

M E M O R A N D U M

DATE: August 9, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0313-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 8, 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
(3201 Granite Road)		
2 nd Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Owen D. and Leslie L. Stewart	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0313-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, Owen D. and Leslie L. Stewart ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations, to permit a proposed detached accessory structure (garage) to have a height of 25 ft. in lieu of the maximum allowed 15 ft., and to amend the Final Development Plan (FDP) of Fields of Harvest, Lot #6 only. 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 June 18, 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 7/8/16
By sen

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.

Although the Department of Planning did not make any recommendations related to the proposed garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 8th day of **July, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 and of the Baltimore County Zoning Regulations, to permit a proposed detached accessory structure (garage) to have a height of 25 ft. in lieu of the maximum allowed 15 ft., and to amend the Final Development Plan (FDP) of Fields of Harvest, Lot #6 only, 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.

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Date

7/8/16

By

DLN

2. The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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

7/8/14

By

Sen



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 3201 Granite Road Woodstock, Maryland 21163

Currently zoned RC6

Deed Reference 0034845 / 00378

10 Digit Tax Account # 2 4 0 0 0 0 4 0 2 3

Owner(s) Printed Name(s) Owen D. Stewart and Leslie L. Stewart

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

Section 400.3 – to permit a proposed detached accessory structure (garage) to have a height of 25 feet in lieu of the maximum allowed 15 feet; and to amend the Final Development Plan of Fields of Harvest, Lot #6 only.

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):

Owen D. Stewart

Leslie L. Stewart

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

3201 Granite Road Woodstock Maryland

Mailing Address City State

21163 cell/home: 410-982-1652

work: 410-792-7234

leslie@aggmgt.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

John Shipley / Castle Rock Builders

Name – Type or Print

[Signature]
Signature

2159 White St, Ste 3 York Pennsylvania

Mailing Address City State

17404 410-864-0177

jshipley@castlerockbuilders.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

2016-0313-A

Filing Date

6/8/16

Estimated Posting Date

6/19/16

Reviewer

[Signature]

Rev 5/8/2014

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 3201 Granite Road Woodstock Maryland 21163
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)**

We wish to build a 40' X 30' detached garage with a height of approx 25', to be placed behind and to the left-side of our newly constructed house (on the least visually prominent side). The proposed use for the structure will be for a work-bench area, for general storage and for garaging and repair of: family vehicles, existing tractors, trailers and other equipment needed to maintain the 4.39 acre property. Additionally, we want to plan for future storage of a boat, recreation vehicle or camper, thus the need for the additional area & height requirements.

Further reasons for needing to exceed the area / height restrictions, we want to visually keep the garage design consistent with the design of the house. All windows, doors, siding, stone veneer & cupola of the detached garage will be identical to the newly constructed home. We plan to incorporate additional landscaping / screening to enhance the site, visually tying the detached garage and house, increasing the visual appeal.

Since the property is 4.39 acres, and not a smaller residential lot, we feel exceeding the current area / height restrictions to be able to construct a garage that fully enables us to house and maintain our current and future equipment, would not detrimentally impact the surrounding neighbors or views. This would also allow us to more fully utilize the spacious lot size, for which we paid a premium.. (See attached drawings.)

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

Owen D. Stewart
Signature of Owner (Affiant)

Owen D. Stewart
Name- Print or Type

Leslie L. Stewart
Signature of Owner (Affiant)

Leslie L. Stewart
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 26TH day of MAY, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: OWEN D. STEWART + LESLIE L. STEWART

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

6/9/2016
My Commission Expires

Item #0313

ZONING PROPERTY DESCRIPTION FOR 3201 GRANITE ROAD

Beginning at a point on the east side of Granite Road, which has a 60-foot right of way, at a distance of 1050 feet north of the nearest improved intersecting street Planted Garden Court, which has a 40-foot right of way. Being Lot #6, Section #5 in the subdivision of Fields of Harvest as recorded in Baltimore County Plat Book #76, Folio #33, containing 4.394 acres. Located in the 2nd Election District and 4th Councilmanic District.

Item #0313

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/20/2016

Case Number: 2016-0313-A

Petitioner / Developer: OWEN & LESLIE STEWART

Date of Hearing (Closing): JULY 4, 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:
3201 GRANITE ROAD

The sign(s) were posted on: JUNE 18, 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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0313 -A Address 3201 Granite Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/8/16 Posting Date: 6/19/16 Closing Date: 7/4/16

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- 0313 -A Address 3201 Granite Rd

Petitioner's Name Owen + Leslie Stewart Telephone 410 982 1652

Posting Date: 6/19/16 Closing Date: 7/4/16

Wording for Sign: To Permit a proposed detached accessory structure
(garage) to have a height of 25 Feet in lieu of the maximum
allowed 15 feet; and to amend the Final Development Plan of
Fields of Harvest, Lot #6 only

Revised 7/9/15

**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: 2016-0313-A
Property Address: 3201 Granite Rd. Woodstock, MD 21163
Property Description: 4.394 AC 3201 GRANITE RD ESR
FIELD OF HARVEST
Legal Owners (Petitioners): Owen D. Stewart and Leslie L. Stewart
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Owen D. Stewart and Leslie L. Stewart
Company/Firm (if applicable): _____
Address: 3201 Granite Road
Woodstock, Maryland 21163

Telephone Number: 410-982-1652

Revised 5/20/2014

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

No. 139299

Date: 6/8/16

PAID RECEIPT

BUSINESS: ACTUAL TIME DRW
6/09/2016 6/08/2016 10:52:51 2

NO 0002 MAIL JEE
> RECEIPT # 967738 6/08/2016 OFLH
Dpt S 528 ZONING VERIFICATION
NO. 139299

Recpt Tot \$150.00
\$150.00 CK \$1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				150.00

Total: 150.00

Rec From: _____
For: Zoning Hearing - Case # 2016-0717-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

July 7, 2016

Owen D & Leslie L Stewart
3201 Granite Road
Woodstock MD 21163

RE: Case Number: 2016-0313 A, Address: 3201 Granite Road

Dear Mr. & Ms. Stewart:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 8, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
John Shipley, Castle Rock Builders, 2159 White Street, Suite 3, York PA 17404

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 22 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: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0313-A
Address 3201 Granite Road
(Stewart Property)

Zoning Advisory Committee Meeting of **June 27, 2016.**

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

Reviewer: Steve Ford

Date: 06-22-2016

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



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

Date: 6/20/16

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. 2016-0313-A.

*Administrative Variance
Owen D. & Leslie Stewart
3201 Granite Road.*

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 'Richard Zeller'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: June 22, 2016

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Address 3201 Granite Road
(Stewart Property)

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X The Department of Environmental Protection and Sustainability has no
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Reviewer: Steve Ford

Date: 06-22-2016

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>6-22</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-20</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>6-18-16</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

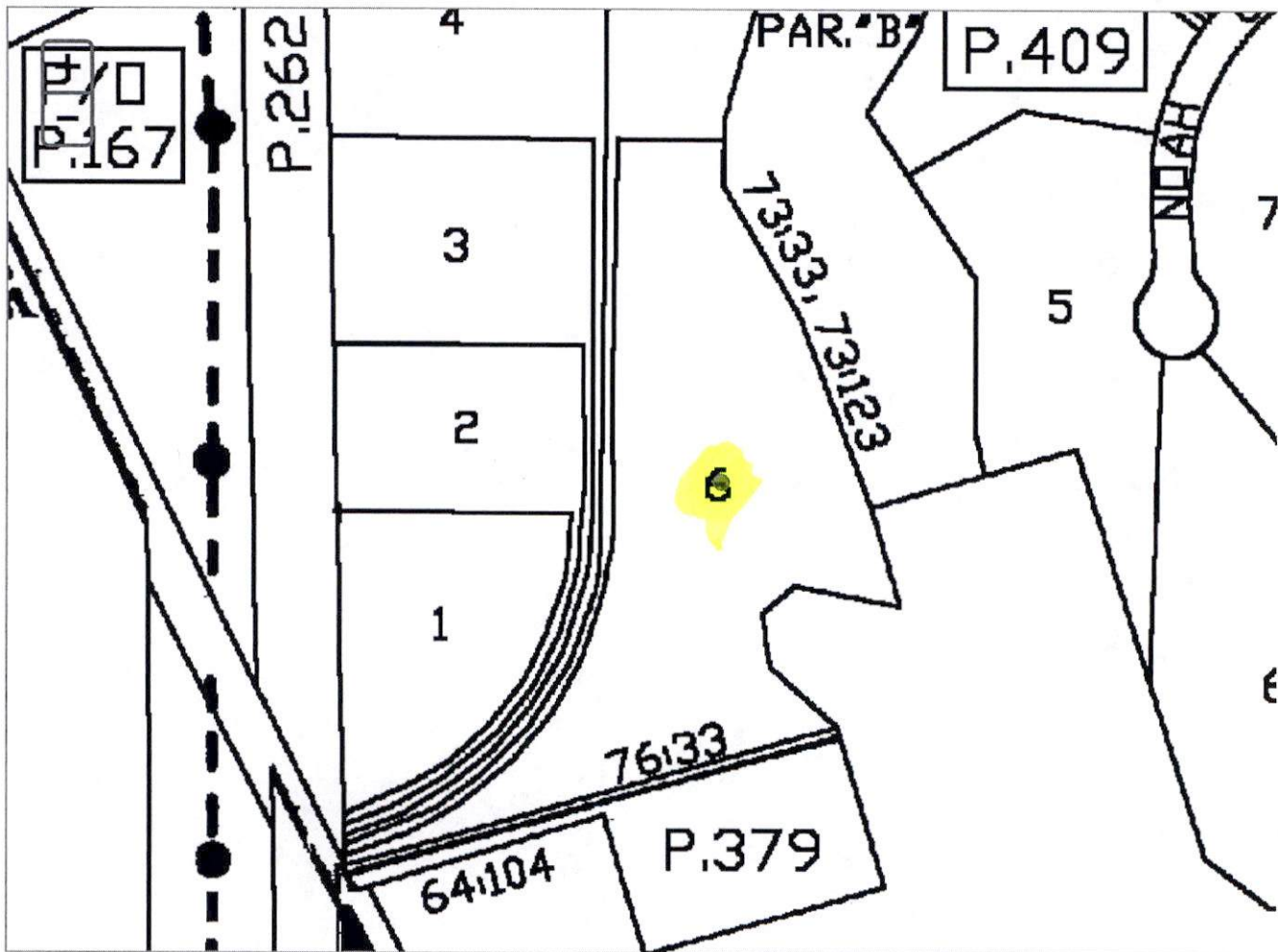
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 2400004023			
Owner Information					
Owner Name:		STEWART OWEN D STEWART LESLIE L		Use:	RESIDENTIAL
Mailing Address:		3201 GRANITE RD WOODSTOCK MD 21163-		Principal Residence:	YES
				Deed Reference:	/34845/ 00378
Location & Structure Information					
Premises Address:		3201 GRANITE RD WOODSTOCK 21163-		Legal Description:	4.394 AC 3201 GRANITE RD ESR FIELDS OF HARVEST
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0076	0016	0167		0000	5 6
				Assessment Year:	Plat No:
				2016	0076/0033
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
2016	2,705 SF				4.3900 AC
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		140,500	140,500		
Improvements		254,700	355,600		
Total:		395,200	496,100	395,200	428,833
Preferential Land:		0			0
Transfer Information					
Seller:		Date: 04/09/2014		Price: \$185,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34845/ 00378		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 05/23/2016					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **02** Account Number: **2400004023**

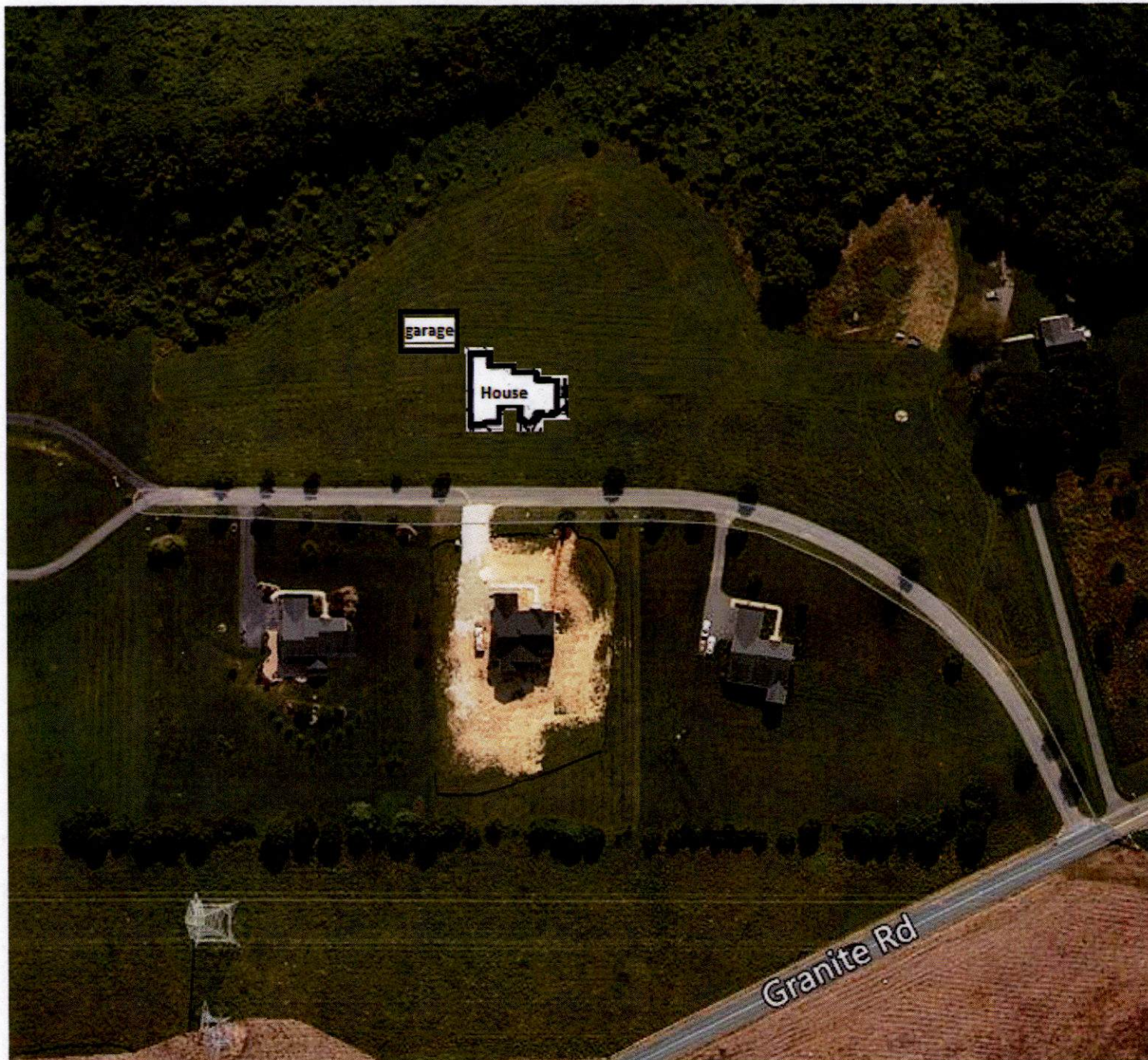
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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>).

3201 Granite Road Woodstock, MD 21163
Owen & Leslie Stewart
Administrative Variance of Area / Height of Detached Garage



Item #0313

View Driving on Granite Rd. 4.39
acre Property all to right



Item #0313

Southern View of House



Southern View of House



Item #0313

South-East View of House





Item #0313





Northern View of House

3130# wall
Item #0313

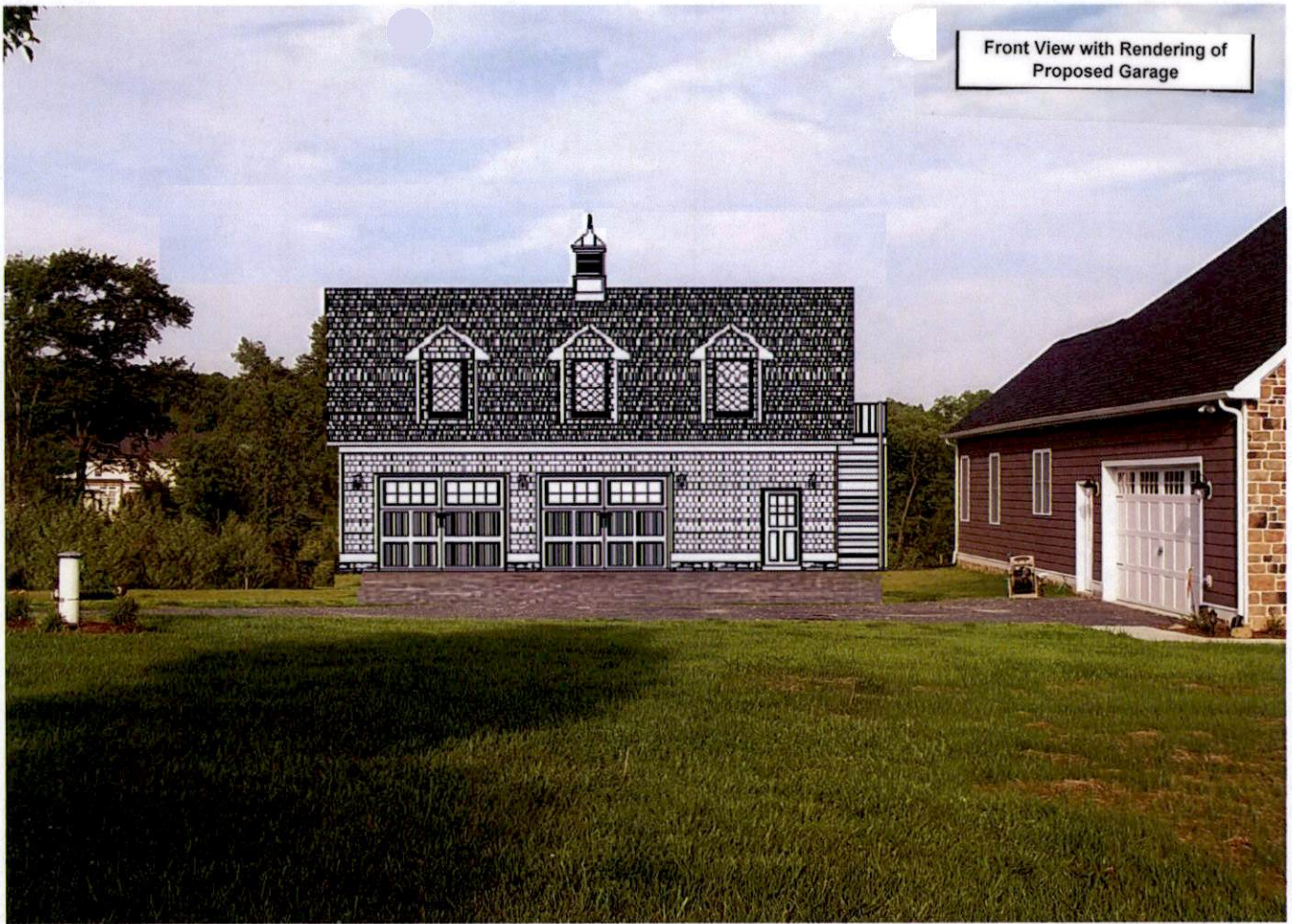


Northern View of House

3201 Granite Road Woodstock, MD 21163
Owen & Leslie Stewart
Administrative Variance of Area / Height of Detached Garage

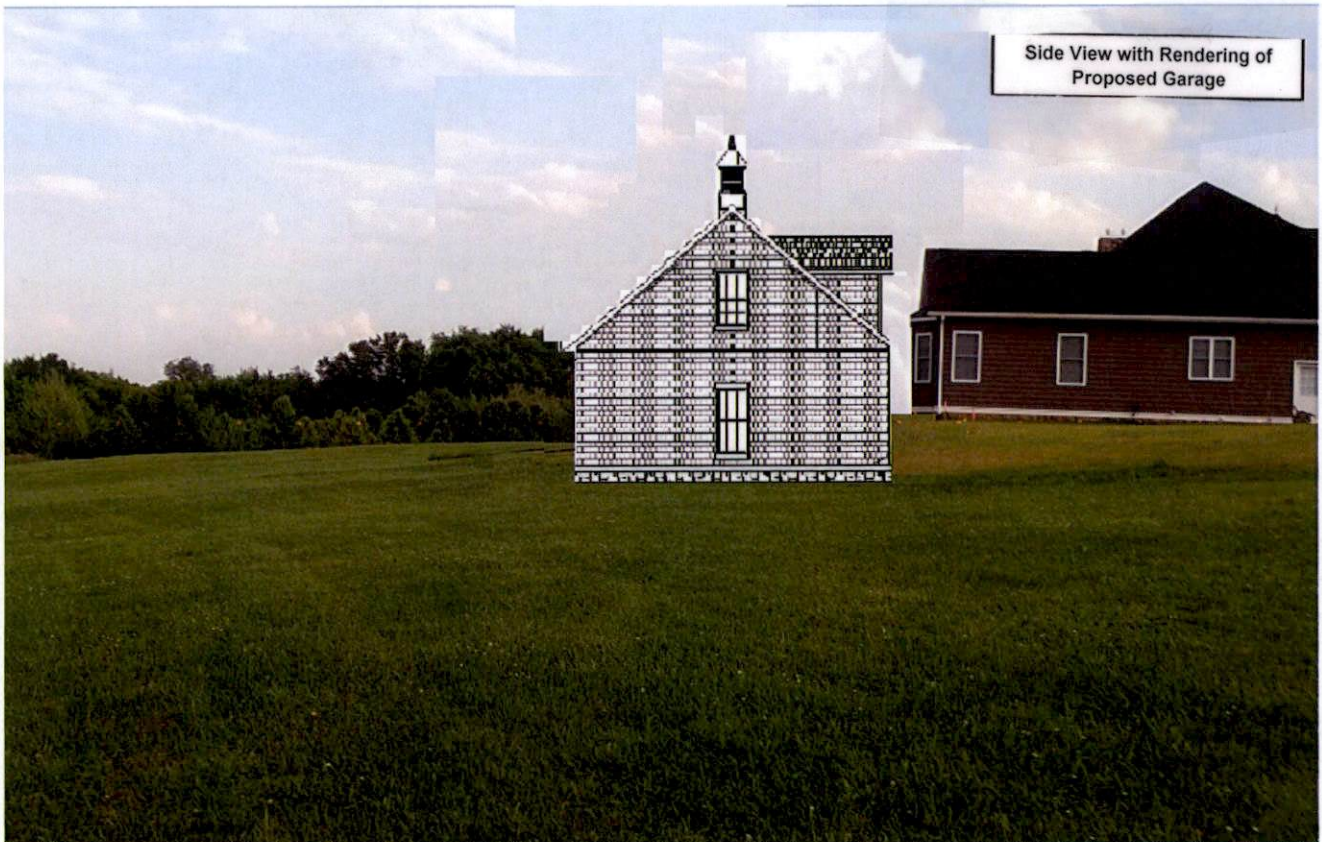


Item #0313



Front View with Rendering of
Proposed Garage

Item #0313



Side View with Rendering of
Proposed Garage

MEMORANDUM

DATE: August 9, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0313-A – Appeal Period Expired

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	*	CASE NO. 2016-0313-A

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Although the Department of Planning did not make any recommendations related to the proposed garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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THEREFORE, IT IS ORDERED, this 8th day of **July, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 and of the Baltimore County Zoning Regulations, to permit a proposed detached accessory structure (garage) to have a height of 25 ft. in lieu of the maximum allowed 15 ft., and to amend the Final Development Plan (FDP) of Fields of Harvest, Lot #6 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date

7/8/16

By

DLN

2. The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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

7/8/14

By

Sen



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 3201 Granite Road Woodstock, Maryland 21163

Currently zoned RC6

Deed Reference 0034845 / 00378

10 Digit Tax Account # 2 4 0 0 0 0 4 0 2 3

Owner(s) Printed Name(s) Owen D. Stewart and Leslie L. Stewart

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

Section 400.3 – to permit a proposed detached accessory structure (garage) to have a height of 25 feet in lieu of the maximum allowed 15 feet; and to amend the Final Development Plan of Fields of Harvest, Lot #6 only.

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):

Owen D. Stewart

Leslie L. Stewart

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

3201 Granite Road Woodstock Maryland

Mailing Address City State

21163 cell/home: 410-982-1652

work: 410-792-7234

leslie@aggmgt.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

John Shipley / Castle Rock Builders

Name – Type or Print

[Signature]
Signature

2159 White St, Ste 3 York Pennsylvania

Mailing Address City State

17404 410-864-0177

jshipley@castlerockbuilders.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 2016-0313-A Filing Date 6/8/16

Estimated Posting Date 6/19/16

Reviewer *[Signature]*

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: 3201 Granite Road Woodstock Maryland 21163
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)**

We wish to build a 40' X 30' detached garage with a height of approx 25', to be placed behind and to the left-side of our newly constructed house (on the least visually prominent side). The proposed use for the structure will be for a work-bench area, for general storage and for garaging and repair of: family vehicles, existing tractors, trailers and other equipment needed to maintain the 4.39 acre property. Additionally, we want to plan for future storage of a boat, recreation vehicle or camper, thus the need for the additional area & height requirements.

Further reasons for needing to exceed the area / height restrictions, we want to visually keep the garage design consistent with the design of the house. All windows, doors, siding, stone veneer & cupola of the detached garage will be identical to the newly constructed home. We plan to incorporate additional landscaping / screening to enhance the site, visually tying the detached garage and house, increasing the visual appeal.

Since the property is 4.39 acres, and not a smaller residential lot, we feel exceeding the current area / height restrictions to be able to construct a garage that fully enables us to house and maintain our current and future equipment, would not detrimentally impact the surrounding neighbors or views. This would also allow us to more fully utilize the spacious lot size, for which we paid a premium.. (See attached drawings.)

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

Owen D. Stewart
Signature of Owner (Affiant)

Owen D. Stewart
Name- Print or Type

Leslie L. Stewart
Signature of Owner (Affiant)

Leslie L. Stewart
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 26TH day of MAY, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: OWEN D STEWART + LESLIE L. STEWART

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
6/9/2016
My Commission Expires

Item #0313

ZONING PROPERTY DESCRIPTION FOR 3201 GRANITE ROAD

Beginning at a point on the east side of Granite Road, which has a 60-foot right of way, at a distance of 1050 feet north of the nearest improved intersecting street Planted Garden Court, which has a 40-foot right of way. Being Lot #6, Section #5 in the subdivision of Fields of Harvest as recorded in Baltimore County Plat Book #76, Folio #33, containing 4.394 acres. Located in the 2nd Election District and 4th Councilmanic District.

Item #0313

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/20/2016

Case Number: 2016-0313-A

Petitioner / Developer: OWEN & LESLIE STEWART

Date of Hearing (Closing): JULY 4, 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:
3201 GRANITE ROAD

The sign(s) were posted on: JUNE 18, 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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0313 -A Address 3201 Granite Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/8/16 Posting Date: 6/19/16 Closing Date: 7/4/16

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- 0313 -A Address 3201 Granite Rd
Petitioner's Name Owen + Leslie Stewart Telephone 410 982 1652
Posting Date: 6/19/16 Closing Date: 7/4/16
Wording for Sign: To Permit a proposed detached accessory structure
(garage) to have a height of 25 Feet in lieu of the maximum
allowed 15 feet; and to amend the Final Development Plan of
Fields of Harvest, Lot #6 only

Revised 7/9/15

**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: 2016-0313-A
Property Address: 3201 Granite Rd. Woodstock, MD 21163
Property Description: 4.394 AC 3201 GRANITE RD ESR
FIELD OF HARVEST
Legal Owners (Petitioners): Owen D. Stewart and Leslie L. Stewart
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Owen D. Stewart and Leslie L. Stewart
Company/Firm (if applicable): _____
Address: 3201 Granite Road
Woodstock, Maryland 21163

Telephone Number: 410-982-1652

Revised 5/20/2014

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

No. 139299

Date: 6/8/16

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
6/08/2016 6/08/2016 10:52:51 2

NO 0002 MAIL JEE
> RECEIPT # 967738 6/08/2016 QFLH

Dept 5 528 ZONING VERIFICATION

NO. 139299

Recpt Tot \$150.00
\$150.00 CK \$1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					5150

Total: 5150

Rec From:

For: Zoning Hearing - Case # 2016-0717-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

July 7, 2016

Owen D & Leslie L Stewart
3201 Granite Road
Woodstock MD 21163

RE: Case Number: 2016-0313 A, Address: 3201 Granite Road

Dear Mr. & Ms. Stewart:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 8, 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.", is written over a circular embossed seal. The seal features a portrait of a man in a suit and tie, surrounded by a decorative border.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
John Shipley, Castle Rock Builders, 2159 White Street, Suite 3, York PA 17404

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 22 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: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0313-A
Address 3201 Granite Road
(Stewart Property)

Zoning Advisory Committee Meeting of **June 27, 2016.**

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

Reviewer: Steve Ford Date: 06-22-2016

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



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

Date: 6/20/16

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. 2016-0313-A.

*Administrative Variance
Owen D. & Leslie Stewart
3201 Granite Road.*

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 'Richard Zeller', is written over the signature line.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: June 22, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0313-A
Address 3201 Granite Road
(Stewart Property)

Zoning Advisory Committee Meeting of **June 27, 2016.**

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

Reviewer: Steve Ford

Date: 06-22-2016

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>6-22</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-20</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>6-18-16</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

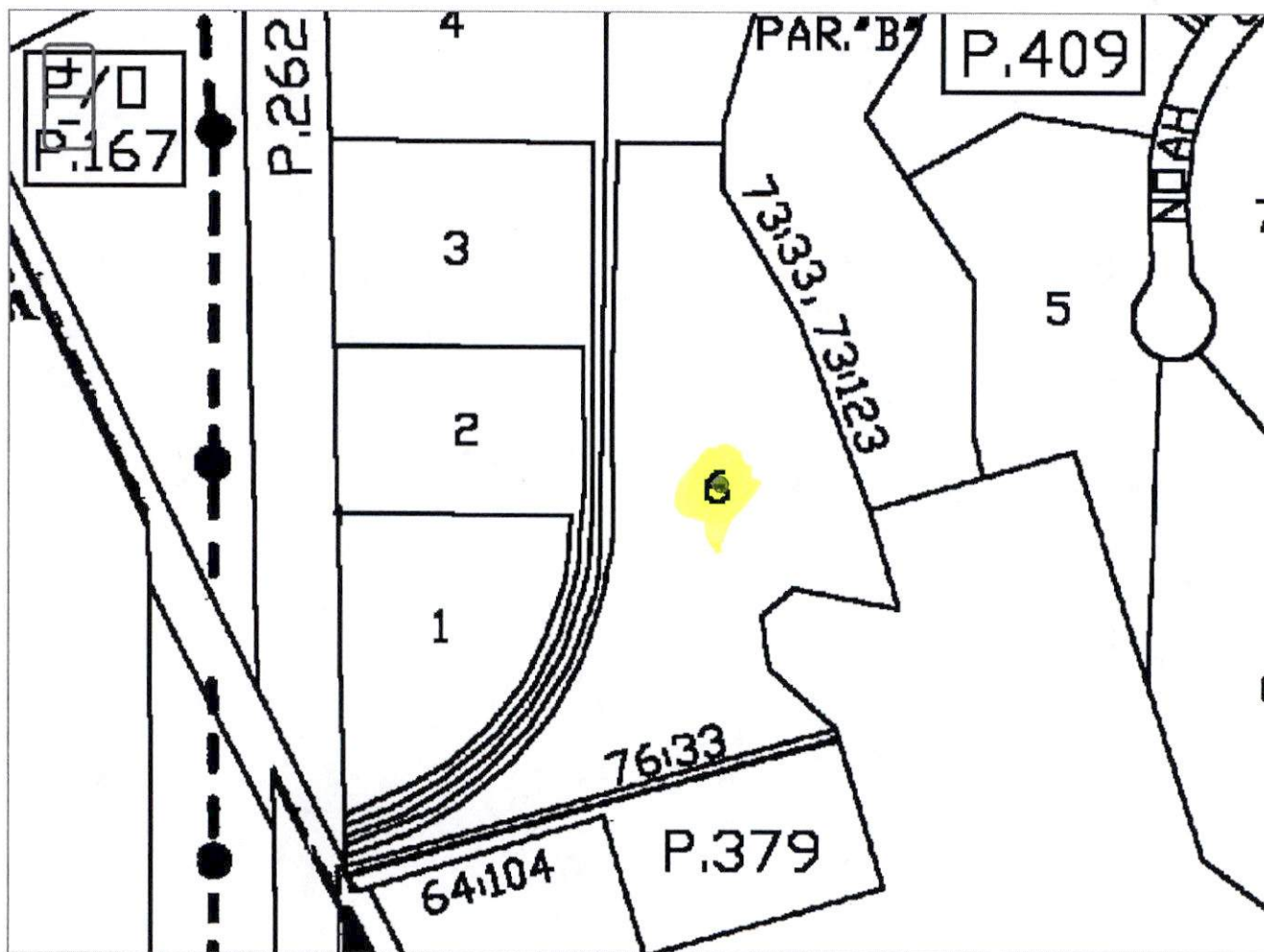
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration					
Account Identifier:		District - 02 Account Number - 2400004023								
Owner Information										
Owner Name:		STEWART OWEN D STEWART LESLIE L			Use: Principal Residence:		RESIDENTIAL YES			
Mailing Address:		3201 GRANITE RD WOODSTOCK MD 21163-			Deed Reference:		/34845/ 00378			
Location & Structure Information										
Premises Address:		3201 GRANITE RD WOODSTOCK 21163-			Legal Description:		4.394 AC 3201 GRANITE RD ESR FIELDS OF HARVEST			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0076	0016	0167		0000	5		6	2016	Plat Ref:	0076/ 0033
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built 2016		Above Grade Enclosed Area 2,705 SF		Finished Basement Area		Property Land Area 4.3900 AC		County Use 04		
Stories 1	Basement YES	Type STANDARD UNIT		Exterior SIDING	Full/Half Bath 2 full/ 1 half	Garage 1 Attached	Last Major Renovation			
Value Information										
			Base Value		Value As of 01/01/2016		Phase-in Assessments As of 07/01/2015			As of 07/01/2016
Land:			140,500		140,500					
Improvements			254,700		355,600					
Total:			395,200		496,100		395,200		428,833	
Preferential Land:			0							0
Transfer Information										
Seller:				Date: 04/09/2014			Price: \$185,000			
Type: ARMS LENGTH IMPROVED				Deed1: /34845/ 00378			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class			07/01/2015		07/01/2016			
County:		000			0.00					
State:		000			0.00					
Municipal:		000			0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						
Homestead Application Information										
Homestead Application Status: Approved 05/23/2016										

Baltimore County

[New Search \(http://sdat.dat.maryland.gov/RealProperty\)](http://sdat.dat.maryland.gov/RealProperty)District: **02** Account Number: **2400004023**

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>).

3201 Granite Road Woodstock, MD 21163
Owen & Leslie Stewart
Administrative Variance of Area / Height of Detached Garage



Item #0313

View Driving on Granite Rd. 4.39
acre Property all to right



Item #0313

Southern View of House



Southern View of House



Item #0313

South-East View of House



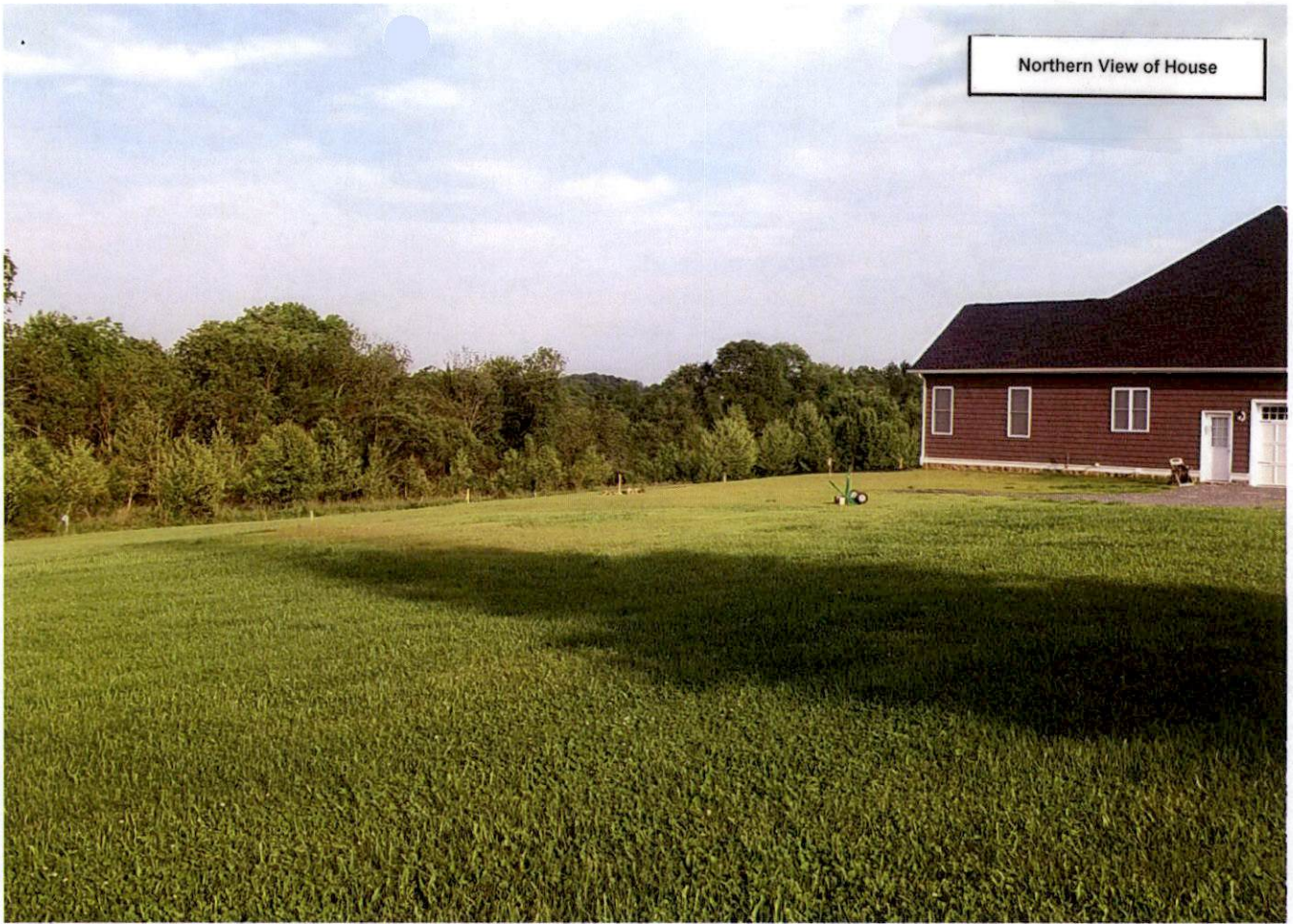


Front View of House

Item #0313



Proposed Garage View of House



Northern View of House

Item #0313

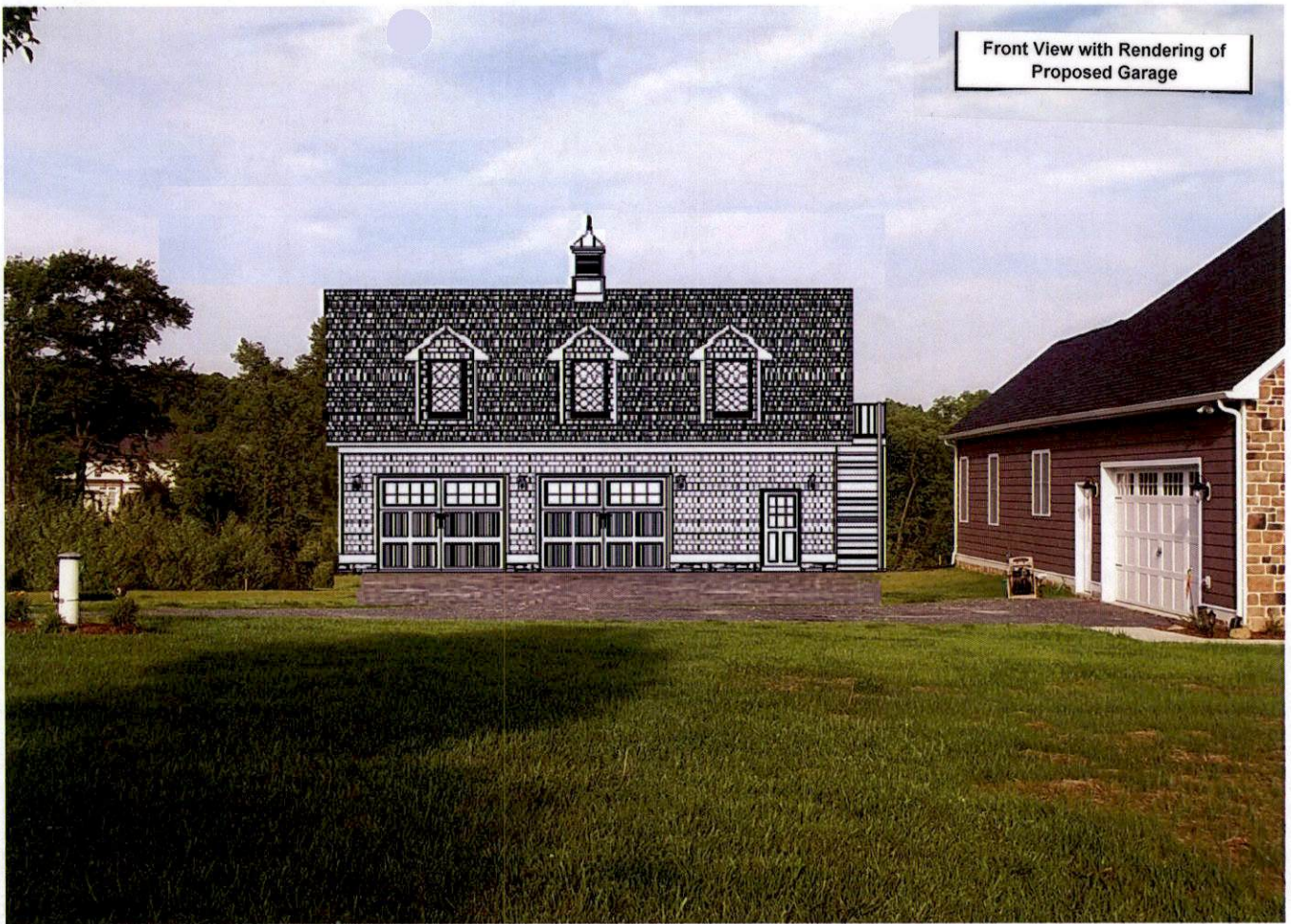


Northern View of House

3201 Granite Road Woodstock, MD 21163
Owen & Leslie Stewart
Administrative Variance of Area / Height of Detached Garage

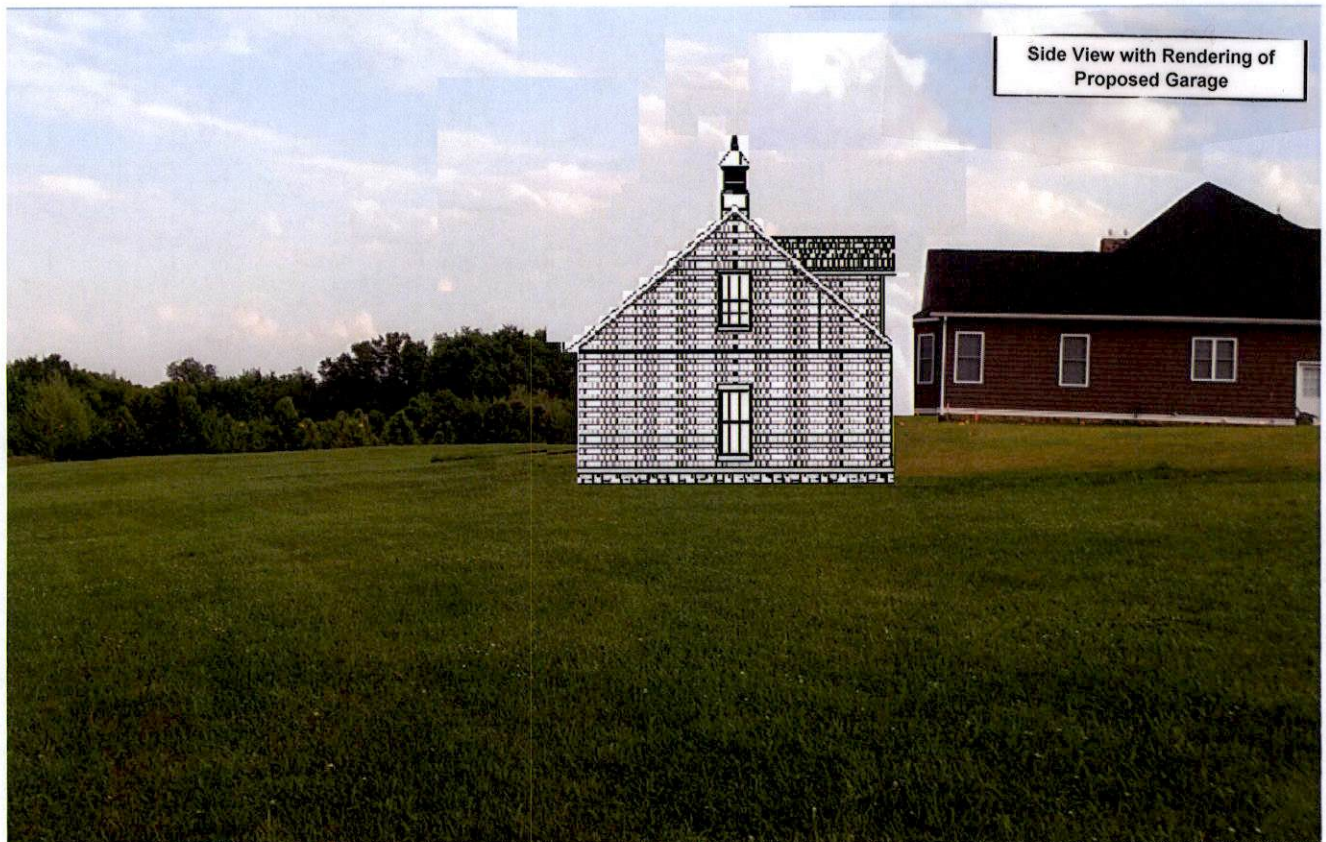


Item #0313



Front View with Rendering of
Proposed Garage

Item #0313



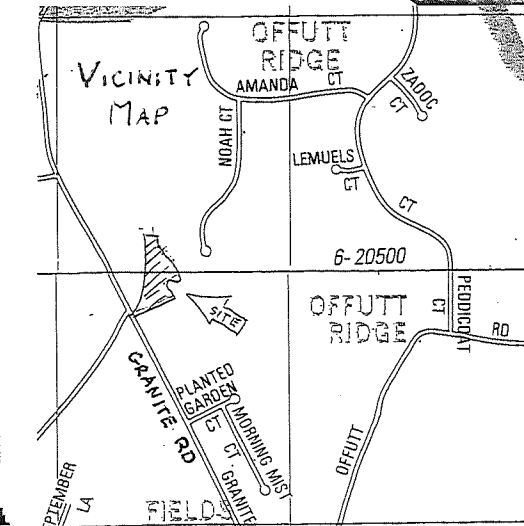
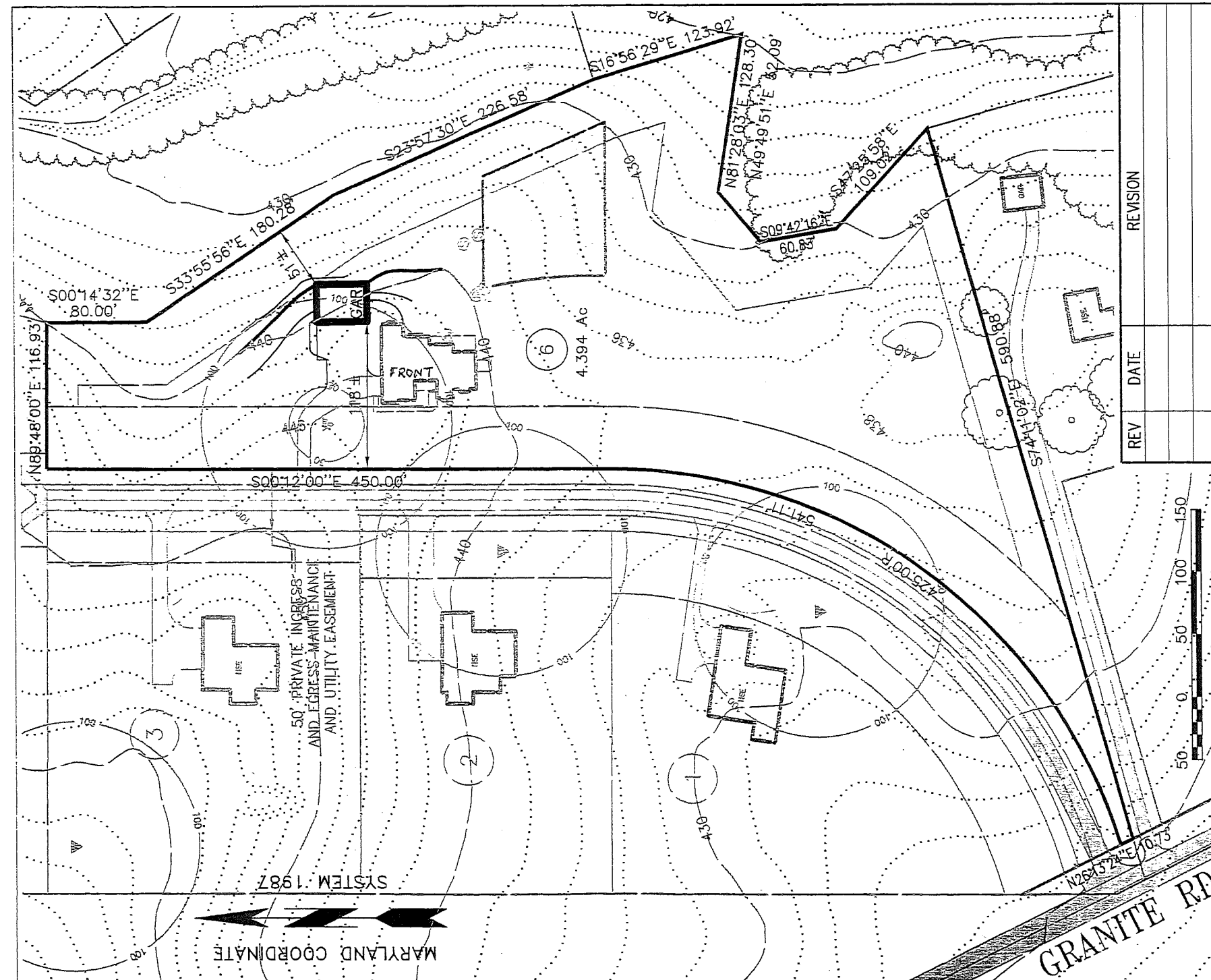
Side View with Rendering of
Proposed Garage

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)

ADDRESS 3201 Granite Rd Woodstock MD 21163 OWNER(S) NAME(S) Dwen + Leslie Stewart

SUBDIVISION NAME Fields of Harvest LOT# 6 BLOCK# SECTION# 5

PLAT BOOK# 76 FOLIO# 33 10 DIGIT TAX# 2400004023 DEED REF.# 34845/00378



MAP IS NOT TO SCALE

ZONING MAP# 076B3

SITE ZONED RC 6

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE 4.394

OR SQUARE FEET

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

#2016-0313-A

R.D.D.

VIOLATION CASE INFO:

PLAN DRAWN BY DRS Associates DATE 5/12/16 SCALE: 1 INCH = 100 FEET

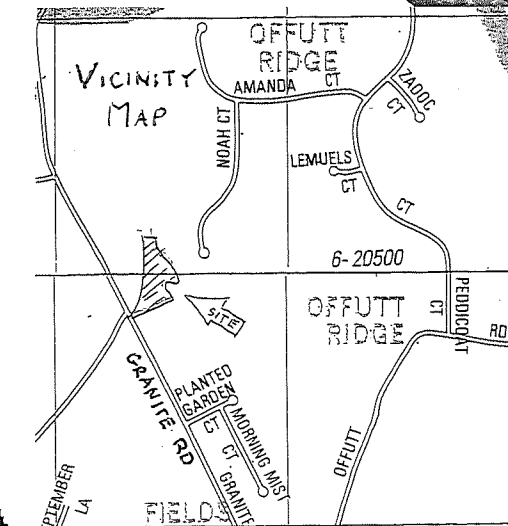
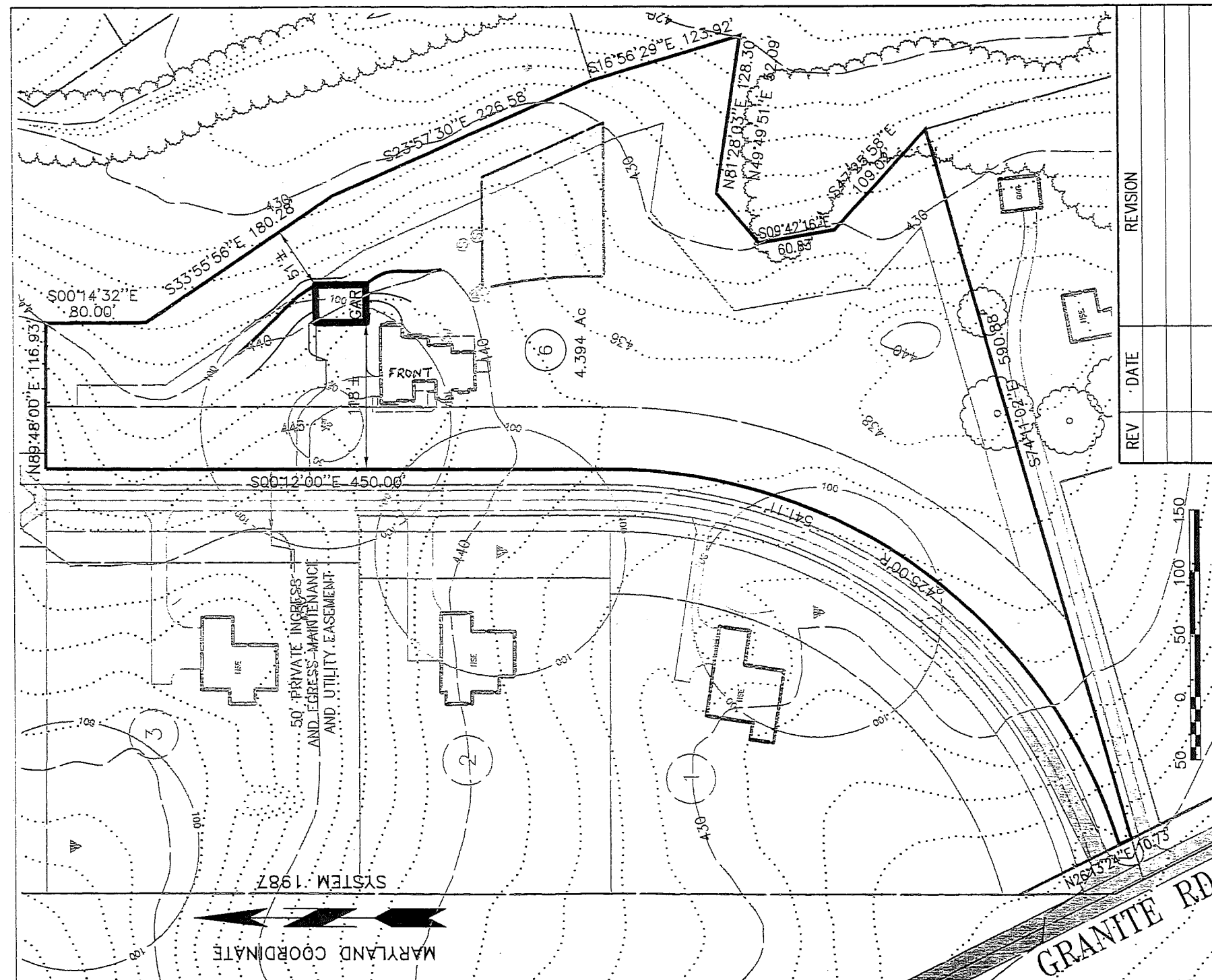
Pat. Exp. 1

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 3201 Granite Rd Woodstock MD 21163 OWNER(S) NAME(S) Dwight + Leslie Stewart

SUBDIVISION NAME Fields of Harvest LOT# 6 BLOCK# _____ SECTION# 5

PLAT BOOK# 76 FOLIO# 33 10 DIGIT TAX# 2400004023 DEED REF.# 34845/00378



MAP IS NOT TO SCALE

ZONING MAP# 076B3

SITE ZONED RC 6

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE 4.394

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

#2016-0313-A

Handwritten signature/initials

VIOLATION CASE INFO:

PLAN DRAWN BY DRS Associates DATE 5/12/16 SCALE: 1 INCH = 100 FEET