

IN RE: PETITION FOR ADMIN. VARIANCE *

(6519 Edenvale Road)

3rd Election District

2nd Council District

Joshua & Devorah E. Grunwald

Petitioners

*

*

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*

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0196-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, Joshua and Devorah E. Grunwald ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1B02.3.B (Section III.C.3 – 1945-55 Regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R"), to permit a proposed addition (bedroom/garage) with a corner lot side yard setback of 7 ft. in lieu of the required 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. No adverse ZAC comments were 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 February 12, 2017, 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 Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 3-8-17

By [Signature]

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 8th day of **March, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.B (Section III.C.3 – 1945-55 Regulations) of the Baltimore County Zoning Regulations (“B.C.Z.R”), to permit a proposed addition (bedroom/garage) with a corner lot side yard setback of 7 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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 3-8-17

By bw



KEVIN KAMENETZ
County Executive

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

March 8, 2017

Joshua & Devorah E. Grunwald
6519 Edenvale Road
Baltimore, MD 21209

RE: Petition for Administrative Variance
Case No. 2017-0196-A
Property: 6519 Edenvale Road

Dear Mr. and Mrs. Grunwald:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Daniel "Donny" Ankri, 6803 Cherokee Drive, Baltimore, MD 21209



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 6519 EDENVALE RD BALTIMORE MD 21209

Currently zoned DR3.5 (vested "A")

Deed Reference 23237 / 00598

10 Digit Tax Account # 0319058555

Owner(s) Printed Name(s) JOSHUA AND DEVORAH GRUNWALD

(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.B (Section III.C.3 – 1945-55 Regs) – to permit a proposed addition (bedroom/garage) with a corner lot side yard setback of 7 feet in lieu of the required 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

JOSHUA GRUNWALD

DEVORAH GRUNWALD

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

6519 EDENVALE RD BALTIMORE MD

Mailing Address City State

21209

410-340-3566

Zip Code

Telephone #

Email Address

DEVORAHGRUNWALD@GMAIL.COM

Representative to be contacted:

DANIEL "DONNY" ANKRI

Name – Type or Print

Signature

6803 CHEROKEE DR BALTIMORE MD

Mailing Address City State

21209

443-929-2377

Zip Code

Telephone #

Email Address

DONNYANKRI@GMAIL.COM

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

2017-0196-A

Filing Date

1/30/17

Estimated Posting Date

2/12/17

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.

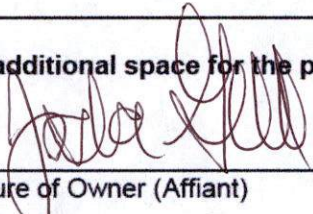
Address: 6519 EDENVALE RD BALTIMORE MD 21209
Print or Type Address of property City State Zip Code

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)

AN ADMINISTRATIVE VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING HOUSE PROVIDES A PRACTICAL DIFFICULTY FOR THE GROWING GRUNWALD FAMILY. THE AMOUNT OF BEDROOMS AND THE SIZE OF THE CURRENT LIVING AREA ARE INADEQUATE. IN ADDITION, A NEW 2 CAR GARAGE IS BEING PROPOSED FOR CAR PARKING AND ADDITIONAL STORAGE. STORAGE IS CURRENTLY VERY LACKING IN THE EXISTING HOUSE AND WITH THE GROWING FAMILY, STORAGE IS BECOMING MORE CRUCIAL. THE CURRENT HOUSE HAS NO GARAGE AND IT'S A PRACTICAL DIFFICULTY FOR THE FAMILY TO HAVE TO PARK OUTSIDE WHEN THE WEATHER SNOWS OR WHEN GROCERIES HAVE TO BE CARRIED INTO THE HOUSE.

THANK YOU FOR YOUR CONSIDERATION.

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


Signature of Owner (Affiant)

JOSHUA GRUNWALD

Name- Print or Type


Signature of Owner (Affiant)

DEVORAH GRUNWALD

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:

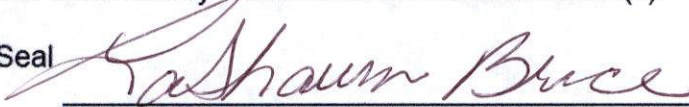
I HEREBY CERTIFY, this 23 day of January, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Joshua Grunwald and Devorah Grunwald

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

AS WITNESS my hand and Notaries Seal


Notary Public

3/7/2018
My Commission Expires

LASHAWN BRICE
NOTARY PUBLIC
BALTIMORE CITY
MARYLAND
MY COMMISSION EXPIRES 03/07/2018

Item #0196

REV. 5/5/2016

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 6519 Edenvale Road Baltimore MD 21209

Beginning at a point on the West side of Edenvale Rd which is 60 feet wide at the distance of 56 feet South of the centerline of the nearest improved intersecting street Farrington Rd which is 60 feet wide.

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot #1, Block #K, Section # (N/A) in the subdivision of Ranchleigh as recorded in Baltimore County Plat Book #19, Folio #61 containing 13,350 square feet, located in the 3rd Election District and the 2nd Council District.

Item #0196

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

No. 148563

Date: 1/30/17

Fund	Dept	Unit	Sub Unit	Rev		Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					515.00

Total: 515.00

Rec From: J + D Eranwald
 For: Zoning hearing - case # 2017-0176-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 1/30/2017 1/30/2017 11:22:43 3
 REG 0503 WALKIN CASH
 >>RECEIPT # 714134 1/30/2017 CFLN
 Dept 5 S28 ZONING VERIFICATION
 CR NO. 148563
 Recpt Tot \$75.00
 \$.00 CK \$75.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 2-12-17

RE: Case Number: 2017-0196-A

Petitioner/Developer: Grunwald

Date of Hearing/Closing: 2-27-17

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 6519 Edenvale Rd

The signs(s) were posted on 2-12-17
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

17-11-1927

1

17-11-1927

17-11-1927

17

17

RECEIVED

7/10/17

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2017-0196-A
TO PERMIT A PROPOSED ADDITION (BED-
ROOM / GARAGE) WITH A CORNER LOT SIDE
YARD SETBACK OF 7 FEET. IN LIEU OF THE
REQUIRED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 7/27/17

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE

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: February 8, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0196-A
Address 6519 Edenvale Road
(Grunwald Property)

Zoning Advisory Committee Meeting of **February 13, 2017**

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

Reviewer: Steve Ford Date: 2-8-2017

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0196 -A Address 6519 Edenvale Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/30/17 Posting Date: 2/12/17 Closing Date: 3/27/17

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 2017- 0196 -A Address 6519 Edenvale Rd
Petitioner's Name Joshua & Deborah Grunwald Telephone 410 340 3566
Posting Date: 2/12/17 Closing Date: 2/27/17
Wording for Sign: To Permit a proposed addition (bedroom/garage) with
a corner lot side yard setback of 7 feet in lieu of the
required 15 feet.

Revised 7/6/16

**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/neighbor 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 twenty (20) 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: 2017-0196-A
Property Address: 6519 Edenvale Rd
Property Description: west side of Edenvale Rd, +/- 30' south
of Farringdon Rd (ie: southwest corner of intersection)
Legal Owners (Petitioners): Joshua + Deborah Grunwald
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joshua and Deborah Grunwald
Company/Firm (if applicable): N/A Homeowner
Address: 6519 Edenvale Rd
Pikesville Md 21209
Telephone Number: 410 340 3566

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

February 28, 2017

Joshua & Devorah Grunwald
6519 Edenvale Road
Baltimore MD 21209

RE: Case Number: 2017-0196 A, Address: 6519 Edenvale Road

Dear Mr. & Ms. Grunwald:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 30, 2017. 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
Daniel Ankri, 6803 Cherokee Drive, Baltimore MD 21209

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



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

Date: 2/6/17

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. 2017-0196-A

*Administrative Variance
Joshua & Deborah Grunwald
6519 Edenvale 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
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: February 13, 2017

FROM: *(Signature)* Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 13, 2017
Item No. 2017-0113,0195,0196,0197,0198,0199,0200,0202 and 0204

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

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC02132017.doc

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: February 8, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0196-A
Address 6519 Edenvale Road
(Grunwald Property)

Zoning Advisory Committee Meeting of **February 13, 2017**

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

Reviewer: Steve Ford

Date: 2-8-2017

M E M O R A N D U M

DATE: April 10, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0196-A -- Appeal Period Expired

The appeal period for the above-referenced case expired on April 7, 2017. 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.'

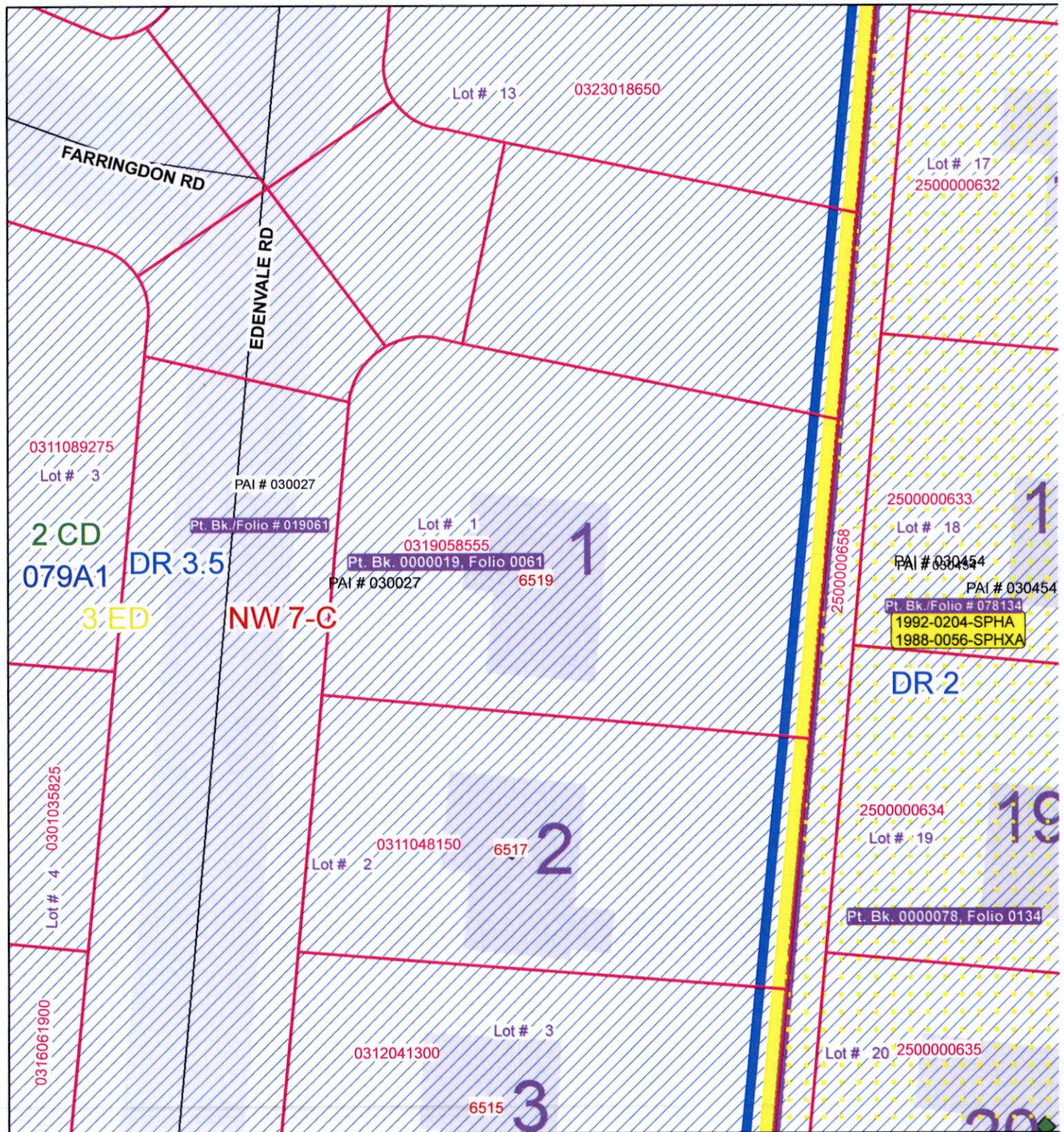
c: / Case File
Office of Administrative Hearings

Real Property Data Search Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0319058555			
Owner Information					
Owner Name:		GRUNWALD JOSHUA GRUNWALD DEVORAH E		Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:		6519 EDENVALE RD BALTIMORE MD 21209-2720		Deed Reference:	/23237/ 00598
Location & Structure Information					
Premises Address:		6519 EDENVALE RD 0-0000		Legal Description: 6519 EDENVALE RD RANCHLEIGH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0079	0001	0180		0000	K 1 2017 Plat Ref: 0019/0061
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built 1955		Above Grade Enclosed Area 2,274 SF		Finished Basement Area	Property Land Area 13,350 SF
					County Use 04
Stories 2	Basement NO	Type SPLIT LEVEL	Exterior BRICK	Full/Half Bath 2 full	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		122,000	122,000		
Improvements		182,300	213,700		
Total:		304,300	335,700	304,300	314,767
Preferential Land:		0			0
Transfer Information					
Seller: SNEIDER DAVID W		Date: 01/19/2006		Price: \$321,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /23237/ 00598		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2016	07/01/2017	
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 05/20/2008					

6519 Edenvale Road



Publication Date: 1/30/2017



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0196

6519 Edenvale Road



Publication Date: 1/30/2017



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



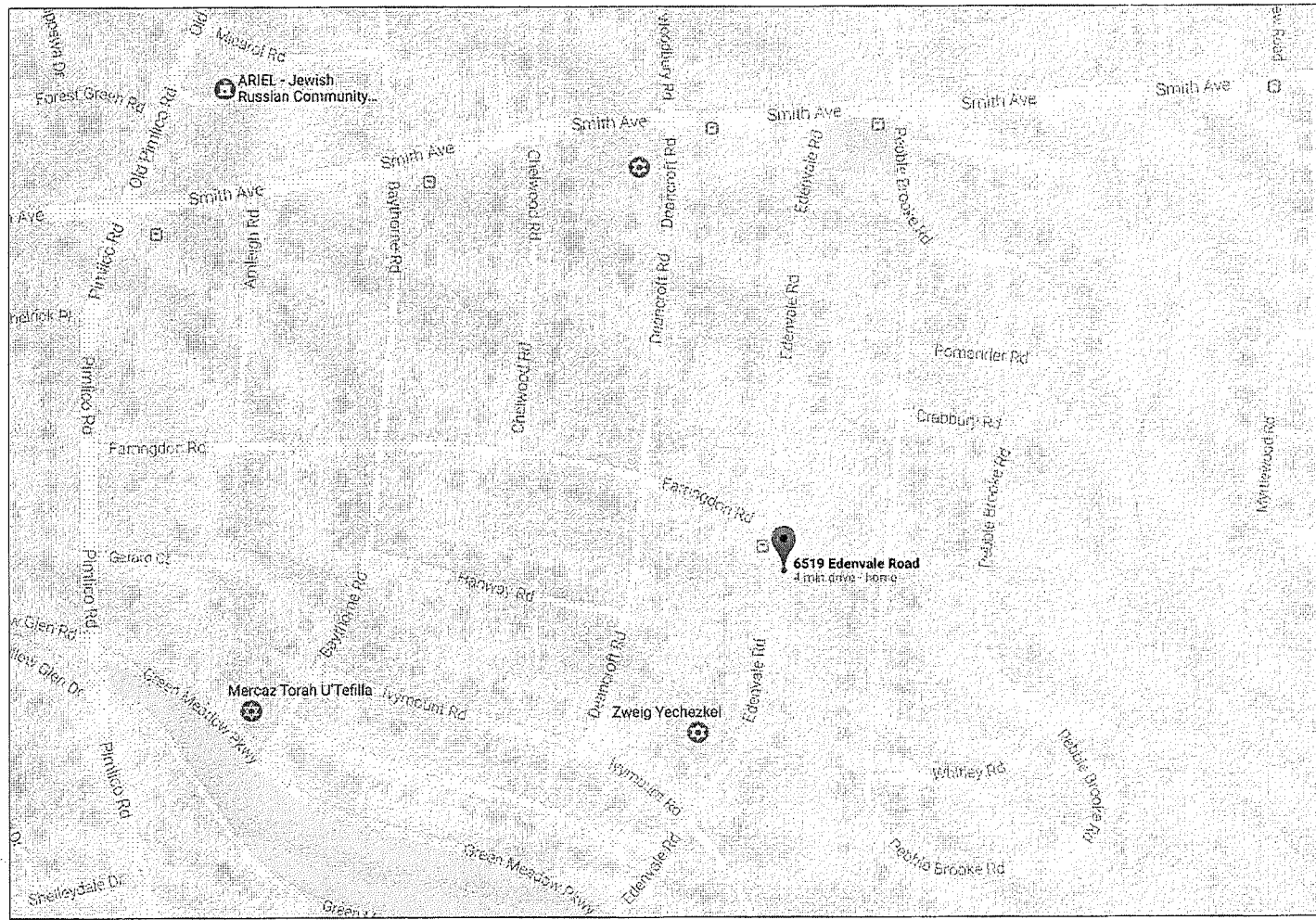
0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0196

STAPLE EDGE

STAPLE EDGE



VICINITY PLAN (NOT TO SCALE)

TAKEN FROM GOOGLE MAPS

NOTES

- 1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM CLIENT-PROVIDED LOCATION DRAWING.
- 2) THE LOCATION DRAWING IS DATED 9/5/2005 AND WAS CREATED BY WITZ & ASSOCIATES.
- 3) DIMENSIONS ARE APPROXIMATE.

NORTH

EXISTING PINE TREES TO REMAIN

- NOTES:
- 1) THE PROPOSED GARAGE HARDLY OVERLAPS WITH TREE CANOPY SO TREES SHOULD NOT BE JEOPARDIZED DUE TO THE GARAGE ADDITION.
 - 2) ONLY THESE TREES ARE BEING SHOWN SINCE THEY ARE IN CLOSEST PROXIMITY TO ANY PART OF THE ADDITION.

NORTH

R = 20.00'
L = 34.11'

(A1) SITE PLAN
1" = 10'-0"

EDENVALE ROAD 60' RIGHT OF WAY



EXISTING PHOTO 3

North side view showing area for proposed new garage addition



EXISTING PHOTO 2

Front view showing forested paper street area and proposed new garage addition



EXISTING PHOTO 1

Front view from Rd

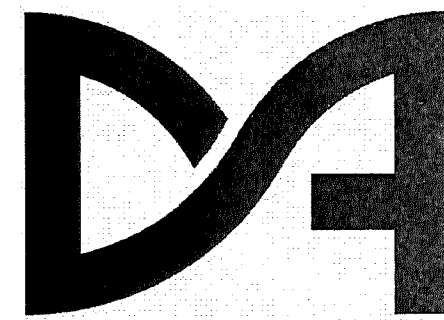
ZONING HEARING PLAN FOR:
VARIANCE ☒ FOR SPECIAL HEARING

ADDRESS: 6519 EDENVALE RD BALTIMORE, MD 21209
OWNER'S NAME: JOSHUA AND DEVORAH GRUNWALD
SUBDIVISION NAME: RANCHLEIGH
LOT#: 1
BLOCK#: K
SECTION#: N/A
PLAT REF#: 0019/0061
10 DIGIT ACCOUNT#: 0319058555
DEED REF#: 23237/00598

ZONING MAP# 0079A1
SITE ZONED DR3.5 (vested 'A' Residence Zone)
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 13,350 SQ. FT.
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS:
PUBLIC ☒ PRIVATE
SEWER IS:
PUBLIC ☒ PRIVATE
PRIOR HEARING? NO

GRUNWALD ADDITION

6519 EDENVALE RD
BALTIMORE MD 21209



DONNY
ANKRI
ARCHITECTS

donnyankri@gmail.com
443.929.2377

#2017-0196-A

DA

VARIANCE SUBMISSION

Date	1/11/17
Scale	As indicated
Job No.	XXXX
Drawn By	DA

SITE PLAN

Drawing No. **A0.01**

Part. 1