

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1325 Broadway Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Election District		
Susan Obrecht & John Wilbur	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0278-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, Susan Obrecht and John Wilbur ("Petitioners"). The Petitioners are requesting Administrative Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed garage (accessory structure) with a height of 20 ft. in lieu of the maximum height of 15 ft. and to permit the proposed garage to be located in the front yard in lieu of the required rear yard. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS), dated April 28, 2017, indicating that Ground Water Management must review any proposed building permit(s) for a garage, since the property is served by well and septic.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 21, 2017, and there being no request for a public hearing, a

ORDER RECEIVED FOR FILING

Date 5-15-17

By DW

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 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 detached garage 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 15th day of **May, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Administrative Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed garage (accessory structure) with a height of 20 ft. in lieu of the maximum height of 15 ft. and to permit the proposed garage to be located in the front yard in lieu of the required rear yard, be and is hereby GRANTED.

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By DW

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.
2. 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.
4. Petitioners must comply with the ZAC comment received from DEPS, dated April 28, 2017; a copy of which is attached hereto and made a part hereof,

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 5-15-17

By dlw

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 28 2017

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: April 28, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0278-A
Address 1325 Broadway Road
(Obrecht & Wilber Property)

Zoning Advisory Committee Meeting of **May 1, 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, since the property is served by well and septic.

Reviewer: Dan Esser Date: 4/26/17

ORDER RECEIVED FOR FILING

Date 5-15-17

By DW



KEVIN KAMENETZ
County Executive

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

May 15, 2017

Susan Obrecht
John Wilbur
1325 Broadway Road
Lutherville, MD 21093

RE: Petition for Administrative Variance
Case No. 2017-0278-A
Property: 1325 Broadway Road

Dear Petitioners:

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,

A handwritten signature in black ink, appearing to read "JEB", followed by a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 1325 Broadway Rd.

Currently zoned RC 5

Deed Reference 346531369

10 Digit Tax Account # 0819071350

Owner(s) Printed Name(s) Susan Obracht
John Wilbur

0819071125
0819071351

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

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

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

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

SEE Attached

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):

Susan Obracht, John Wilbur

Name #1 – Type or Print

Name #2 – Type or Print

Susan Obracht, John Wilbur

Signature #1

Signature #2

1325 Broadway Rd Futheville

Mailing Address

City

State

21093, 4438581679 susandbracht

Zip Code

Telephone #

Email Address

john.wilbur.net

Attorney for Owner(s)/Petitioner(s):

Representative to be contacted:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 4/14/17 day of April, 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

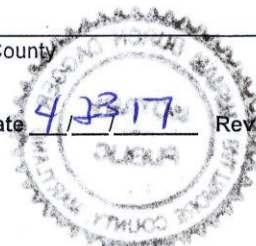
CASE NUMBER 2017-0278-A

Filing Date 4/14/17

Estimated Posting Date 4/23/17

Reviewer gh

Rev 5/5/2016



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: 1325 Broadway Rd. Fintonaire Md 21093
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)

Difficulties to build a garage to the side of our home:

- elevation grades on side and back
- historic plantings / 100 yr. old trees side + rear
- * location of well / well room / prevents garage in rear and side of yard
- property trees / setbacks

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

Susan Obracht
Signature of Owner (Affiant)

Susan Obracht
Name- Print or Type

John Henry Wilburto
Signature of Owner (Affiant)

JOHN HENRY WILBURTO
Name- Print or Type

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

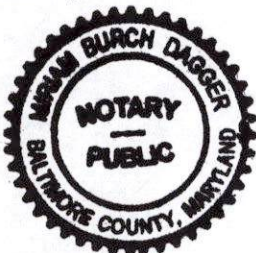
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of April, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Susan B. Obracht

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

AS WITNESS my hand and Notaries Seal



Miriam Burch Dager
Notary Public

9/11/2020
My Commission Expires

2017-0278-A

Administrative Variance from sections 400.1 & 400.3 of the BCZR: To permit a proposed garage (accessory structure) with a height of 20 feet in lieu of the maximum height of 15 feet, and to permit the proposed garage to be located in the front yard in lieu of the required rear yard.

ZONING PROPERTY DESCRIPTION FOR 1325 BROADWAY ROAD

Beginning at a point on the southeast side of Broadway Road which is 20 feet wide at a distance of 340 feet west of the centerline of the nearest improved intersecting street Musgrove Road which is 22 feet wide.

Beginning for the first lot or parcel thereof in the center of the county road known as Broadway at the distance of three hundred and forty-five feet south eighty-three degrees fifty-five minutes west from the beginning of the fourth or south eight-three degrees fifty-five minutes west nine hundred and forty-three foot six inch line of that parcel of land which by Deed dated August 18, 1920 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 528, folio 468, was conveyed by Isabella B. Merryman, widow, to G. Mowbray Musgrove and wife; and running thence and binding on said line and on the center of aforesaid County Road south eighty-three degrees fifty-five minutes west one hundred and fourteen feet four and two-tenths inches; thence leaving said County Road and running for lines of division between the land now being described and the land once belonging to Thomas G. Campbell and wife south eighteen degrees forty-two minutes west two hundred and thirty-four and seventy-four one-hundredths feet south twenty-one degrees west two hundred and thirty-six feet one and one-fifth inches south eight degrees six minutes west two hundred and four feet; thence north eighty-three degrees fifty-five minutes east three hundred and fifty-eight feet three and three-fifths inches; and thence north six degrees five minutes west six hundred and twenty-six feet three inches to the place of beginning, containing 3.583 acres, more or less as recorded in Deed Liber 27414, folio 82 containing 6 acres. Located in the 8th Election District and 2nd Council District.

2017-0278-A

1. The first part of the paper is devoted to the study of the

properties of the function $f(x)$ defined by the equation

$$f(x) = \int_0^x \frac{1}{1+t^2} dt, \quad x \in \mathbb{R}.$$

It is well known that this function is strictly increasing and

concave down on the interval $(-\infty, \infty)$.

2. In the second part, we consider the function $g(x)$ defined by

$$g(x) = \int_0^x \frac{t}{1+t^2} dt, \quad x \in \mathbb{R}.$$

It is easy to see that this function is strictly increasing and

concave up on the interval $(-\infty, \infty)$.

3. In the third part, we study the function $h(x)$ defined by

$$h(x) = \int_0^x \frac{t^2}{1+t^2} dt, \quad x \in \mathbb{R}.$$

It is well known that this function is strictly increasing and

concave down on the interval $(-\infty, \infty)$.

4. In the fourth part, we consider the function $k(x)$ defined by

$$k(x) = \int_0^x \frac{t^3}{1+t^2} dt, \quad x \in \mathbb{R}.$$

It is easy to see that this function is strictly increasing and

concave up on the interval $(-\infty, \infty)$.

5. In the fifth part, we study the function $l(x)$ defined by

$$l(x) = \int_0^x \frac{t^4}{1+t^2} dt, \quad x \in \mathbb{R}.$$

It is well known that this function is strictly increasing and

concave down on the interval $(-\infty, \infty)$.

6. In the sixth part, we consider the function $m(x)$ defined by

$$m(x) = \int_0^x \frac{t^5}{1+t^2} dt, \quad x \in \mathbb{R}.$$

It is easy to see that this function is strictly increasing and

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

No. 151425

Date: 4/14/2017

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
4/18/2017 4/14/2017 11:28:12 1
REG 0501 WALKIN LJR
>>RECEIPT # 715866 4/14/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 151425

Recpt Tot \$75.00
\$1.00 CK \$80.00 CA
\$5.00 CG

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	000	0000		0150				75.00

Total: 75.00

Rec From: Susan Orlicent

For: 1375 Broadway RD

2017-0278-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/23/2017

Case Number: 2017-0278-A

Petitioner / Developer: SUSAN OBRECHT

Date of Hearing (Closing): MAY 8, 2017

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:
1325 BROADWAY ROAD

The sign(s) were posted on: APRIL 21, 2017



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 2017- 0278 -A Address 1325 Broadway Rd

Contact Person: Gary Hweik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/14/17 Posting Date: 4/23/17 Closing Date: 5/8/17

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- 0278 -A Address 1325 Broadway Rd 21093

Petitioner's Name Susan Obrecht/John Wilbur Telephone 443-858-1679

Posting Date: 4/23/17 Closing Date: 5/8/17

Wording for Sign: To Permit a proposed garage (accessory structure)
with a height of 20 feet in lieu of the maximum
height of 15 feet, and to be located in the front
yard in lieu of the required rear yard

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/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 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: 2017-0278-A
Property Address: 1325 Broadway Rd Lutherville MD 21093
Property Description: wooded / rolling hills
Legal Owners (Petitioners): Susan Obrecht, John Wilbur
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Susan Obrecht
Company/Firm (if applicable): _____
Address: 1325 Broadway Rd
Lutherville Md 21093
Telephone Number: 443.858.1679



KEVIN KAMENETZ
County Executive

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

May 9, 2017

Susan Obrecht
John Wilbur
1325 Broadway Road
Lutherville MD 21093

RE: Case Number: 2017-0278 A, Address: 1325 Broadway Road

To Who It May Concern::

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 14, 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

Date: 4/26/17

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. 2017-0278-A

*Administrative Variance
Susan Obrecht & John Wilbur
1325 Broadway 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,

Richard A. Zeller

Wendy Wolcott, PLA
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: April 28, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0278-A
Address 1325 Broadway Road
(Obrecht & Wilber Property)

Zoning Advisory Committee Meeting of **May 1, 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, since the property is served by well and septic.

Reviewer: Dan Esser Date: 4/26/17

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

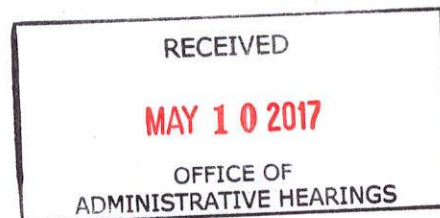
TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: May 8, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2017
Item No. 2017-0270, 0278, 0280, 0282, 0283, 0285 and 0286

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\ZAC05082017.doc

M E M O R A N D U M

DATE: June 15, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0278-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 14, 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 (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 0819071125			
Owner Information					
Owner Name:	OBRECHT SUSAN WILBUR JOHN		Use:	RESIDENTIAL	
Mailing Address:	1325 BROADWAY RD LUTHERVILLE MD 21093-1606		Principal Residence:	YES	
			Deed Reference:	/34653/ 00369	
Location & Structure Information					
Premises Address:		1325 BROADWAY RD LUTHERVILLE 21093-1606		Legal Description:	3.61 AC 1325 BROADWAY RD SS 2350 W FALLS RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0059	0005	0193		0000	
				Assessment Year:	2017
				Plat No:	
				Plat Ref:	
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1920	3,032 SF		3.6100 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	FRAME	1 full/ 1 half	
Value Information					
Base Value		Value	Phase-in Assessments		
		As of 01/01/2017	As of 07/01/2016	As of 07/01/2017	
Land:	220,600	220,600			
Improvements	150,800	179,100			
Total:	371,400	399,700	371,400	380,833	
Preferential Land:	0			0	
Transfer Information					
Seller: STEVENS MARGARET D		Date: 01/29/2014		Price: \$451,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /34653/ 00369		Deed2:	
Seller: STEVENS MARGARET D		Date: 10/27/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27414/ 00077		Deed2:	
Seller: STEVENS MARGARET D STEVENS ANN D		Date: 01/20/1975		Price: \$15,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05503/ 00915		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					

2017-0278-A

APPLICATION FOR PERMIT
BALTIMORE COUNTY, MARYLAND
DEPT. OF PERMITS, APPROVALS & INSPECTIONS
TOWSON, MARYLAND 21204

Date 4/5/17
OEA SFU

Permit # B
Control # MTC
XRef # _____
Receipt # A
Fee 125
Total Paid 125
Paid By APPL
Inspector _____

Property Address 1325 BROADWAY RD
Suite/Space/Floor _____
Subdivision _____
Tax Account # 08-99-071350
Will this building have sprinklers? ☐ Yes ☒ No
Is this property located in a floodplain? ☐ Yes ☒ No

Historic District/Building
☐ Yes ☒ No
District / Precinct
C8

OWNER'S INFORMATION

First & Last Name (Individual) John H Wilbur II
Corporation Name _____
Address 1325 BROADWAY RD
City, State, Zip Lutherville MD 21093
Seller _____

APPLICANT INFORMATION

Name John H Wilbur Phone Number 443-797-7421
Company (if applicable) _____
Address 1325 BROADWAY RD
City, State, Zip Lutherville MD 21093
Applicant Signature [Signature] E-Mail John.H.Wilbur@verizon.net
Business/Tenant Name _____
Contractor Owner MHIC # _____ MHBR # _____
Engineer _____

PLANS: CONST 10 PLOT 7 PLAT 0 DATA 0 EL 1 PL 1 DRC # _____
DESCRIBE PROPOSED WORK: Construct 1st Addition on front/side of SFU 103 and workshop. T/B connected by functional breezeway
28'x43' = 1093 SF

TYPE OF IMPROVEMENT

1. New Bldg Construction
2. ☒ Addition
3. Alteration
4. Repair
5. Wrecking
6. Moving
7. Other _____

TYPE OF USE

- RESIDENTIAL**
01. ☒ One Family
 02. ☒ Two Family
 03. Three and Four Family
 04. Five or More Family (enter no. units) _____
 05. Swimming Pool
 06. Garage
 07. Other _____

NON-RESIDENTIAL

08. Amusement, Recreation, Place of Assembly
09. Church, Other Religious Building
10. Deleted----
11. Industrial, Storage Building
12. Parking Garage
13. Service Station, Repair Garage
14. Hospital, Institutional, Nursing Home
15. Office, Bank, Professional
16. Public Utility
17. School, College, Other Educational
18. Deleted----
19. Store Mercantile Restaurant (specify type) _____
20. Swimming Pool (specify type) _____
21. Tank, Tower
22. Transient Hotel, Motel (no. units) _____
23. Other _____

OK TO WAIVE CONST.
DWGS - To REMAIN ON SITE

CASE # 2017-0278-A

Foundation Type **Basement**
1. Slab 1. Full
2. Block 2. Partial
3. Concrete 3. None

Type of Construction
1. Masonry
2. Wood Frame
3. ☒ Structure Steel
4. Reinforced Concrete

Type of Heating Fuel **Central Air:** 1. _____ 2. _____
1. Gas 3. Electricity
2. Oil 4. Coal

Type of Sewage Disposal
1. Public Sewer _____ Exists _____ Proposed _____
2. ☒ Private System _____ Exists _____ Proposed _____
 Septic ☒ Exists _____ Proposed _____
 Privy _____ Exists _____ Proposed _____

Type of Water Supply
1. Public System _____ Exists _____ Proposed _____
2. ☒ Private System ☒ Exists _____ Proposed _____

Estimated Cost of Materials and Labor \$ 30,000.00

Proposed Use SFU and Addition
Existing Use SFU

Ownership: 1. ☒ Privately Owned 2. Publicly Owned 3. Sale 4. Rental

Residential Category: 1. ☒ Detached 2. Semi-Detached 3. Group 4. Townhouse 5. Mid-Rise 6. High-Rise

Efficiency # _____ 1-Bedroom # _____ 2-Bedroom # _____ 3-Bedroom # _____ Total Bedrooms _____ Total Apts/Condos _____
One Family Bedroom # _____ Bathroom # _____ Kitchen # _____ Powder Room # _____ Garbage Disposal: 1. ☐ Yes 2. ☐ No

Class 04 Liber _____ Folio _____ Map _____ Parcel _____

Building Size
Floor 1053
Width 28
Depth 43
Height _____
Stories 1
Lot #s _____

Lot Size and Setbacks
Size 2.16 AC
Front Street _____
Side Street _____
Front Setback _____
Side Setback 100/400'
Side Street Setback _____
Rear Setback 300'

Corner Lot: 1. ☐ Yes 2. ☐ No

Zoning _____

APPROVAL SIGNATURES	DATE
BLD INSP	
BLD PLAN	<u>[Signature]</u> <u>5 APR 2017</u>
FIRE	
SEDI CTL	
ZONING	
PUB SERV	
ENVRMNT	
PLANNING	
PERMITS	



Lot # 2
2300012372
2001-0242-SPH
1325
2300012371
Lot # 2
Pt. Bk./Folio # 027074A
Pt. Bk. 0000027, Folio 0074
0811017802
Lot # 2
PAI # 080061
PAI # 080061
PAI # 080061
0819010700
082059980
0818001520

Pt. Bk. 0000023, Folio 0125
0802060460
1328
Lot # 2
Pt. Bk./Folio # 023125A

1333
0820030575
1986-0322-A
RC 5
2 CD 8 ED
059C1
1310
0819027050

2002-0178-SPHA
1989-0270-SPHXA
1990-0427-SPHXA
1990-0428-SPH
1990-0042-SPHA
CR-2013-0199
PAI # 080886
PAI # 080886
Pt. Bk./Folio # 079675
PAI # 080886
2500013425
1953-2645-X
PAI # 080886

050C3
PAI # 080747
PAI # 080747
Pt. Bk./Folio # MP00136
PAI # 080747

Lot # 1
2300010057
1322

BROADWAY RD

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

NW 14-D

Site

2000014693
Lot # 5
Pt. Bk./Folio # 0000056, Folio 0137
2000014692
2002-0240-A
PAI # 080343
Lot # 4
PAI # 080343

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

Lot # 0
2400006482
1963-0139-A
2300001835
Lot # 0
2400006482
0811077390
1996-0205-A
1314
1312
0819091025

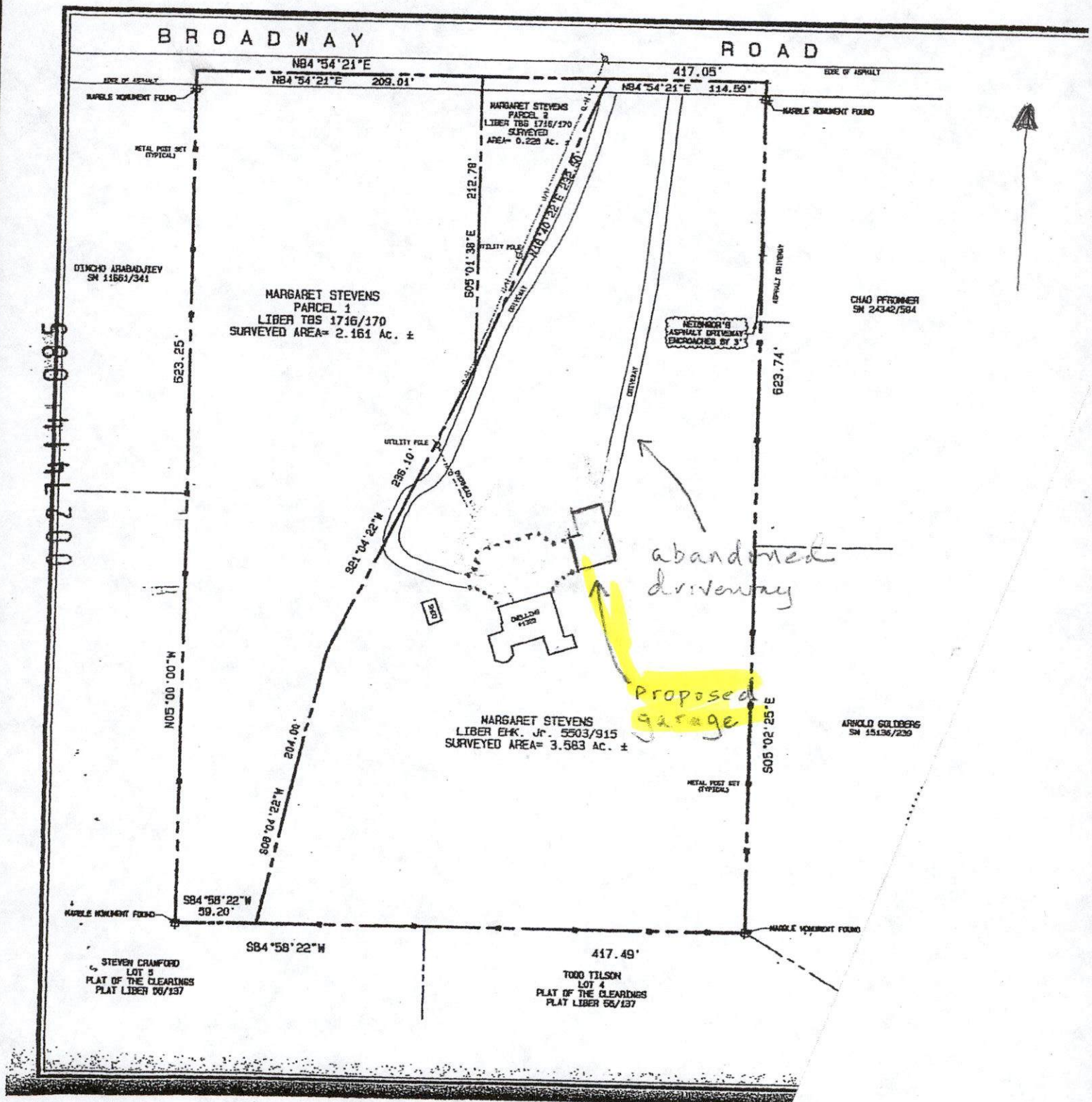
2200022688
Lot # 1
1305
PAI # 080653
PAI # 080653
PAI # 080653
Pt. Bk./Folio # MP94094
Lot # 2
2200022689
1309

0813085100
Lot # 2
2000014689
1306
2000014690
Lot # 3
1998-0129-A
Pt. Bk. 0000079, Folio 0669

2017-0278-A

FOR MORE DETAIL
SEE ATTACHED

2017-0278-A



Scale: 1" = 100' - 0"

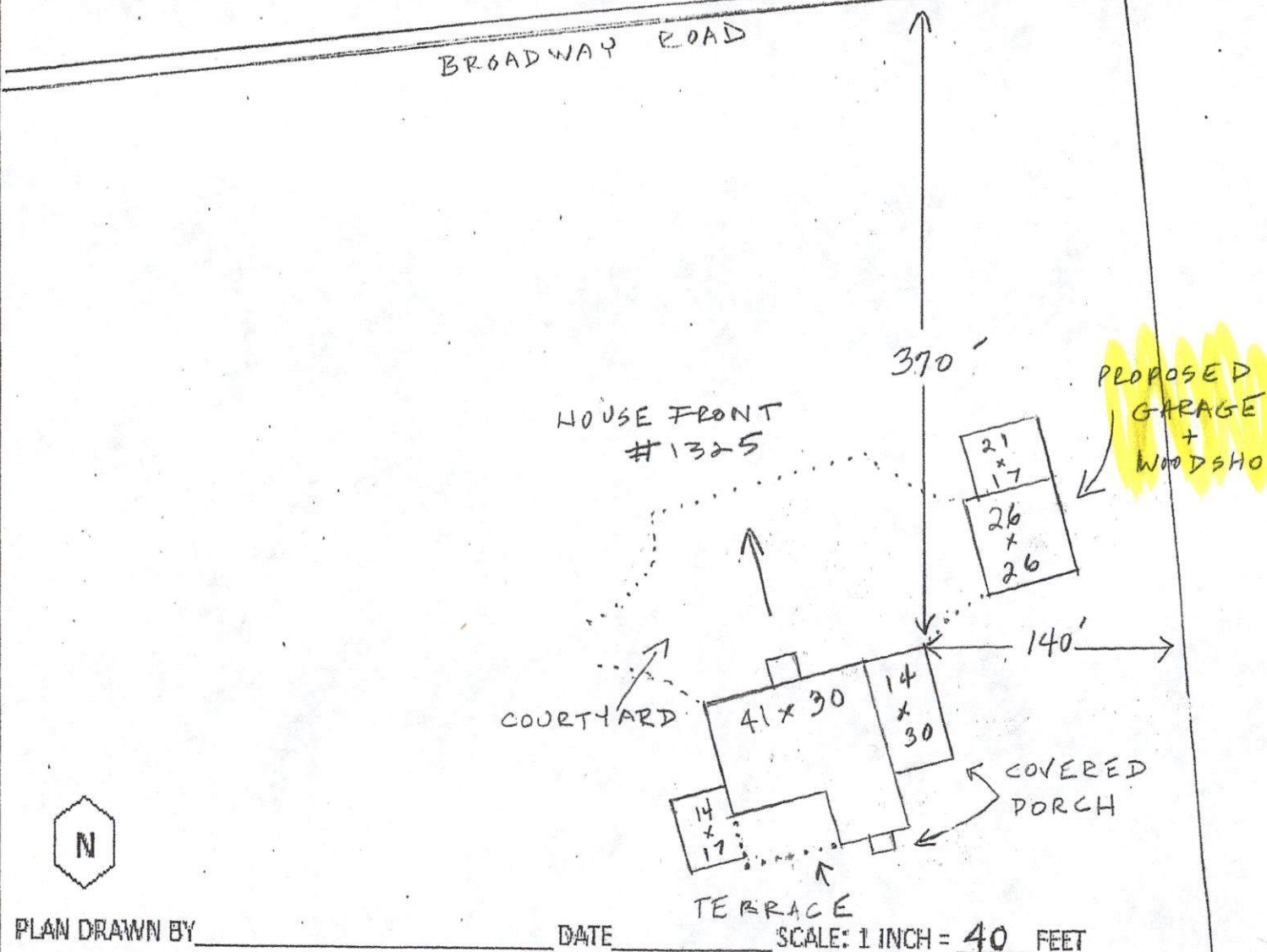
Pet. Exh. 1

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

ADDRESS 1325 Broadway Rd OWNER(S) NAME(S) Susan Obrecht John H Wilbur

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0819071125 DEED REF. # 2741100082



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 059C1

SITE ZONED RC 5

ELECTION DISTRICT 08

COUNCIL DISTRICT 2CD

LOT AREA ACREAGE 3.68

OR SQUARE FEET 3.61

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

VIOLATION CASE INFO:



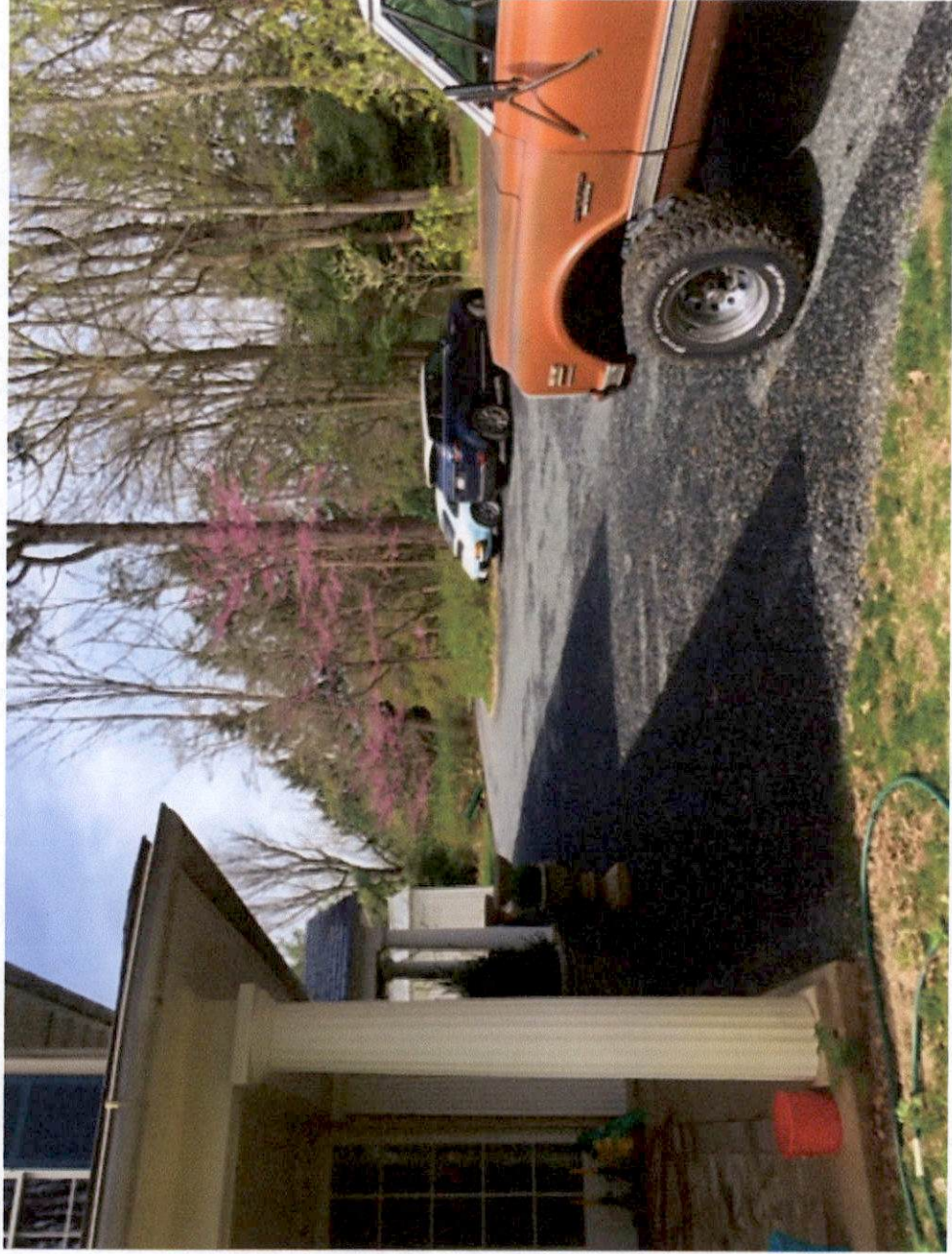
dis used driveway behind boat
site of garage in front of boat

2017-0278-A

0017-0078-A



site for proposed garage



courtyard / front of house /
existing driveway

2017-0278-A

garage will be located perpendicular
to house where truck is



2017-0278-A

2017-0378-A



steep grade on side of house



side of house looking toward well room

2017-0278-A



Well house located on side / back
of house

2017-02-78-A