

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(1922 Stockton Road)	*	OFFICE OF
10 th Election District		
3 rd Council District	*	ADMINISTRATIVE HEARINGS
Edward & Lisa Etchison		
<i>Legal Owners</i>	*	FOR BALTIMORE COUNTY
Petitioners	*	Case No. 2017-0237-SPHA
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Edward & Lisa Etchison, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) to allow the continued use of a second single family dwelling on the subject property that has been used by family every day and non-conforming since 1974; and (2) to approve an accessory structure that is larger than the principal structure/dwelling. In addition, a Petition for Variance seeks: (1) to permit a garage to be located in the front yard of a dwelling in lieu of the rear yard; and (2) to permit a garage with a maximum height of 18 ft. in lieu of the required 15 ft. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Edward & Lisa Etchison and surveyor Bruce Doak appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Department of Environmental Protection and Sustainability (DEPS). Neither agency opposed the requests.

The subject property is approximately 4.619 acres in size and is zoned RC-2. The property has been owned for over 50 years by Petitioners' family. The original single-family dwelling on the

ORDER RECEIVED FOR FILING

Date 4/28/17

By DLN

property is 100 +/- years old, and is occupied by Petitioners. In 1974 Petitioners' father built on the property a second dwelling for use by his aging parents. Petitioners were unable to locate permits for the second dwelling, although DEPS apparently has records and reports related to the well and septic serving this home. The home has a separate address (i.e., 1924 Stockton Road) and BGE account, although it is located on the same lot as the principal dwelling. When Petitioners' grandparents died in the early 1980's, family friends (who are now in their 80s) moved into the smaller home, and they still reside in the dwelling.

SPECIAL HEARING

The first special hearing request concerns a detached garage Petitioners propose to construct on the property. Petitioners explained the garage would be for storage of lawn equipment and household items. Based on the plan it appears the ground floor area (i.e., "footprint") of the garage would be roughly the same size as the smaller house, and the zoning office instructed Petitioners to seek special hearing relief for this condition. The proposed garage will be located more than 30 feet from the nearest property line and will be only partially visible from one neighbor's home. As such the request will be granted.

The other special hearing request concerns the status of the second dwelling. It seems unlikely it would qualify as a lawful nonconforming building. Mr. Doak indicated the property was zoned RDP in 1974 when the home was constructed, and that the RDP zone had a one acre minimum lot size. Mr. Doak also noted that unlike other provisions in the B.C.Z.R., the RDP regulations did not explicitly state that only one dwelling may be constructed per lot. Even so, there was a subdivision process in Baltimore County in the 1970s, and it is undisputed this property has never been subdivided. That, in my mind, calls into question whether this would be a "lawful" nonconforming building.

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Date

4/28/17

By

sen

But I believe the structure is in essence an accessory apartment, although Petitioners should not be required to comply with B.C.Z.R. §400.4. in its entirety since the use predated that regulation by nearly forty years. Accessory apartments are permitted in an accessory building located on the same lot as the owner-occupied principal dwelling. The one-story dwelling in question is approximately 30' x 36', so the structure is within the 1,200 sq. ft. limitation set forth in B.C.Z.R. §400.4. And though the family friends currently living in the apartment are not technically "immediate family members," Petitioners indicated they were amenable to such a restriction for all future occupants.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The large site has irregular dimensions and topographical features across the property. As such it is unique. Petitioners would experience practical difficulty if the regulations were strictly interpreted because they would be unable to construct the proposed garage. Finally, as demonstrated by the lack of County and/or community opposition, I do not believe granting the requests would have a detrimental impact upon the community.

THEREFORE, IT IS ORDERED this 28th day of **April, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R"): (1) to allow the continued use of a second single-family dwelling on the subject property, subject to the restrictions noted below; and (2) to approve an accessory structure (garage) that is larger than the principal structure/dwelling, be and is hereby GRANTED.

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Date

4/28/17

By

sen

IT IS FURTHER ORDERED that the petition for variance: (1) to permit a garage to be located in the front yard of a dwelling in lieu of the rear yard; and (2) to permit a garage with a maximum height of 18 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon 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.
2. Prior to issuance of permits for the garage Petitioners must obtain approval from the Ground Water Management section of DEPS.
3. Petitioners must provide to the satisfaction of the DOP a vegetative buffer in the area between the proposed garage and the property at 2004 Stockton Road.
4. The proposed garage shall not be used for commercial purposes and shall not contain living quarters or kitchen facilities.
5. Prior to issuance of permits for the garage Petitioners shall file among the land records of Baltimore County a declaration of understanding indicating the smaller dwelling (accessory apartment) may be occupied or utilized only by immediate family members, as that term is defined in Section 101 of the B.C.Z.R.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 4/28/17
By sln



KEVIN KAMENETZ
County Executive

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

April 28, 2017

Edward and Lisa Etchison
1922 Stockton Road
Phoenix, MD 21131

RE: Petitions for Special Hearing and Variance
Case No. 2017-0237-SPHA
Property: 1922 Stockton Road

Dear Petitioners:

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

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, MD 21053



PETITION FOR ZONING HEARING(S)

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

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

Address 1922 STOCKTON ROAD which is presently zoned RC2
 Deed References: 24319/307 10 Digit Tax Account # 1005087510
 Property Owner(s) Printed Name(s) EDWARD LEE ETCHISON & LISA ETCHISON

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED PAGE

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a Variance from Section(s)

SEE ATTACHED PAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

EDWARD LEE ETCHISON LISA ETCHISON

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

BRUCE@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2017-0237-0PH4 Filing Date 3/7/17

Do Not Schedule Dates: Reviewer JR

ORDER RECEIVED FOR FILING REV 4/4/11

Date

By

Requests for 1922 Stockton Road:

Special Hearing

- 1) To allow the continued use of a second single family dwelling on the subject property that has been used by family every day and non-conforming since 1974.
- 2) *TO APPROVE AN ACCESSORY STRUCTURE THAT IS LARGER THAN THE PRINCIPLE STRUCTURE/DWELLING.*

Variances

- 1) To permit a garage to be located in the front yard of a dwelling in lieu of the rear yard per Section 400.1 BCZR
- 2) To permit a garage with a maximum height of 18 feet in lieu required 15 feet per Section 400.3 BCZR

Bruce E. Doak Consulting, LL

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

1922 Stockton Road
~~TELEPH~~ Election District ~~THIRD~~ Councilmanic District
Baltimore County, Maryland

Beginning at a point on the north side of Stockton Road, 30 feet from the center line and 485 feet from the centerline of Woodbrook Lane, thence leaving Stockton Road and running on the outlines of the subject property, the four following courses and distances, viz. 1) North 28 degrees 33 minutes 20 seconds East 690.62 feet, 2) South 57 degrees 48 minutes East 289.56 feet, 3) South 27 degrees 10 minutes West 176 feet and 4) South 27 degrees 10 minutes West 490 feet to a point on the north side of Stockton Road, thence running on the north side of Stockton Road 5) North 62 degrees 50 minutes West 305.41 feet to the point of beginning.

Containing 4.619 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor

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

Nº 150321

Date: 3/7/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	502	0000		6152					150.00

Total: 150.00

Rec From: Bruce Deek

For: SP4A
1922 Street Light Rel

2017-0237-SP4A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
3/07/2017 3/07/2017 10:25:00 3
REG WSO3 WALKIN CAN
>>RECEIPT # 718280 3/07/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 150321

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

**CASHIER'S
VALIDATION**



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4873170

Sold To:

Edward & Lisa Etchison - CU00592332
1922 Stockton Rd
Phoenix, MD 21131-1132

Bid To:

Edward & Lisa Etchison - CU00592332
1922 Stockton Rd
Phoenix, MD 21131-1132

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Apr 04, 2017

The Baltimore Sun Media Group

By

S. McKeim

Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2017-0237-SPHA

1922 Stockton Road

N/s of Stockton Road, 485 ft. from the centerline of Woodbrook Lane

10th Election District - 3rd Councilmanic District

Legal Owner(s) Edward Lee & Lisa Etchison

SPECIAL HEARING: to allow the continued use of a second single family dwelling on the subject property that has been used by family every day and non-conforming since 1974. To approve an accessory structure that is larger than the principal structure/dwelling.

VARIANCE: to permit a garage to be located in the front yard of a dwelling in lieu of the rear yard. To permit a garage with a maximum height of 18 ft. in lieu of the required 15 ft.

Hearing: Tuesday, April 25, 2017 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 4/6/16 April 4

4873170

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

April 5, 2017

Re:
Zoning Case No. 2017-0237-SPHA
Legal Owner: Edward Lee & Lisa Etchison
Hearing date: April 25, 2017

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

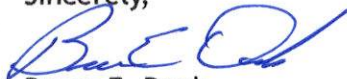
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **1922 Stockton Road**.

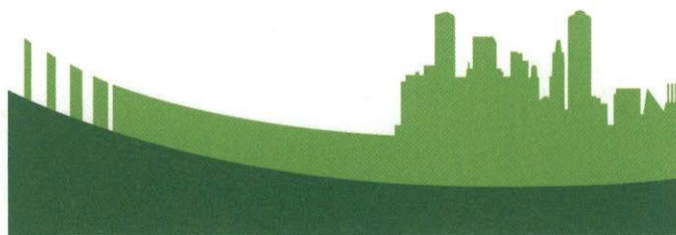
The sign was posted on **April 4, 2017**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2017-0237-SPHA
1922 Stackton Road

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Tuesday April 25, 2017 2:30 PM

SPECIAL HEARING 1) TO ALLOW THE CONTINUED USE OF A SECOND
SINGLE FAMILY DWELLING ON THE SUBJECT PROPERTY THAT HAS
BEEN USED BY FAMILY EVERY DAY AND NONCONFORMING SINCE
1974. 2) TO APPROVE AN ACCESSORY STRUCTURE THAT IS LARGER
THAN THE PRINCIPLE STRUCTURE DWELLING.

VARIANCE: 1. TO PERMIT A GARAGE TO BE LOCATED IN THE FRONT
YARD OF A DWELLING IN LIEU OF THE REAR YARD. 2) TO PERMIT A
GARAGE WITH A MAXIMUM HEIGHT OF 18 FT. IN LIEU OF THE
REQUIRED 10 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONSIDER THE HEARING CALL NUMBER 3341
DO NOT MISS THIS HEARING FOR THE 100% OF THE HEARING CALL
THE HEARING IS POSTPONED TO THE NEXT DATE

1929

ZONING NOTICE

CASE NO. 2017-0237-SPHA

1922 Stockton Road

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Tuesday April 25, 2017 2:30 PM

SPECIAL HEARING 1) TO ALLOW THE CONTINUED USE OF A SECOND SINGLE FAMILY DWELLING ON THE SUBJECT PROPERTY THAT HAS BEEN USED BY FAMILY EVERY DAY AND NON-CONFORMING SINCE 1974. 2) TO APPROVE AN ACCESSORY STRUCTURE THAT IS LARGER THAN THE PRINCIPLE STRUCTURE / DWELLING.

VARIANCE 1) TO PERMIT A GARAGE TO BE LOCATED IN THE FRONT YARD OF A DWELLING IN LIEU OF THE REAR YARD. 2) TO PERMIT A GARAGE WITH A MAXIMUM HEIGHT OF 18 FT. IN LIEU OF THE REQUIRED 15 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 4, 2017 Issue - Jeffersonian

Please forward billing to:
Edward & Lisa Etchison
1922 Stockton Road
Phoenix, MD 21131

443-829-2768

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0237-SPHA

1922 Stockton Road

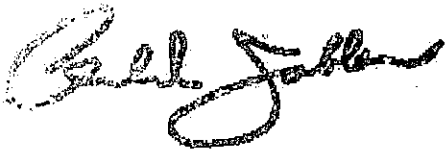
N/s of Stockton Road, 485 ft. from the centerline of Woodbrook Lane

10th Election District – 3rd Councilmanic District

Legal Owners: Edward Lee & Lisa Etchison

Special Hearing to allow the continued use of a second single family dwelling on the subject property that has been used by family every day and non-conforming since 1974. To approve an accessory structure that is larger than the principle structure/dwelling. **Variance** to permit a garage to be located in the front yard of a dwelling in lieu of the rear yard. To permit a garage with a maximum height of 18 ft. in lieu of the required 15 ft.

Hearing: Tuesday, April 25, 2017 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

March 23, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0237-SPHA

1922 Stockton Road

N/s of Stockton Road, 485 ft. from the centerline of Woodbrook Lane

10th Election District – 3rd Councilmanic District

Legal Owners: Edward Lee & Lisa Etchison

Special Hearing to allow the continued use of a second single family dwelling on the subject property that has been used by family every day and non-conforming since 1974. To approve an accessory structure that is larger than the principle structure/dwelling. **Variance** to permit a garage to be located in the front yard of a dwelling in lieu of the rear yard. To permit a garage with a maximum height of 18 ft. in lieu of the required 15 ft.

Hearing: Tuesday, April 25, 2017 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Etchison, 1922 Stockton Road, Phoenix 21131
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 5, 2017.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

**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: 2017-0237-SP44
Property Address: 1922 STOCKTON ROAD PHOENIX MD 21131
Property Description: NORTH SIDE OF STOCKTON ROAD, 485'± EAST
OF WOODBROOK LANE
Legal Owners (Petitioners): EDWARD L. & LISA ETCHISON
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: EDWARD L. & LISA ETCHISON
Company/Firm (if applicable): N/A
Address: 1922 STOCKTON ROAD
PHOENIX MD 21131

Telephone Number: 443-829-2768 (Lisa)



KEVIN KAMENETZ
County Executive

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

April 18, 2017

Edward Lee & Lisa Etchison
1922 Stockton Road
Phoenix MD 21131

RE: Case Number: 2017-0237 SPHA, Address: 1922 Stockton Road

Dear Mr. & Ms. Etchison:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 7, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak Consulting LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053



Larry Hogan, **Governor**
Boyd K. Rutherford, **Lt. Governor**
Pete K. Rahn, **Secretary**
Gregory C. Johnson, P.E., **Administrator**

Date: 3/20/17

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

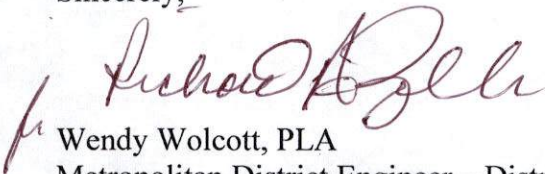
Dear Ms. Lewis:

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. 2017-0237-SPHA

*Special Hearing Variance -
Edward Lee & Lee Etchison
1922 Stockton 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,



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

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030

410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 4/4/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-237

INFORMATION:

Property Address: 1922 Stockton Road
Petitioner: Edward Lee Etchinson, Lisa Etchinson
Zoning: RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve the continued non-conforming use of a second single family dwelling and a detached accessory structure being larger than the principal structure. The Department also reviewed the petition for a variance to permit a garage to be located in the front yard of the dwelling with a maximum height of 18 feet in lieu of the required rear yard and 15 feet respectively.

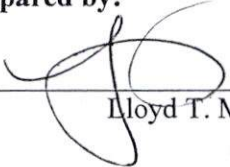
A site visit was conducted on March 24, 2017. Stockton Road is a Baltimore County Scenic Route.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- As the petition indicates, the second dwelling is used by family. A Declaration of Intent confirming this condition shall be recorded in the Land Records of Baltimore County prior to the final issuance of the Decision and Order in this case.
- Vegetation should be planted or retained to screen the proposed garage. Said garage shall not be used for residential or commercial purposes. No second utility meter shall be allowed.

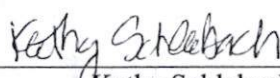
For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Kaylee Justice
Bruce E. Doak, Bruce E. Doak Consulting, LLC
James Hermann, R.L.A., Dept. of Permits, Approvals and Inspections
Office of the Administrative Hearings
People's Counsel for Baltimore Count

RECEIVED
MAY 01 2017

4-25

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 4/4/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-237



INFORMATION:

Property Address: 1922 Stockton Road
Petitioner: Edward Lee Etchinson, Lisa Etchinson
Zoning: RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve the continued non-conforming use of a second single family dwelling and a detached accessory structure being larger than the principal structure. The Department also reviewed the petition for a variance to permit a garage to be located in the front yard of the dwelling with a maximum height of 18 feet in lieu of the required rear yard and 15 feet respectively.

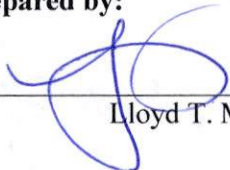
A site visit was conducted on March 24, 2017. Stockton Road is a Baltimore County Scenic Route.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- As the petition indicates, the second dwelling is used by family. A Declaration of Intent confirming this condition shall be recorded in the Land Records of Baltimore County prior to the final issuance of the Decision and Order in this case.
- Vegetation should be planted or retained to screen the proposed garage. Said garage shall not be used for residential or commercial purposes. No second utility meter shall be allowed.

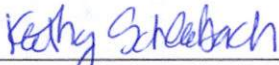
For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Kaylee Justice
Bruce E. Doak, Bruce E. Doak Consulting, LLC
James Hermann, R.L.A., Dept. of Permits, Approvals and Inspections
Office of the Administrative Hearings
People's Counsel for Baltimore Count

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: March 17, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0237-SPHA
Address 1922 Stockton Road
(Etchison Property)

Zoning Advisory Committee Meeting of **March 20, 2017**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed building permit(s) for a garage/accessory structure, since the property is served by well and septic.

Reviewer: Dan Esser Date: 3/17/17

RECEIVED

MAR 28 2017

20BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

INTEROFFICE CORRESPONDENCE

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

DATE: March 21, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For March 20, 2017
Item No. 2017- 0202, 0223, 0232, 0233, 0235, 0236, 0237, 0238, 0239
and 0240

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\ZAC03202017.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE * OF ADMINISTRATIVE
1922 Stockton Road; N/S Stockton Road, *
485' c/line of Woodbrook Lane *
10th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s) Edward & Lisa Etchison * BALTIMORE COUNTY
Petitioner(s) *
* 2017-237-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

MAR 20 2017

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of March, 2017, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: May 31, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0237-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on May 30, 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.'

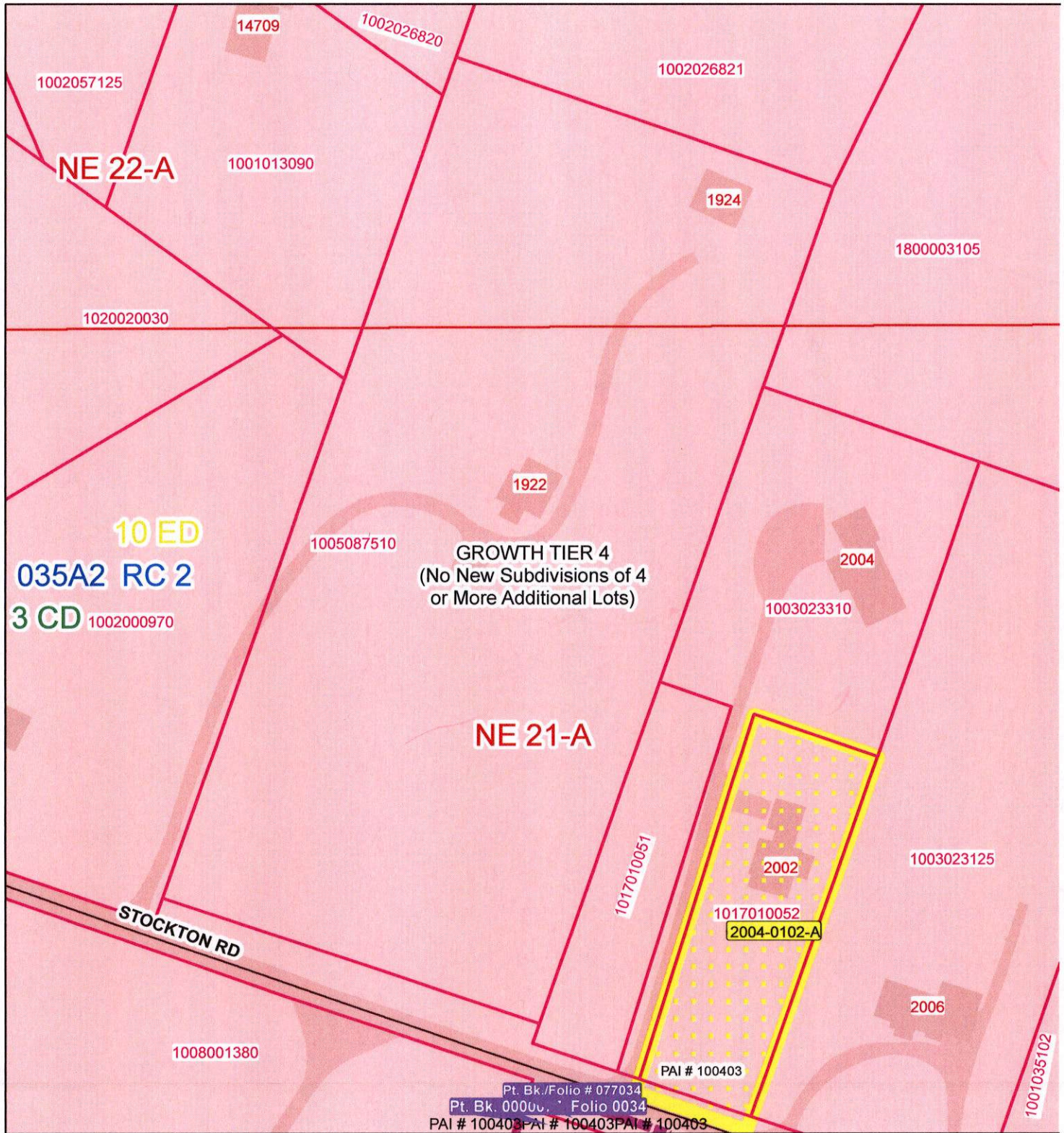
c: / Case File
Office of Administrative Hearings

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Account Identifier:			District - 10 Account Number - 1005087510							
Owner Information										
Owner Name:		ETCHISON EDWARD LEE ETCHISON LISA			Use: Principal Residence:		RESIDENTIAL YES			
Mailing Address:		1922 STOCKTON RD PHOENIX MD 21131-1132			Deed Reference:		/24319/ 00307			
Location & Structure Information										
Premises Address:		1922 STOCKTON RD 0-0000			Legal Description:		4.619 AC 1922 STOCKTON RD NES 950 SE CARROLL RD			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0035	0013	0238		0000				2017		
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
		2,152 SF				4.6100 AC		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT		FRAME	2 full					
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2017		As of 07/01/2016		As of 07/01/2017	
Land:			108,800		108,800					
Improvements			126,300		124,700					
Total:			235,100		233,500		235,100		233,500	
Preferential Land:			0						0	
Transfer Information										
Seller: ETCHISON EDWARD LEE				Date: 08/16/2006				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /24319/ 00307				Deed2:		
Seller: GARBER AUGUSTA C, TRUSTEE				Date: 06/18/2002				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /16526/ 00713				Deed2:		
Seller: ETCHISON EDWARD M				Date: 08/28/1996				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /11769/ 00684				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										

1922 Stockton Road 2017-J237-SPHA



Publication Date: 3/7/2017



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

PLEASE PRINT CLEARLY

CASE NAME ETC/1304
CASE NUMBER 2017-0237-SPHA
DATE 4/25/17

PETITIONERS

~~CITIZEN'S SIGN - IN SHEET~~

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

Case No.:

2017-0237-SPHA

Exhibit Sheet

Petitioner/Developer

192
5-31-17

Protestant

sln

4/28/17

No. 1	Plan	
No. 2	Aerial photo	
No. 3	Plan w/ accompanying photos 3A-3N	
No. 4	BCZR provision	
No. 5	Letters of support from neighbors	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



Printed 2/6/2017

This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect and consequential damages.

and
the

PETITIONER'S

EXHIBIT NO.

2



A









65





















ARTICLE 1A—RURAL AND RURAL-SUBURBAN LOW-INTENSITY ZONES
[Bill No. 100, 1970.]

Section 1A00—R. D. P. ZONES (RURAL: DEFERRED-PLANNING). [Bill No. 100, 1970.]

1A00.1—General Provisions. [Bill No. 100, 1970.]

- 1.¹ Purpose. The R. D. P. zoning classification is established, pursuant to the legislative findings set forth above,² in order to:
 - a. Prevent untimely urban development of relatively open rural land; and
 - b. Foster conditions favorable to agriculture and other low-intensity uses appropriate in rural areas, considering both the magnitude of total land acreage needed for such uses and the current prospective needs for developable urban land.

[Bill No. 100, 1970.]
2. Intent as to application of R. D. P. zoning classification to property or removal therefrom. It is intended:
 - a. That rural land shall be classified within R. D. P. zones unless the Capital Budget and Five-Year Capital Program of Baltimore County and duly adopted official Baltimore County master plans, including the "county plan" required under Article 43, Section 387C of the Annotated Code of Maryland, 1957 (1965 Replacement Volume) as amended, all consistently indicate that such land is to be serviced by public sewerage and water-supply systems and, in the case of those said documents which determine the timing of construction, also consistently provide for the adequacy and availability of service to said land by such systems within a period of six years after the time of consideration with respect to zoning classification; provided further, however, that such nonserviced land as is specifically herein described (in this Subparagraph 3³ or other provisions in these regulations) as being appropriately otherwise classified shall also be excepted from the category of land which shall be classified as R. D. P.;
 - b. That land classified as R. D. P. shall not be reclassified (rezoned) until such time as the documents hereinabove noted have been officially changed or replaced in kind and thereby then indicate possible appropriateness of reclassification under the criteria hereinbefore stated;

1. The line designating this subparagraph and those immediately following as parts of a Paragraph "A" was deleted from Bill No. 100, 1970 by amendment after introduction.
2. Findings deleted from Bill No. 100, 1970 by amendment after introduction.
3. Now Subparagraph 2, as a result of amendment of Bill No. 100, 1970 after introduction.

c. That reclassification of land as R. D. P. shall not represent a commitment by Baltimore County with respect to type of future development, but only that more particular planning for the use of such land shall be executed in the future; and

d. That certain distinct existing areas of compact development, such as certain approved subdivisions or the immediate environs of typical rural business centers, are not normally to be classified as R. D. P.

[Bill No. 100, 1970.]

3. Special Policy for Certain Developments. In view of possible overriding public benefits to be derived from certain large-scale unit developments, the establishment of such developments is hereby excepted from application of the policy hereinbefore stated to the extent indicated under Section 430 ("Unit Developments"). [Bill No. 100, 1970.]

B.⁴ Locational Requirement. No R. D. P. zone shall be established or re-established within the urban-rural demarcation line, but said line may be re-established to include an R. D. P. zone or part thereof existing at the time said line is re-established. [Bill No. 100, 1970.]

1A00.2—Use Regulations. [Bill No. 100, 1970.]

A.⁵ Uses Permitted as of Right. The following uses, only, are permitted as of right in R. D. P. zones:

1. Farms, or, on existing undersized lots, limited-acreage wholesale flower farms.⁶
2. One-family detached dwellings.
3. Churches or other buildings for religious worship.
4. Trailers (see Section 415).
5. Research institutes, as defined in Section 101 and as permitted and regulated in D. R. 1 zones (see Section 418).
6. Hospitals.
7. Telephone, telegraph, electrical-power or other electrical lines, all underground with the exception of such lines as are permitted above ground in D. R. zones.
8. Other cables; conduits; gas, water, or sewer mains; or storm-drain systems: all underground.
9. Railroads or other transportation lines.

4. Line designating preceding provisions as Paragraph "A" deleted--see note 1 above.

5. All provisions of this paragraph from Bill No. 100, 1970.

6. Since a limited-acreage wholesale flower farm consists of less than three acres of land (see Section 101), and since the minimum lot size in R. D. P. zones is one acre (rather than ten acres, as set forth in Bill No. 100, 1970 before amendment), there is a question as to the effect of the phrase "on existing undersized lots".

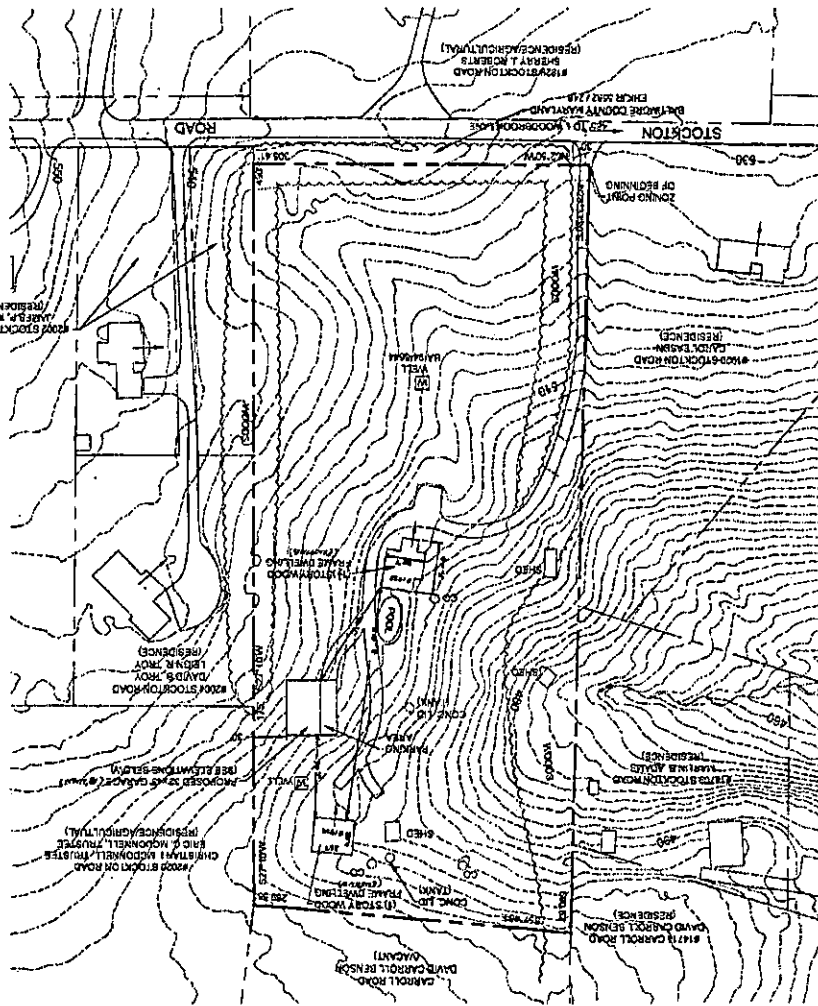
I/We have reviewed the Etchison's plan for a garage in front of their secondary house and I/we have no issues with the plans presented to us.

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

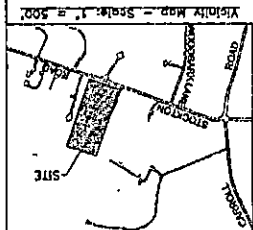
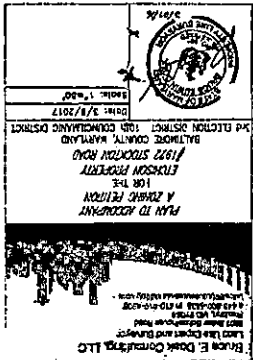
Carol Eason

1920 Stockton Road

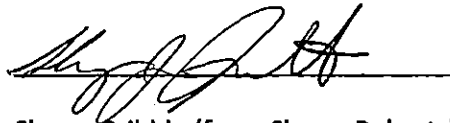
(P83)

[illegible][illegible][illegible]

REASON	Percentage
I was curious	120
I was bored	100
I was lonely	80
I was sad	60



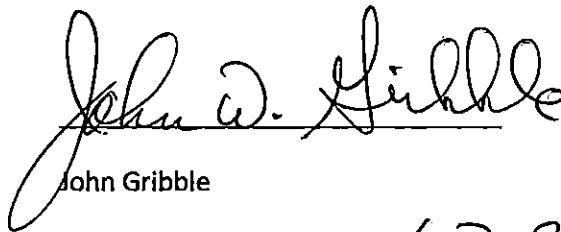
I/We have reviewed the Etchison's plan for a garage in front of their secondary house and I/we have no issues with the plans presented to us.



Sherry Gribble (f.n.a. Sherry Roberts)

1929 Stockton Road

(P. 246)



John Gribble

1929 Stockton Road

(P. 246)

GENERAL SITE INFORMATION

1. Owner: [illegible] [illegible] [illegible]
2. Address: [illegible] [illegible] [illegible]
3. Property: [illegible] [illegible] [illegible]
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98. [illegible] [illegible] [illegible]
99. [illegible] [illegible] [illegible]
100. [illegible] [illegible] [illegible]

OFFICE OF ZONING

zoning, R.C.2. There is no previous zoning shown on the subject parcel.

Parking Calculations

Assumed parking spaces: 4 (2 per dwelling)

A.C. 1.5 spaces per dwelling.

From: 75 feet from the centerline of the parking road

200' from: 25 feet from the centerline of the parking road

ENVIRONMENTAL IMPACT

1. The existing site is a residential lot.
2. There are no environmental impacts on the subject property.
3. The subject property is not in a designated flood hazard area.
4. The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

1. The subject property is not located within a 100 year flood plain.

PROPOSED DEVELOPMENT

To construct a garage on residential lot.



PHOTO 1



PHOTO 2

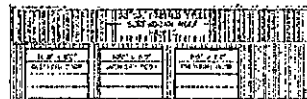


PHOTO 3



PHOTO 4

PHOTOS OF A SIMILAR GARAGE



FRONT SIDE WALL



RIGHT SIDE WALL

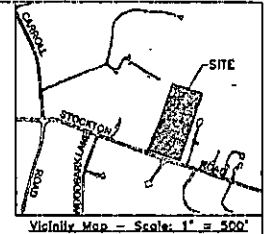
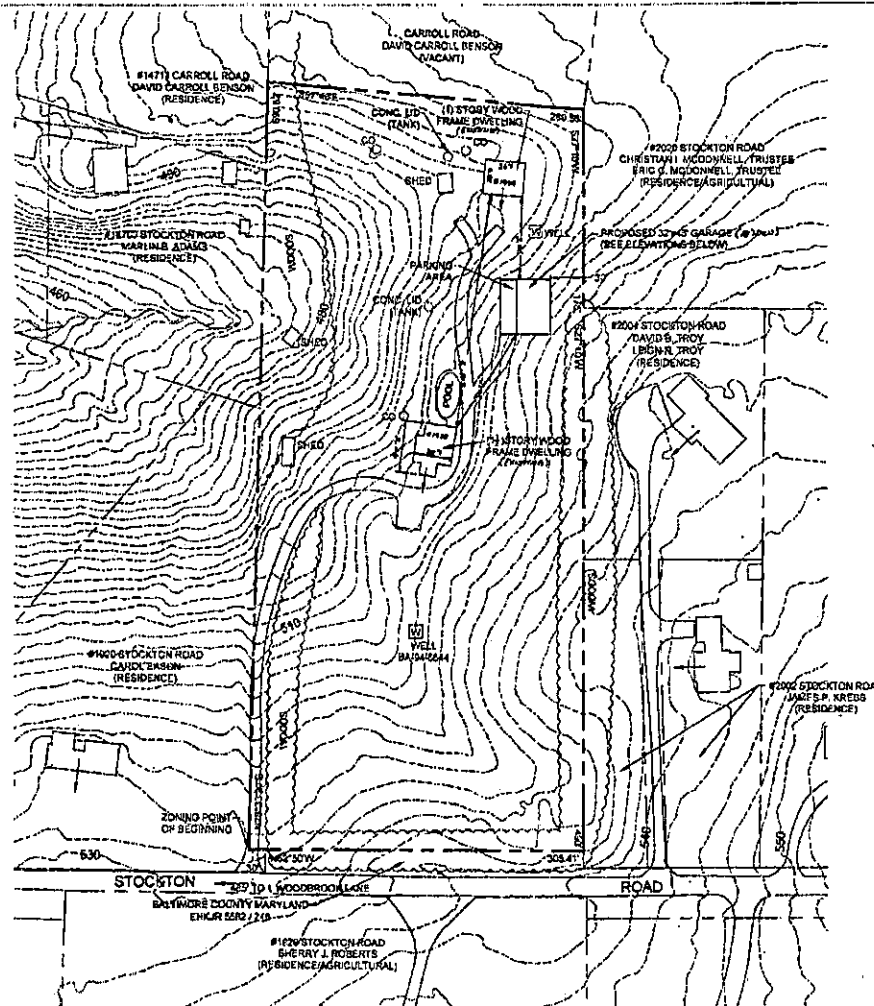


BACK SIDE WALL



LEFT SIDE WALL

ELEVATIONS OF PROPOSED GARAGE



Vicinity Map - Scale: 1" = 500'

Bruce E. Deak Consulting, LLC
 Land Use Expert and Developer
 1801 Baker Building Road
 Rockville, MD 20850
 Phone: 301-440-4400
 Fax: 301-440-4401
 Email: bdeak@brucee.deak.com

PLAN TO ACCOMPANY
 A ZONING PETITION
 FOR THE
 EITZSHON PROPERTY
 1122 STOCKTON ROAD
 BALTIMORE COUNTY, MARYLAND
 3rd ELECTION DISTRICT 18th COUNCILMANSHIP DISTRICT

Date: 3/1/2017
 Scale: 1" = 80'

3/1/16

I/We have reviewed the Etchison's plan for a garage in front of their secondary house and I/we have no issues with the plans presented to us.

J. Christianna McDonnell

Christianna McDonnell

2020 Stockton Road

(P. 91)

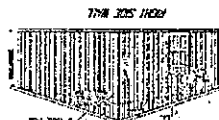
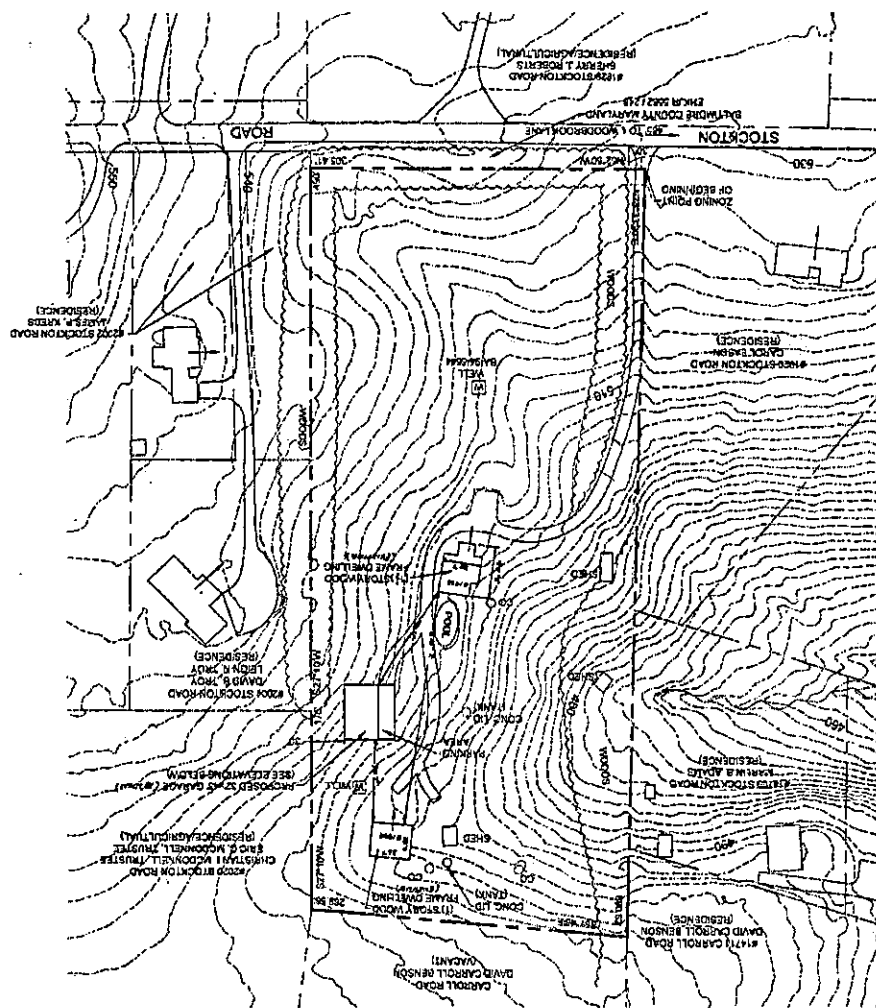
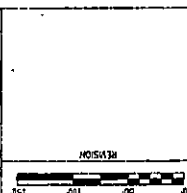


PHOTO 4

PHOTO 3

PHOTO 2

PHOTO 1

6. The above results are for the case of a single input. The results for multiple inputs are given in the Appendix.

3. There are no unaffiliated alien lands in the district territory.
4. The district property is not located within a 100 foot coastal plain.

THE UNIVERSITY OF CHICAGO PRESS

[illegible]

GENERAL SITE INFORMATION

GENERAL SITE INFORMATION

1. Ownership: Edward Lee Etchison & Lisa Etchison
1922 Stockton Road Phoenix, MD 21131
2. Address: 1922 Stockton Road Phoenix, MD 21131
3. Deed references: SN 24319 / 307
4. Area: 4.619 acres (per SDAT)
5. Tax Map / Parcel / Tax account #: 35 / 238 / 10-05-087510
6. Election District: 10 Councilmanic District: 3
ADC Map: 4347C5 GIS tile: 03542 Position sheets: 84NE2 & 85NE2
Census tract: 410100 Census block: 240054101003001
Schools: Sparks ES Hereford MS Hereford HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 03542 and the information provided by Baltimore County on the Internet.
8. Improvements: Two single family dwellings. The existing dwellings will remain.

OFFICE OF ZONING

Zoning: R.C. 2 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 4 (2 per dwelling)

R.C. 2 Setbacks for residences

Front: 75 feet from the centerline of the fronting road
Side / Rear: 35 feet from any property lines other than the front

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

1. The existing dwellings are currently serviced by private wells and septic systems.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

Regional Planning District: Jacksonville District Code: 305

1. The subject dwellings are not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To construct a garage for residential use



PHOTO 1



PHOTO 2

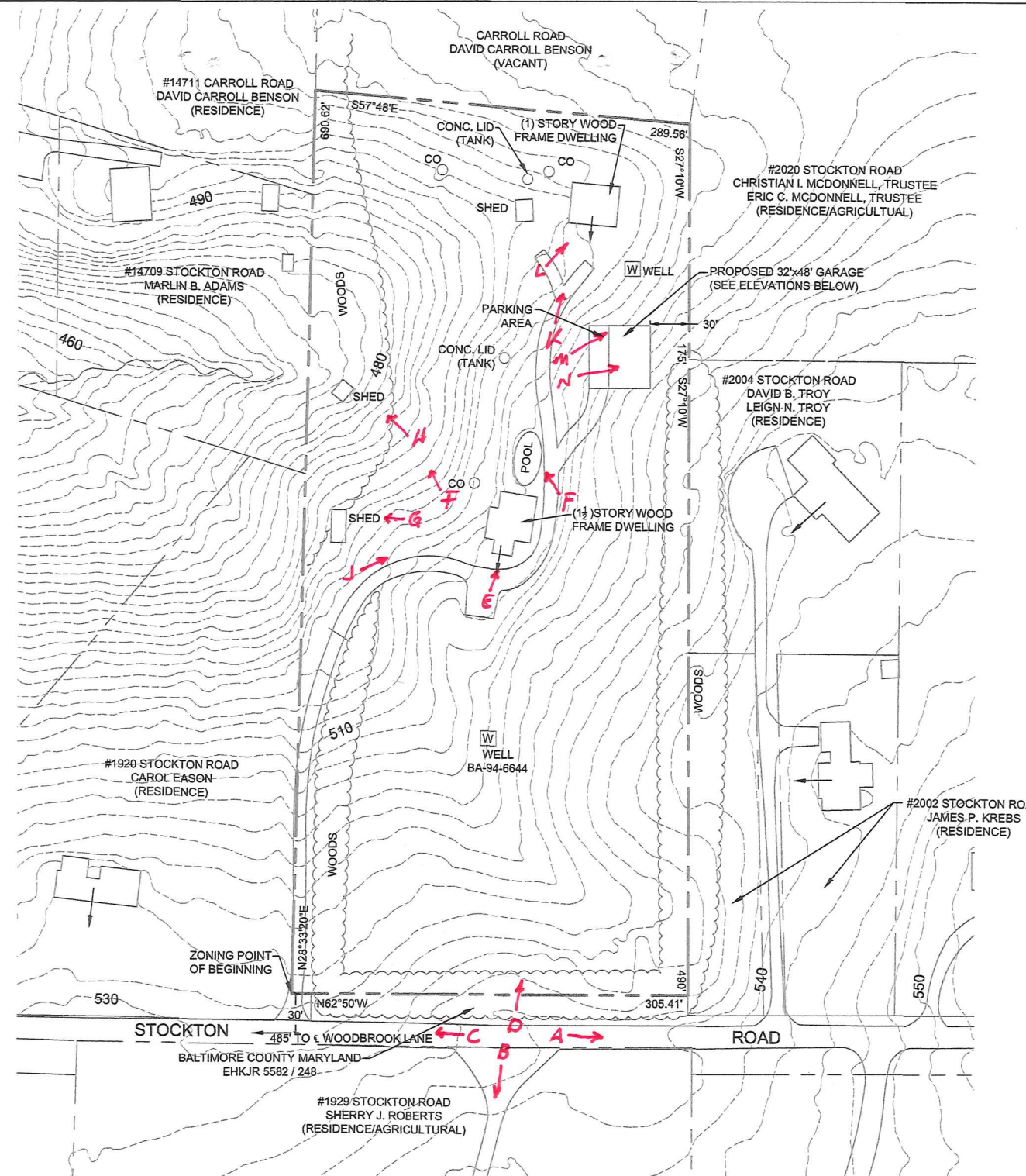


PHOTO 3

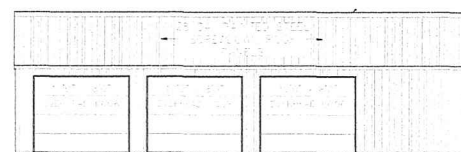


PHOTO 4

PHOTOS OF A SIMILAR GARAGE



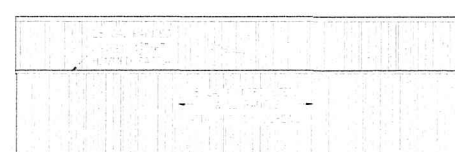
PLAN TO ACCOMPANY PHOTOS



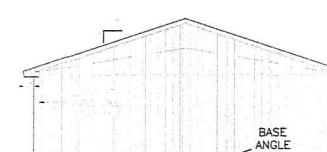
FRONT SIDE WALL



RIGHT SIDE WALL

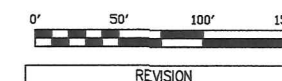


BACK SIDE WALL



LEFT SIDE WALL

ELEVATIONS OF PROPOSED GARAGE



REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freetown, MD 21053
P 443-900-5535 M 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR THE
ETCHISON PROPERTY
#1922 STOCKTON ROAD
BALTIMORE COUNTY, MARYLAND
3rd ELECTION DISTRICT 10th COUNCILMANIC DISTRICT

Date: 3/6/2017

Scale: 1"=50'

PETITIONER'S

EXHIBIT NO. 3 A-N

GENERAL SITE INFORMATION

- Ownership: Edward Lee Etchison & Lisa Etchison
1922 Stockton Road Phoenix, MD 21131
- Address: 1922 Stockton Road Phoenix, MD 21131
- Deed references: SM 24319 / 307
- Area: 4.619 acres (per 50AT)
- Tax Map / Parcel / Tax account #: 35 / 238 / 10-05-087510
- Election District: 10 Councilmanic District: 3
ADC Map: 4347C6 GIS tile: 035A2 Position sheets: 84NE2 & 85NE2
Census tract: 410100 Census block: 240054101003001
Schools: Sparks ES Hereford MS Hereford HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 035A2 and the information provided by Baltimore County on the internet.
- Improvements: Two single family dwellings. The existing dwellings will remain.

OFFICE OF ZONING

Zoning: R.C. 2 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 4 (2 per dwelling)

R.C. 2 Setbacks for residences

Front: 75 feet from the centerline of the fronting road
Side / Rear: 35 feet from any property lines other than the front

ENVIRONMENTAL IMPACT

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OFFICE OF PLANNING

Regional Planning District: Jacksonville District Code: 305

- The subject dwellings are not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To construct a garage for residential use

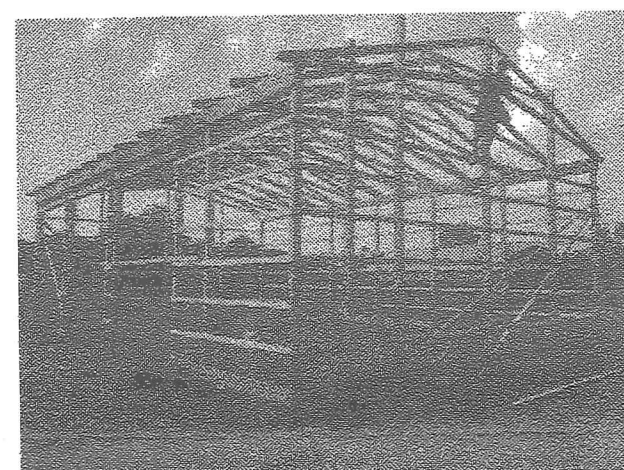


PHOTO 1

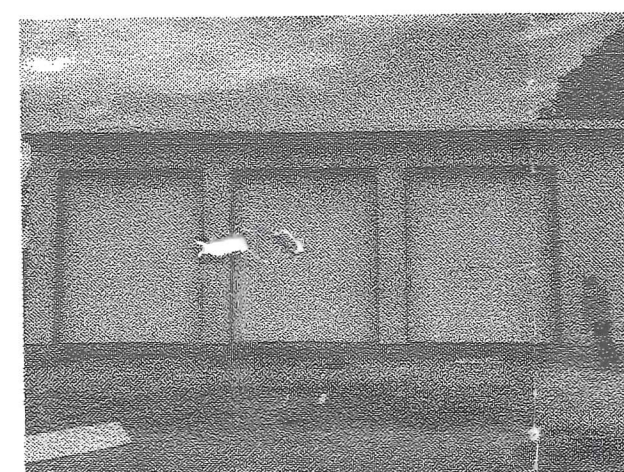


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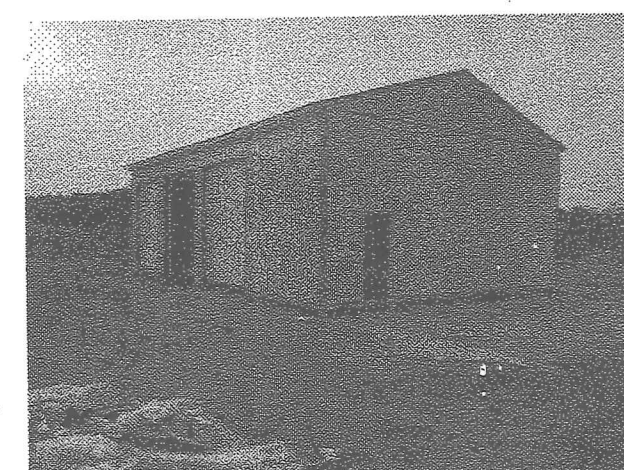


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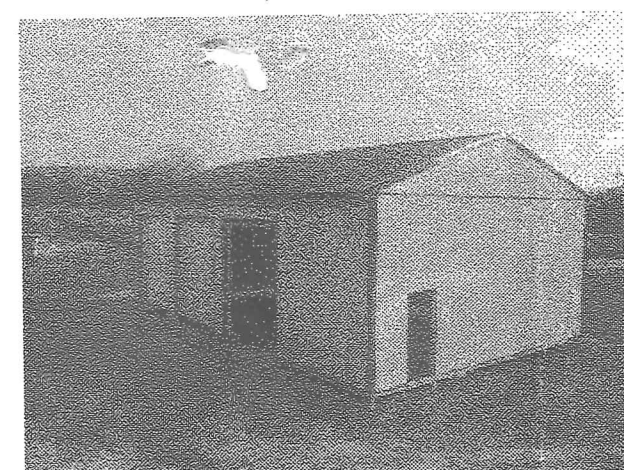
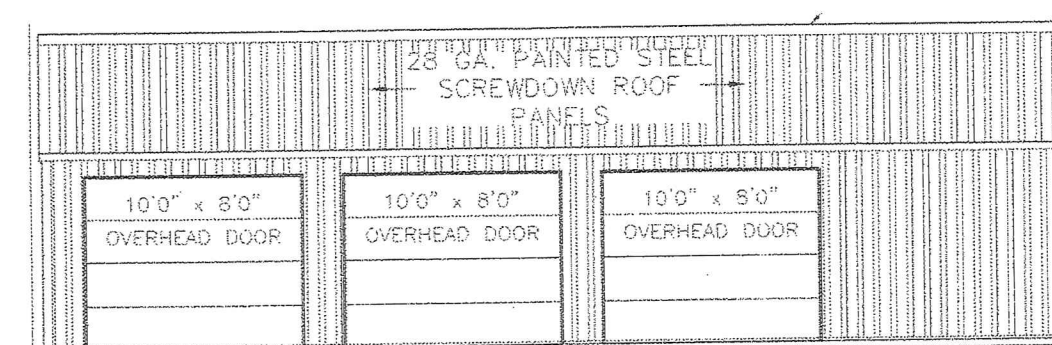
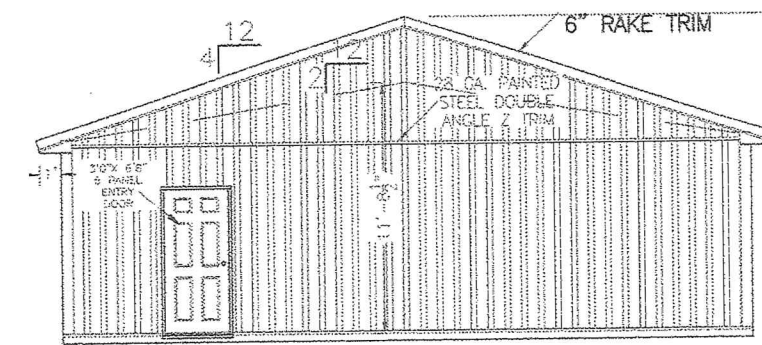


PHOTO 4

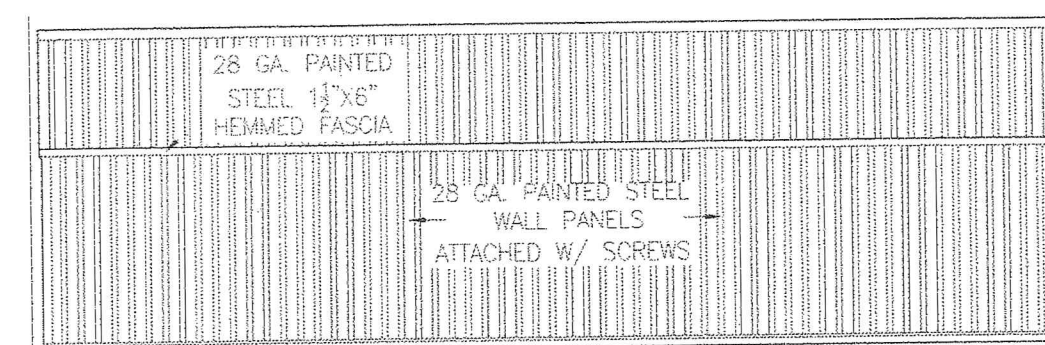
PHOTOS OF A SIMILAR GARAGE



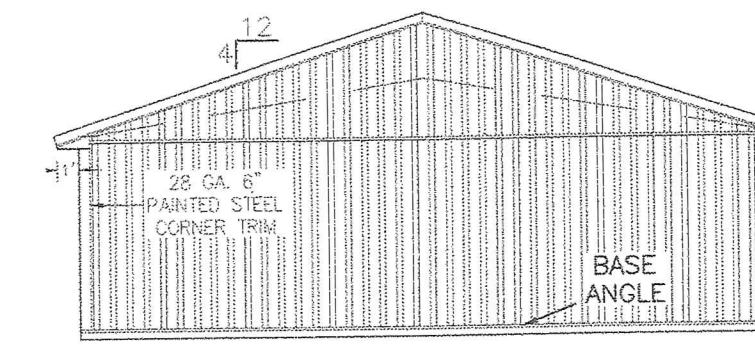
FRONT SIDE WALL



RIGHT SIDE WALL

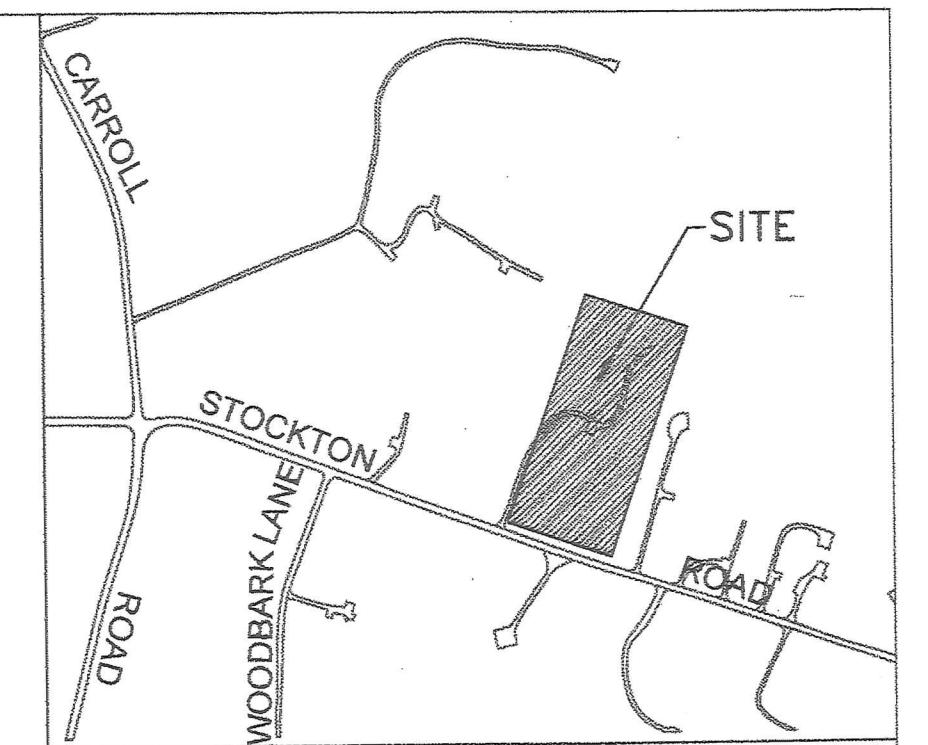
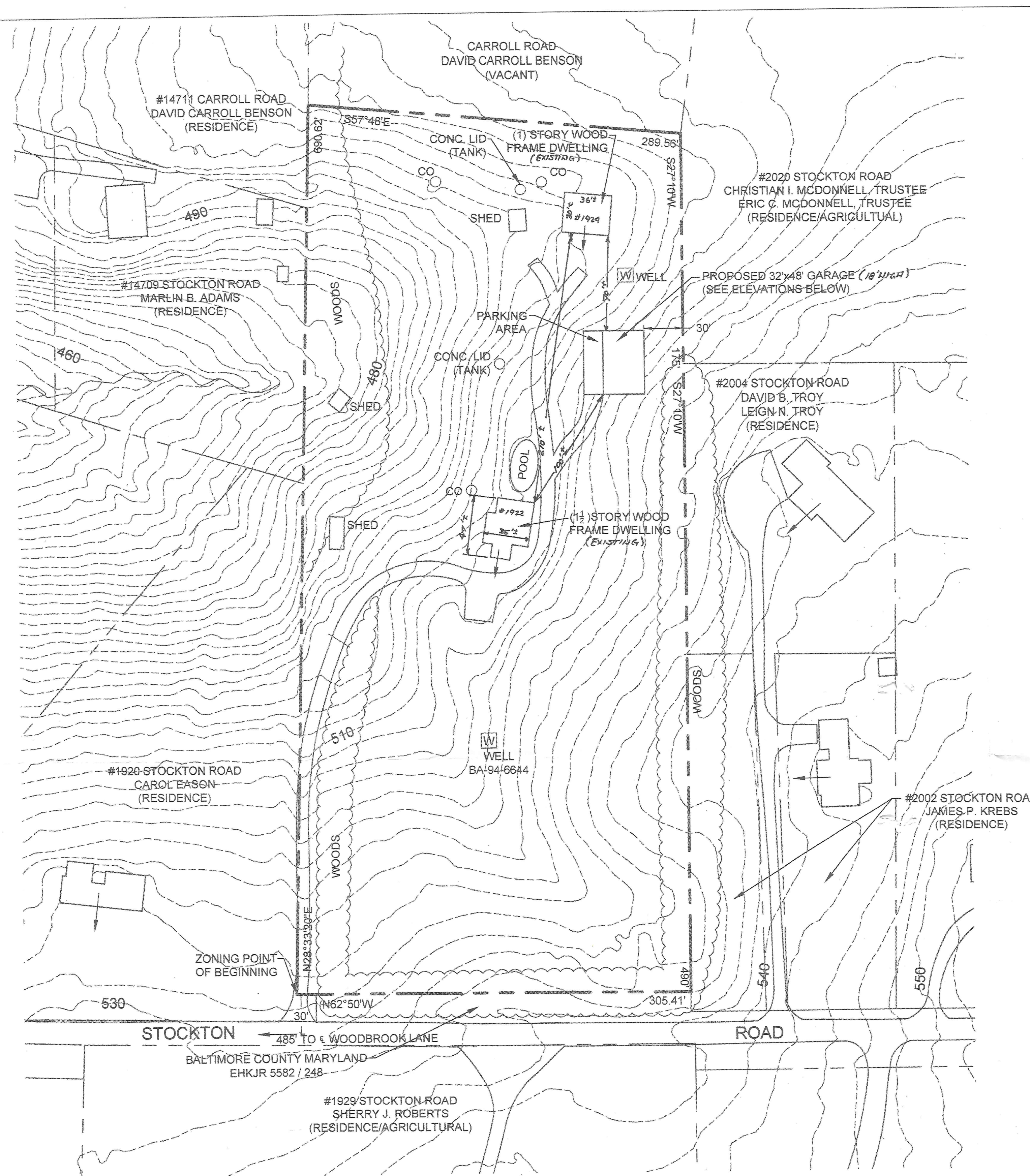


BACK SIDE WALL



LEFT SIDE WALL

ELEVATIONS OF PROPOSED GARAGE



Vicinity Map - Scale: 1" = 500'

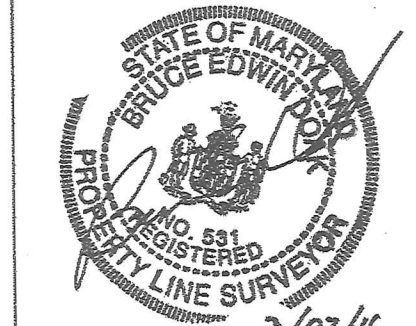
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PETITIONER'S

EXHIBIT NO. 1

CASE # 2017-0237-SPHA