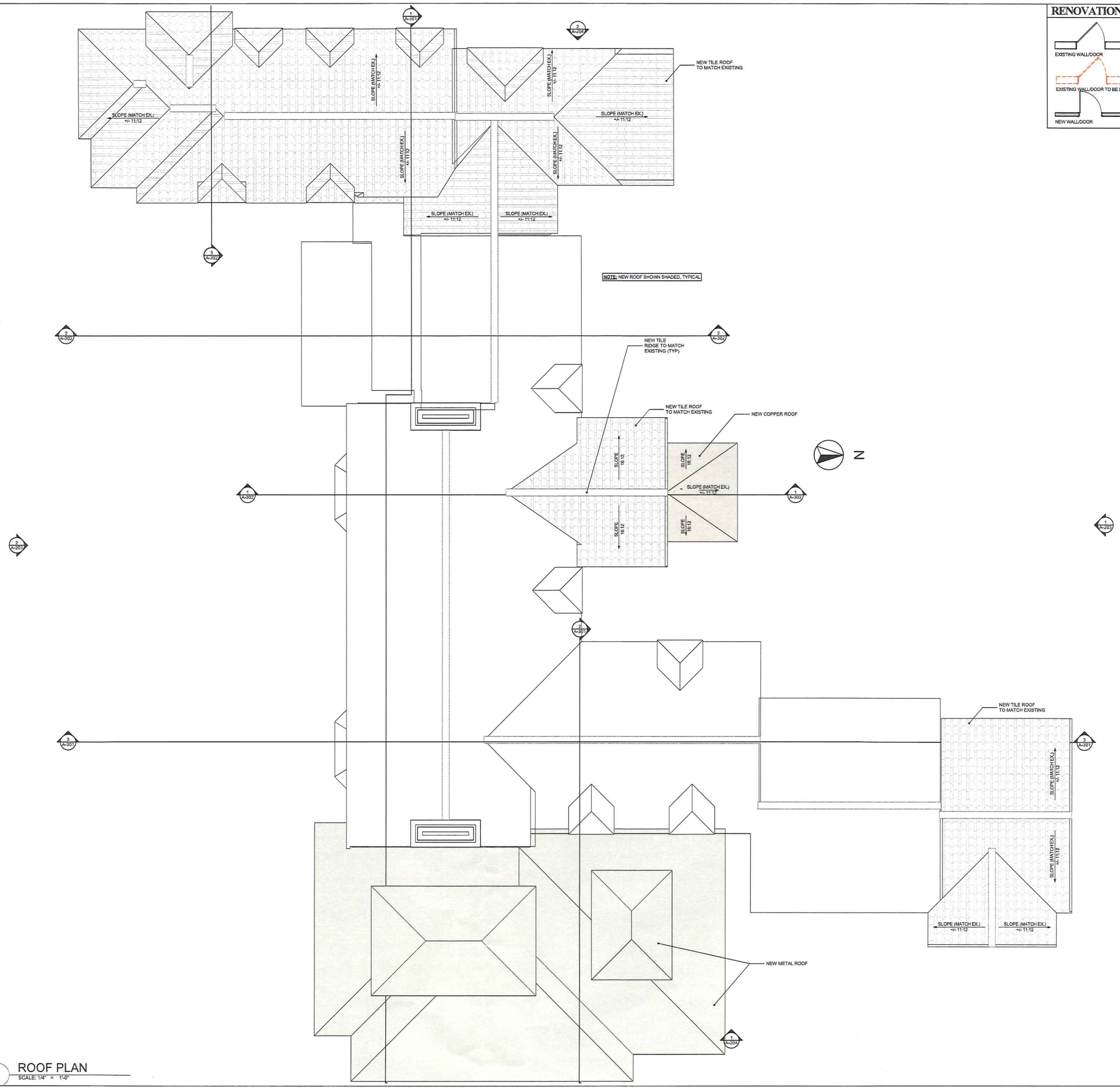
Levin/Brown & Associates, Inc.
15 Greening Valley Road
Pikesville, Maryland 21208
Tel: (410) 581-4100
Fax: (410) 581-0108
www.levinbrown.com



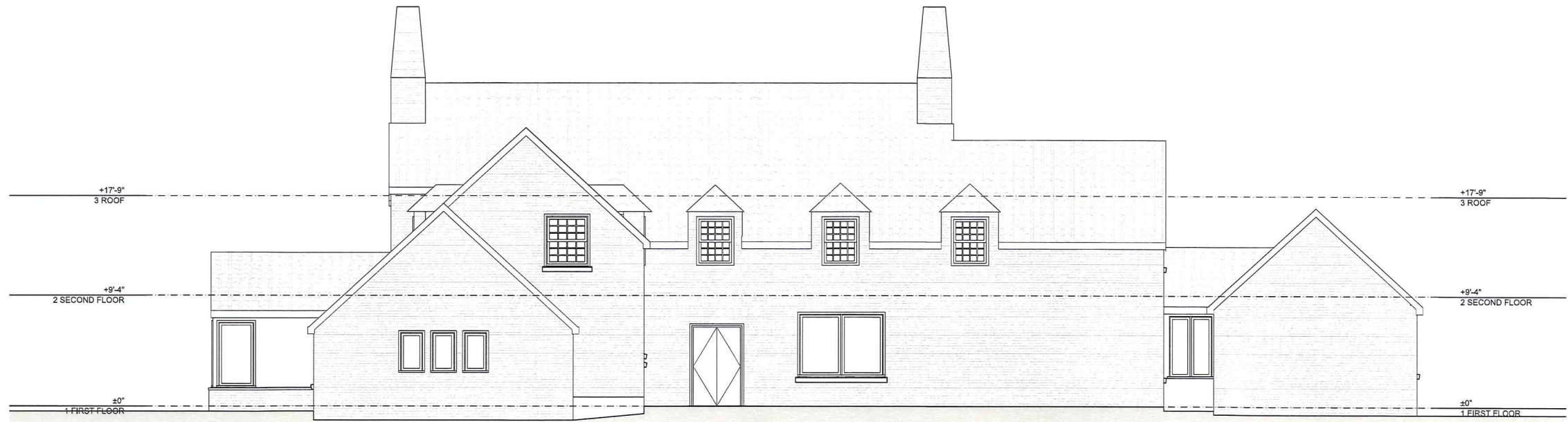
SHEET NUMBER

A-103

1 ROOF PLAN
SCALE: 1/4" = 1'-0"



15 Greening Valley Road, Pikesville, Maryland 21208
Tel: (410) 581-4100
Fax: (410) 581-0108
www.levinbrown.com



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

DATE OF REVISION
###
###
###

BLUMENFELD RESIDENCE
3506 OLD COURT ROAD, PIKESVILLE, MARYLAND 21208
EXISTING ELEVATIONS

DATE	<DATE OF ISSUE>
PROJECT NUMBER	3515

Levin/Brown & Associates, Inc.
15 Greenspring Valley Road
Owings Mills, Maryland 21117-4101
Telephone: (410) 581-4104, Fax: (410) 581-4108
www.levinbrown.com



SHEET NUMBER

A-201

©2007 LEVIN/BROWN & ASSOCIATES, INC.



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

DATE OF REVISION
###
###
###

BLUMENFELD RESIDENCE
3506 OLD COURT ROAD, PIKESVILLE, MARYLAND 21208
EXISTING ELEVATIONS

DATE	<DATE OF ISSUE>
PROJECT NUMBER	3515

Levin/Brown & Associates, Inc.
15 Greenway Valley Road
Owings Mills, Maryland 21117-4101
Telephone: (410) 581-0104, Fax: (410) 581-0108
www.levinbrown.com



SHEET NUMBER

A-202

© 2008 LEVIN/BROWN & ASSOCIATES, INC.



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

DATE OF REVISIONS
###
###
###

BLUMENFELD RESIDENCE
3506 OLD COURT ROAD, PIKESVILLE, MARYLAND 21208
NEW ELEVATIONS

DATE	<DATE OF ISSUE>
PROJECT NUMBER	3516

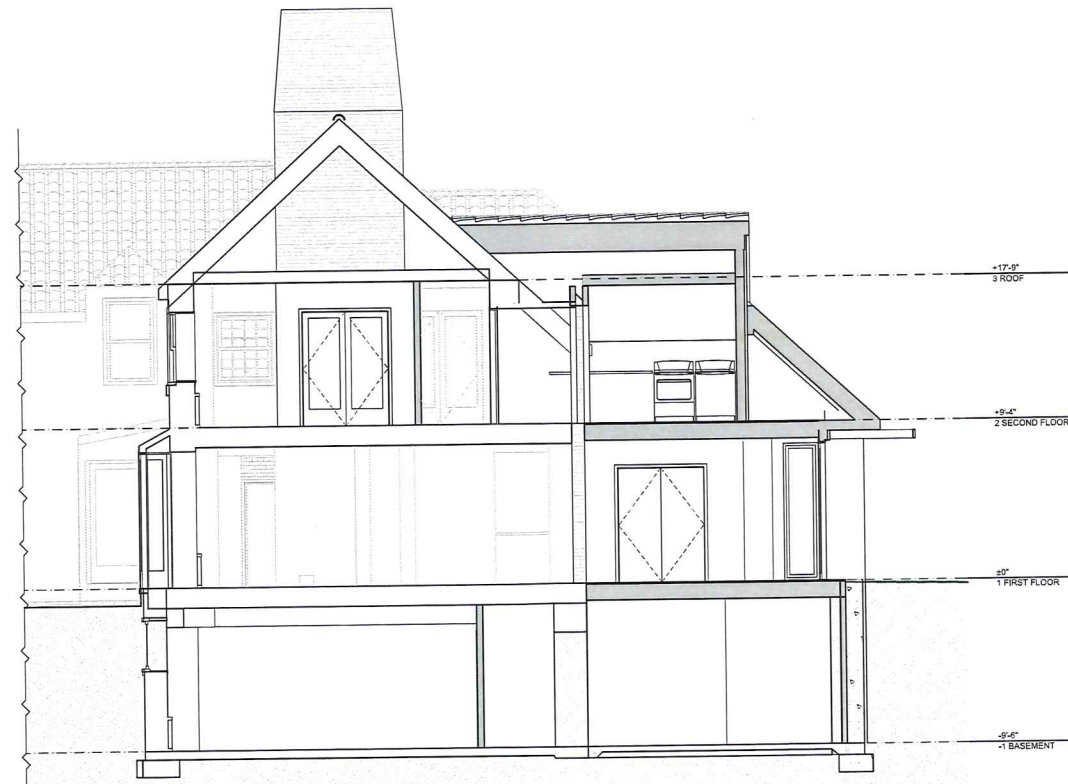
Levin/Brown & Associates, Inc.
15 Greening Valley Road
Pikesville, Maryland 21208
Telephone: (410) 581-0184, Fax: (410) 581-0188
www.levinbrown.com



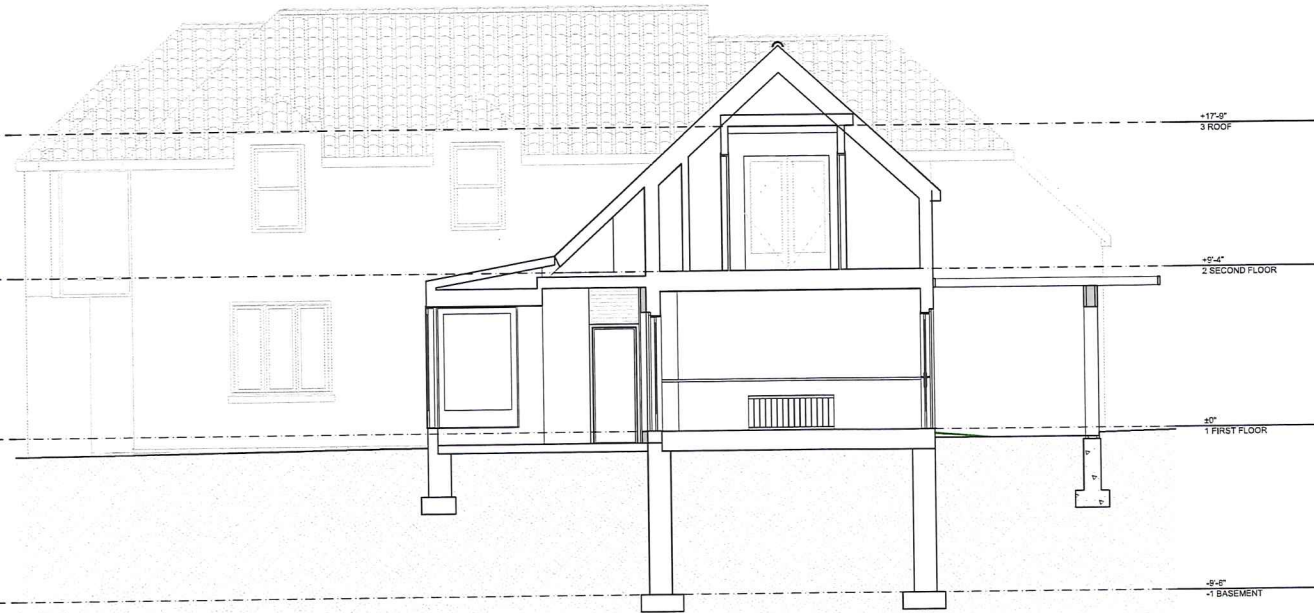
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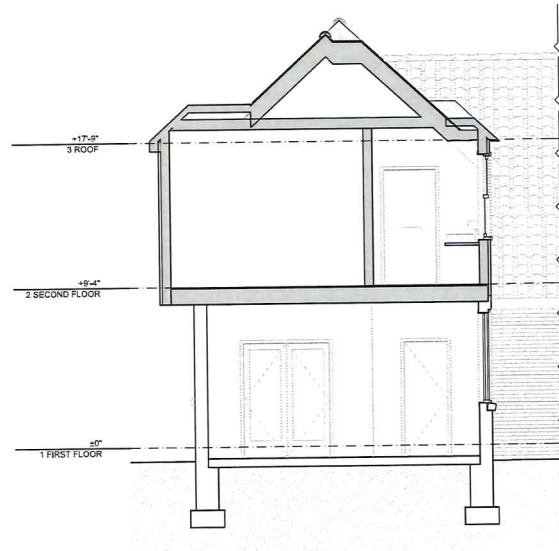
©2017 LEVIN BROWN ASSOCIATES, INC.



1 SECTION
SCALE: 1/4" = 1'-0"



2 SECTION
SCALE: 1/4" = 1'-0"



3 SECTION
SCALE: 1/4" = 1'-0"

DATE OF REVISION	BY	APP

BLUMENFELD RESIDENCE
3506 OLD COURT ROAD, PIKESVILLE, MARYLAND 21208
BUILDING SECTIONS

DATE	DATE OF ISSUE

PROJECT NUMBER	3515
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Levin/Brown & Associates, Inc.
15 Greenfield Village Road
Oxon Hill, Maryland 21117-4101
Telephone: (410) 581-0104, Fax: (410) 581-0108
www.levinbrown.com



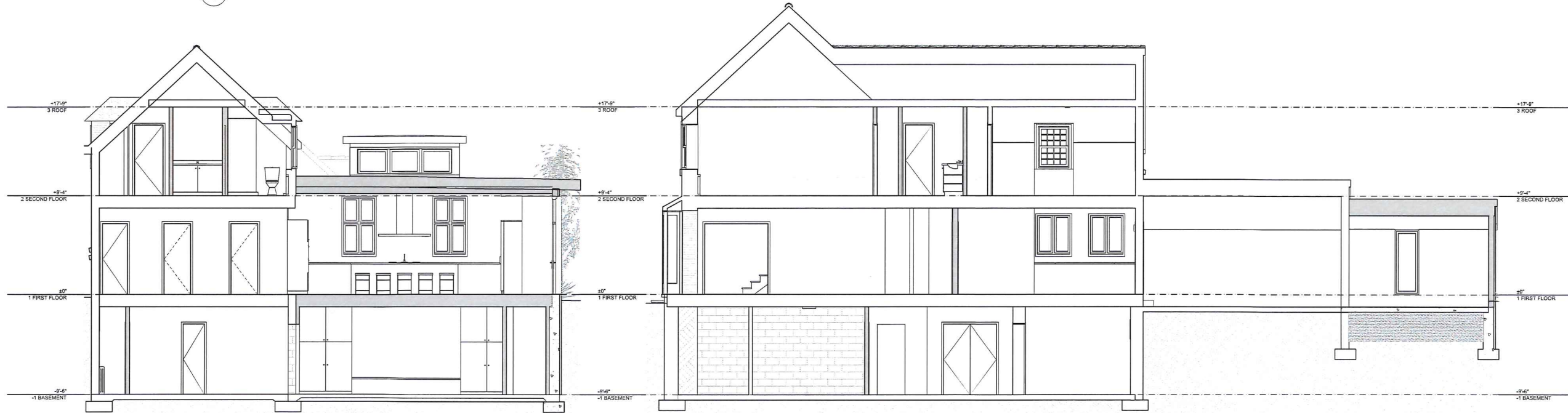
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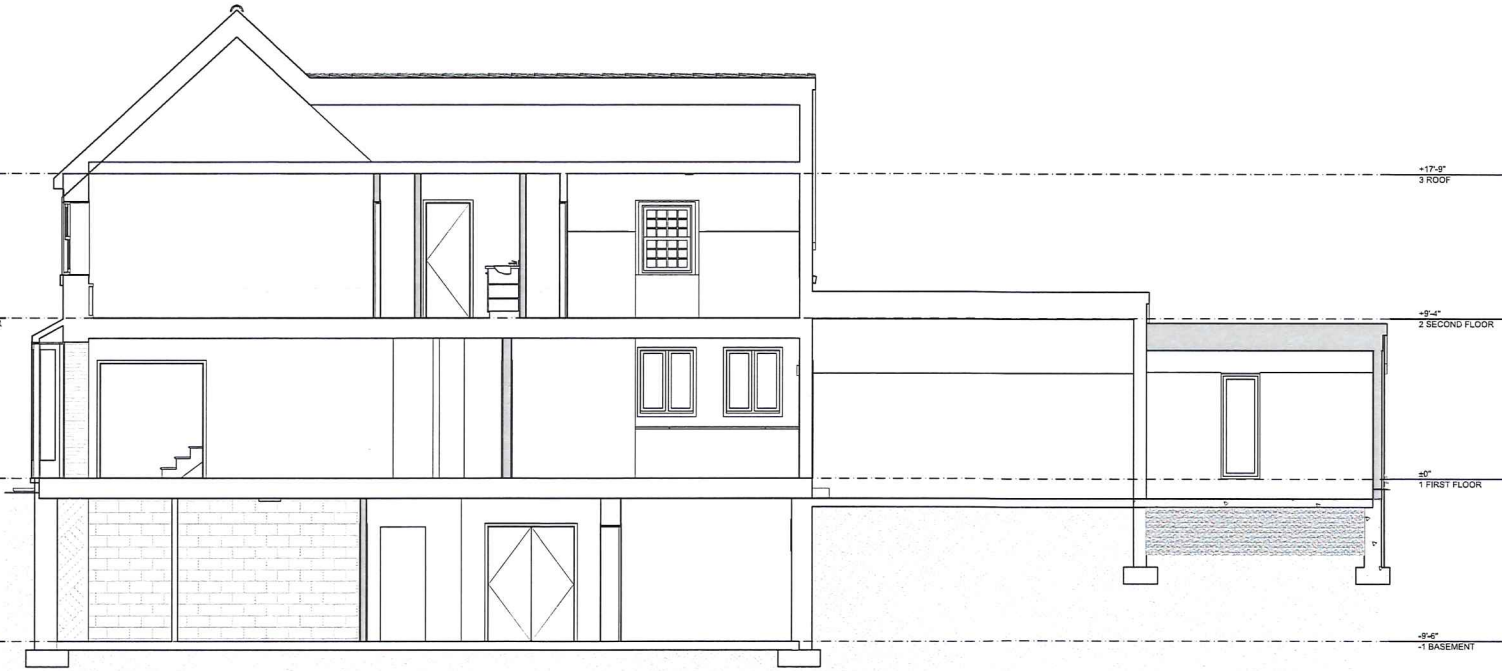
©2004 Levin/Brown & Associates, Inc.



1 SECTION
SCALE: 1/4" = 1'-0"



2 SECTION
SCALE: 1/4" = 1'-0"



3 SECTION
SCALE: 1/4" = 1'-0"

DATE OF REVISIONS
###
###
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BLUMENFELD RESIDENCE
3506 OLD COURT ROAD, PIKESVILLE, MARYLAND 21208
BUILDING SECTIONS

DATE: <DATE OF ISSUE>
PROJECT NUMBER: 3515

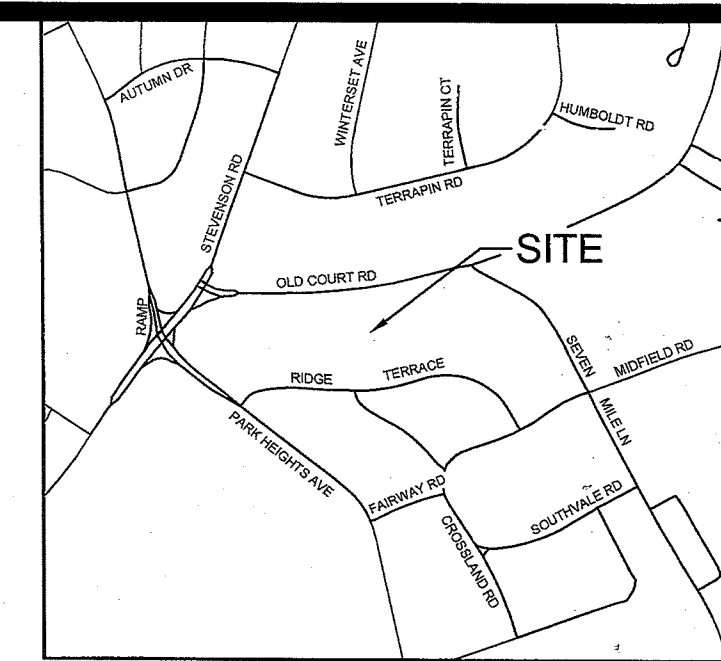
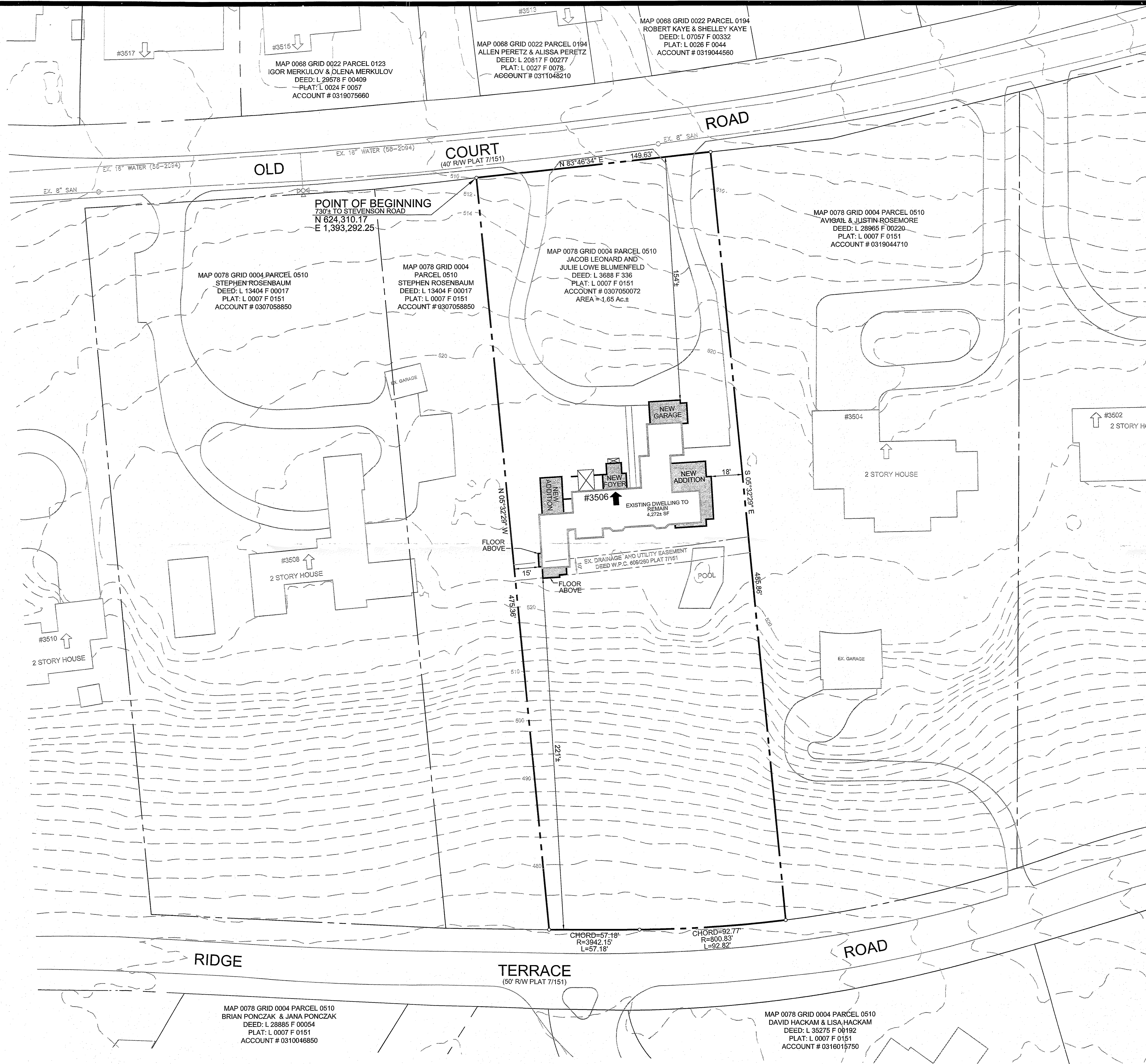
Levin/Brown & Associates, Inc.
15 Greening Valley Road, 11724-1101
Telephone: (410) 581-4104, Fax: (410) 581-0108
www.levinbrown.com



SHEET NUMBER

A-301

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GENERAL NOTES:

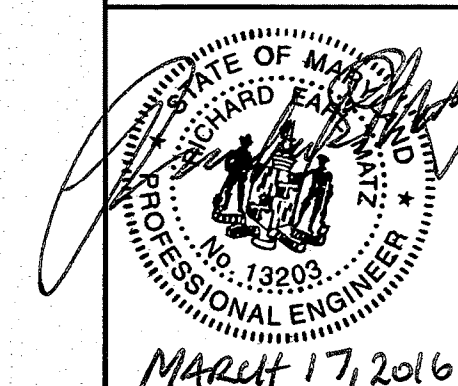
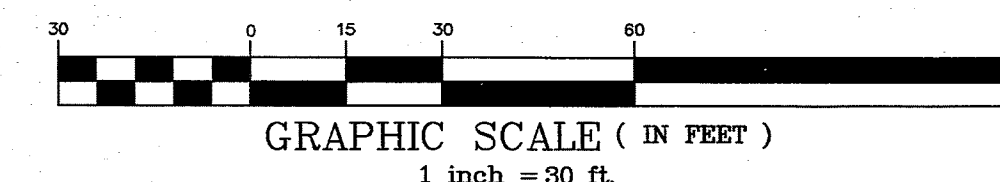
- OWNER:
JULIE & JACOB BLUMENFELD
3506 OLD COURT ROAD
BALTIMORE, MARYLAND, 21208
- SITE DATA:
ADDRESS: 3506 OLD COURT ROAD
BALTIMORE, MARYLAND, 21208
TAX ACCOUNT #: 0307050072
MAP: 78
GRID: 04
PARCEL: 510
DEED REF: LIBER: 36888 FOLIO: 336
PLAT REF: 7/151
GIS TILE (200 SCALE): 078B1
- SITE AREA: 72,082 SQ. FT. OR 1.65AC.±
- CURRENT ZONING: D.R. 2
- ZONING HISTORY: NONE KNOWN AT THIS TIME
- VARIANCE REQUESTED:
33' SUM OF SIDE YARDS SETBACK IN LIEU OF REQUIRED 40'
- D.R. 2 ZONING SETBACKS:
1802.3 (C) (1) FOR SMALL LOTS OR TRACTS:

SETBACKS	REQUIRED	PROPOSED
FRONT YARD	60'	154'±
SIDE YARD	15'	15' / 18'
SUM OF SIDE YARDS	40'	33'
REAR YARD	40'	221'±
- 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 FEB. 26, 2016. TOPOGRAPHIC CONTOURS WERE TAKEN FROM THE BALTIMORE COUNTY GIS DATA AND ADDITIONAL INFORMATION WAS TAKEN FROM DEEDS AND AVAILABLE BALTIMORE COUNTY RECORDS.

SITE PLAN TO ACCOMPANY VARIANCE PETITION

3506 OLD COURT ROAD
BALTIMORE, MARYLAND 21208

PLAT REFERENCE # L:0007 F:0151
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.

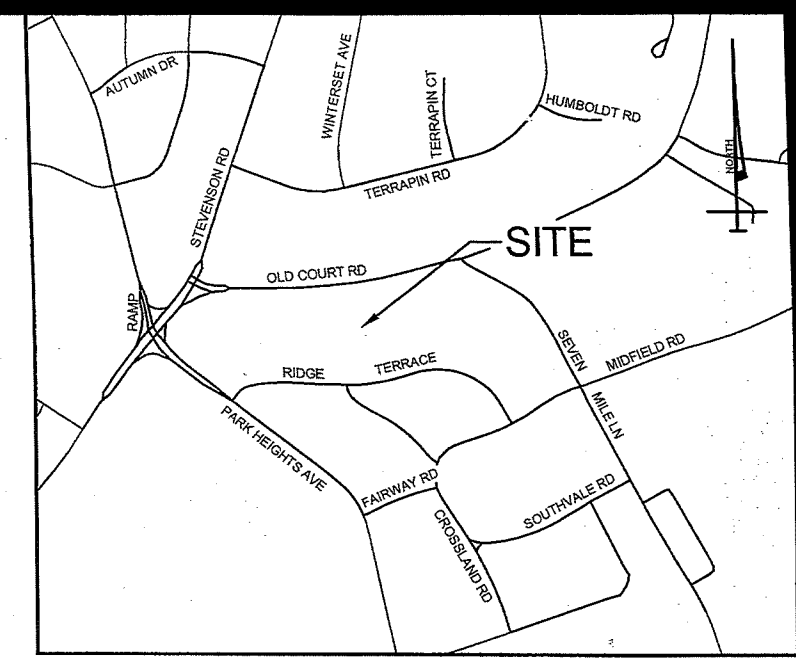
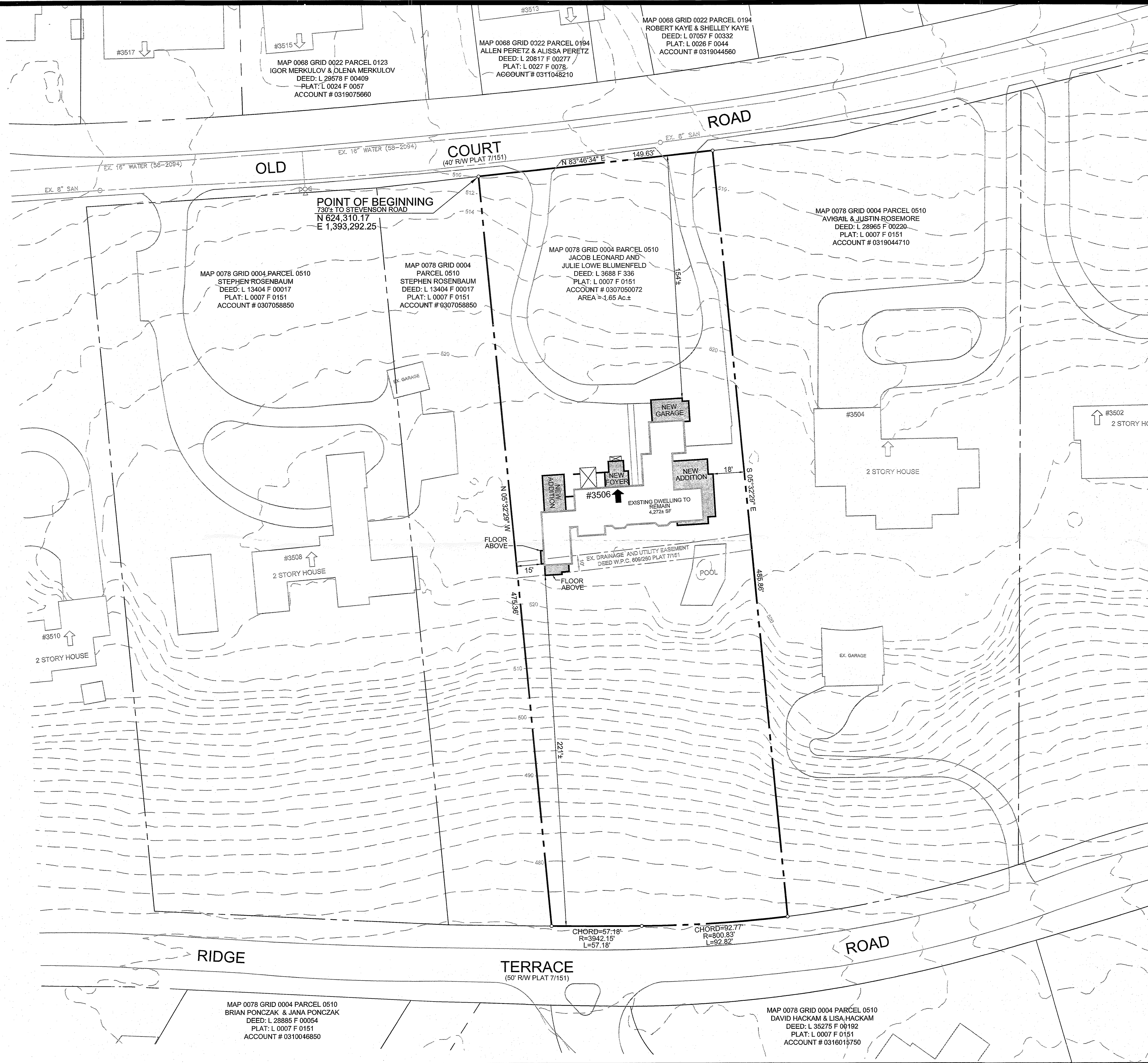


Colbert Matz Rosenfelt, Inc.

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

Professional Certification I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.		SCALE: 1" = 30'
License No. 13203	Expiration Date: 11-2-16	DATE: 3/17/16
		JOB NO.: 2016050
		DESIGNED: CMR
		DRAWN: ACMS
		CHECKED: CMR
		FILE: VAR-3506 OLD COURT RD (CURRENT)
		DRAWING NUMBER: VAR-1
NO.	DATE	REVISIONS:
		BY SHEET 1 OF 1

Per. Ech. 1



- GENERAL NOTES:**
- OWNER:
JULIE & JACOB BLUMENFELD
3506 OLD COURT ROAD
BALTIMORE, MARYLAND, 21208
 - SITE DATA:
ADDRESS: 3506 OLD COURT ROAD
BALTIMORE, MARYLAND, 21208
TAX ACCOUNT #: 0307050072
MAP: 78
GRID: 04
PARCEL: 510
DEED REF: LIBER: 36888 FOLIO: 336
PLAT REF: 7/151
GIS TILE (200 SCALE): 078B1
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 - CURRENT ZONING: D.R. 2
 - ZONING HISTORY: NONE KNOWN AT THIS TIME
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33' SUM OF SIDE YARDS SETBACK IN LIEU OF REQUIRED 40'
 - D.R. 2 ZONING SETBACKS:
1B02.3 (C) (1) FOR SMALL LOTS OR TRACTS:

SETBACKS	REQUIRED	PROPOSED
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 - THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
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SITE PLAN TO ACCOMPANY VARIANCE PETITION

3506 OLD COURT ROAD
BALTIMORE, MARYLAND 21208

PLAT REFERENCE # L: 0007 F: 0151
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.

GRAPHIC SCALE (IN FEET)
1 inch = 30 ft.

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

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. **13203** Expiration Date: **11-2-16**

Professional Engineer
MA 17, 2016

SCALE: 1" = 30'
DATE: 3/17/16
JOB NO.: 2016050
DESIGNED: CMR
DRAWN: ACMS
CHECKED: CMR
DRAWING NUMBER: VAR-1

NO.	DATE	REVISIONS	BY	SHEET	1	OF	1
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