

IN RE: PETITION FOR VARIANCE

(29 Hydroplane Drive)

15th Election District

6th Council District

Ronald L. Sauer

Legal Owner

Petitioner

*

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*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0294-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Ronald L. Sauer, owner of the subject property ("Petitioner"). Petitioner is requesting variance relief from §303.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed single-family dwelling with a front yard, center line of road setback of 34.8 ft. in lieu of the maximum required front yard average setback of 40 ft. in a D.R. 5.5 zone. A site plan was marked as Petitioner's Exhibit 1.

Ronald L. Sauer appeared in support of the petition. There were no protestants or interested citizens in attendance. Petitioner submitted a letter from his next door neighbor (Timothy Wilcox, at 31 Hydroplane Drive) who indicated he did not oppose the request. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the request.

The site is approximately 5,950 square feet in size and zoned DR 5.5. The property is shown as Lot No. 152 on the Plat of Victory Villa, recorded at PB No. 22, folio 112. The Plat was approved by the Baltimore County Planning Board on January 30, 1956. The lot was improved with a modest single-family dwelling constructed in 1942, although Petitioner recently

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Date

6/20/17

By

Sen

razed that structure. In its place, Petitioner proposes to construct a new dwelling.

Even though the present zoning is D.R. 5.5, the zoning office noted on the site plan Petitioner was entitled to "vested" status under the former R6 Residence Zone designation (which was in place when the dwelling was constructed and the plat approved). I concur, since the Regulations expressly state that the applicable zoning regulations are those in effect at the time the plat "was approved by the Planning Board." B.C.Z.R. §1B02.3.B.

However, in addition to the front yard setback identified in the Petition, the R6 zone specified a minimum lot area of 6,000 square feet, minimum lot width of 55 feet, and a minimum individual side yard of 8 feet with a sum of not less than 20 for both side yards. B.C.Z.R. (1955) §211. Although the site plan indicates Petitioner satisfies the side yard setbacks (i.e., 8 feet individual side yard, sum of 20 feet) both lot area and lot width are deficient under the R6 zone requirements. As such, the petition was amended at the hearing to address these additional deficiencies.

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).

The lot is narrow and deep, and the irregular dimensions render the property unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because he would be unable to construct the proposed dwelling. Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack

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Date 6/20/17

By Sen

of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this 20th day of **June, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition to permit a proposed single-family dwelling with a front yard, center line of road setback of 34.8 ft. in lieu of the maximum required front yard average setback of 40 ft., a lot area of 5,950 square feet in lieu of the required 6,000 square feet, and a lot width of 50 ft. in lieu of the required 55 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner would be required to return the subject 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:sln

ORDER RECEIVED FOR FILING

Date 6/20/17

By sln



KEVIN KAMENETZ
County Executive

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

June 20, 2017

Ronald Sauer
29 Hydroplane Drive
Baltimore, Maryland 21220

RE: Petition for Variance
Case No. 2017-0294-A
Property: 29 Hydroplane Drive

Dear Mr. Sauer:

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,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal stroke extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure



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 29 Hydroplane Drive 21220 which is presently zoned DR 5.5 (vest R6)
 Deed References: 38220 / 00332 10 Digit Tax Account # 15-23000270
 Property Owner(s) Printed Name(s) Ronald L. Sauer

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. ☒ a Variance from Section(s)

Section 303.1 – to permit a proposed single family dwelling with a front yard, center line of road setback of 34.8 feet in lieu of the required front yard average setback of 49.8 feet.

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 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:

Ronald L. Sauer
 Name- Type or Print
Ronald L Sauer
 Signature
29 Hydroplane Dr. Balto. Md.
 Mailing Address City State
21220 4434658161 r1sauer@
 Zip Code Telephone # Email Address
verizon.net

Attorney for Petitioner:

 Name- Type or Print

 Signature

 Mailing Address City State

 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Ronald L. Sauer
 Name #1 – Type or Print Name #2 – Type or Print
Ronald L Sauer
 Signature #1 Signature #2
29 Hydroplane Dr. Balto. Md.
 Mailing Address City State
21220 4434658161 r1sauer@
 Zip Code Telephone # Email Address
verizon.net

Representative to be contacted:

 Name – Type or Print

 Signature

 Mailing Address City State

 Zip Code Telephone # Email Address

CASE NUMBER 2017-0294-A Filing Date 5/1/17 Do Not Schedule Dates: _____ Reviewer RJS

ZONING PROPERTY DESCRIPTION FOR 29 HYDROPLANE DRIVE

Beginning at a point on the east side of Hydroplane Drive, which has a 50-foot right of way, at a distance of +/- 420 feet north of the center line of the nearest improved intersecting street Cord Street, which has a 50-foot right of way. Being Lot #152, Section #2 in the subdivision of Victory Villa as recorded in Baltimore County Plat Book #22, Folio #112, containing 5950 square feet. Located in the 15th Election District and 6th Councilmanic District.

Item #0294

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

NO 153052

Date: 5/1/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150				\$75.00

Total: \$75.00

Rec From: R L Sauer

For: Zoning hearing - case #2017-0294-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
5/01/2017 5/01/2017 11:29:29 2
REG WS02 WALKIN JEE
>>RECEIPT # 000601 5/01/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 153052
Recpt Tot \$75.00
\$75.00 CR \$0.00 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 4980727

Sold To:

Ronald Sauer - CU00601584
29 Hydroplane Dr
Middle River, MD 21220-4523

Bill To:

Ronald Sauer - CU00601584
29 Hydroplane Dr
Middle River, MD 21220-4523

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

May 30, 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: 2017-0294-A

29 Hydroplane Drive

E/s Hydroplane Drive, 420 ft. N/of centerline of Cord Street

15th Election District 6th Councilman District

Legal Owners: Ronald Sauer

Variance to permit a proposed single family dwelling with a front yard, centerline of road setback of 34.8 ft in lieu of the required maximum front yard average setback of 40 ft.

Hearing: Monday, June 19, 2017 at 10:00 a.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

JT 5/774 May 30

4980727

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/30/2017

Case Number: 2017-0294-A

Petitioner / Developer: RONALD SAUER & SARA DECKER

Date of Hearing (Closing): JUNE 19, 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:
29 HYDROPLANE DRIVE

The sign(s) were posted on: APRIL 28, 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)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 30, 2017 Issue - Jeffersonian

Please forward billing to:

Ronald Sauer
29 Hydroplane Drive
Baltimore, MD 21220

443-465-8161

NOTICE OF ZONING HEARING

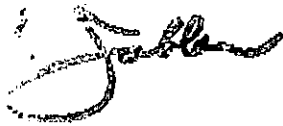
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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(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*

May 15, 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: 2017-0294-A

29 Hydroplane Drive

E/s Hydroplane Drive, 420 ft. N/of centerline of Cord Street

15th Election District – 6th Councilmanic District

Legal Owners: Ronald Sauer

Variance to permit a proposed single family dwelling with a front yard, centerline of road setback of 34.8 ft. in lieu of the required maximum front yard average setback of 40 ft.

Hearing: Monday, June 19, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Ronald Sauer, 29 Hydroplane Drive, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 30, 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 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: 2017-0294-A
Property Address: 29 Hydroplane Drive
Property Description: East side of Hydroplane Drive 420 feet north of Coad Street
Legal Owners (Petitioners): Ronald L. Sauer
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ronald L. Sauer
Company/Firm (if applicable): _____
Address: 30 Hydroplane Drive
Baltimore Md 21220
Telephone Number: 443 465 8161

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

June 14, 2017

Ronald L Sauer
29 Hydroplane Drive
Baltimore MD 21220

RE: Case Number: 2017-0294 X, Address: 29 Hydroplane

Dear Mr. Sauer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 1, 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: 5/15/17

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. 2017-0294-A

Variance
Ronald L. Sauer
29 Hydroplane Drive.

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

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: May 17, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0294-A
Address 29 Hydroplane Drive
(Sauer Property)

Zoning Advisory Committee Meeting of **May 22, 2017**

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

Reviewer: Steve Ford

Date: 5-17-2017

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: May 31, 2017

FROM: *MCD* Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2017
Item No. 2017-0291, 0292, 0294, 0296, 0299, 0300, 0301 and 0303

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

VKD: ~~CEN~~
cc: file
G:\DevPlanRev\ZAC -No Comments\ZAC05222017.doc

BALTIMORE COUNTY, MARYLAND

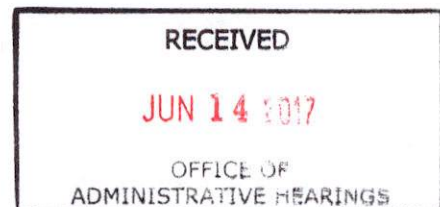
INTER-OFFICE MEMORANDUM

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

DATE: 6/9/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-294



INFORMATION:

Property Address: 29 Hydroplane Drive
Petitioner: Ronald L. Sauer
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a proposed single family dwelling with a front yard, center line of road setback of 34.8 feet in lieu of the required front yard average setback of 49.8 feet.

A site visit was conducted on May 23, 2017. The DR 5.5 is vested under the 1955 Baltimore County Zoning Regulations.

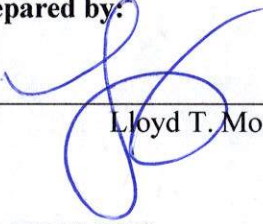
The Department of Planning has no objection granting the requested variance conditioned upon the following:

- Demonstrate to the satisfaction of the Administrative Law Judge that the 30' rear yard setback is provided.
- Demonstrate to the satisfaction of the Administrative Law Judge that code violation, case number CS 1601533 has been addressed.

Please be advised that the plan appears to be in error when establishing the average setback. 49'1" added to 57'6" divided by 2 yields 53'3½". That notwithstanding, the Department understands the maximum average setback for R.6 zoned properties is 40'.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

AVA/KS/LTM/ka

Division Chief:



Kathy Schlabach

c: Ngone Seye Diop
Ronald L. Sauer
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/9/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-294

INFORMATION:

Property Address: 29 Hydroplane Drive
Petitioner: Ronald L. Sauer
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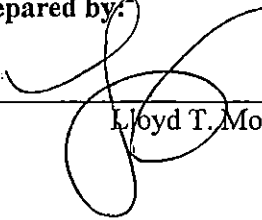
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Date: 6/9/2017
Subject: ZAC #17-294
Page 2

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

AVA/KS/LTM/ka

Division Chief:



Kathy Schlabach

c: Ngone Seye Diop
Ronald L. Sauer
Office of the Administrative Hearings
People's Counsel for Baltimore County

MEMORANDUM

DATE: July 21, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0294-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 20, 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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
29 Hydroplane Drive; E/S Hydroplane Drive, * OF ADMINSTRATIVE
420' N of c/line of Cord Street *
15th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Ronald Sauer *
Petitioner(s) * BALTIMORE COUNTY
* 2017-294-A

* * * * *

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

MAY 16 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 16th day of May, 2017, a copy of the foregoing Entry of Appearance was mailed to Ronald L. Sauer, 29 Hydroplane Drive, Middle River, MD 21220, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 15 Account Number - 1523000270								
Owner Information										
Owner Name:		SAUER RONALD L			Use:		RESIDENTIAL			
Mailing Address:		30 HYDROPLANE DRIVE BALTIMORE MD 21220-4523			Principal Residence:		NO			
					Deed Reference:		/38220/ 00332			
Location & Structure Information										
Premises Address:		29 HYDROPLANE DR BALTIMORE 21220-4523			Legal Description:		VICTORY VILLA			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	D
0090	0010	0582		0000	2		152	2015	Plat Ref:	0022/ 0112
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1942		840 SF				5,950 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT		SIDING	1 full					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2015		07/01/2016		07/01/2017		
Land:		53,900		53,900						
Improvements		45,800		53,100						
Total:		99,700		107,000		104,567		107,000		
Preferential Land:		0						0		
Transfer Information										
Seller: WALTERS JACQUELINE				Date: 11/04/2016		Price: \$66,500				
Type: ARMS LENGTH IMPROVED				Deed1: /38220/ 00332		Deed2:				
Seller: WALTERS CHARLES R				Date: 10/29/2007		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: /26322/ 00339		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: Application received										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED

Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 --In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	_____	FT.
B	_____	FT.
C	49.1	FT.
D	42.8	FT.
E	57.6	FT.
F	_____	FT.

TOTAL (149.6) ÷ (3) = 49.8

of dwellings

REQUIRED FRONT SETBACK (averaged)

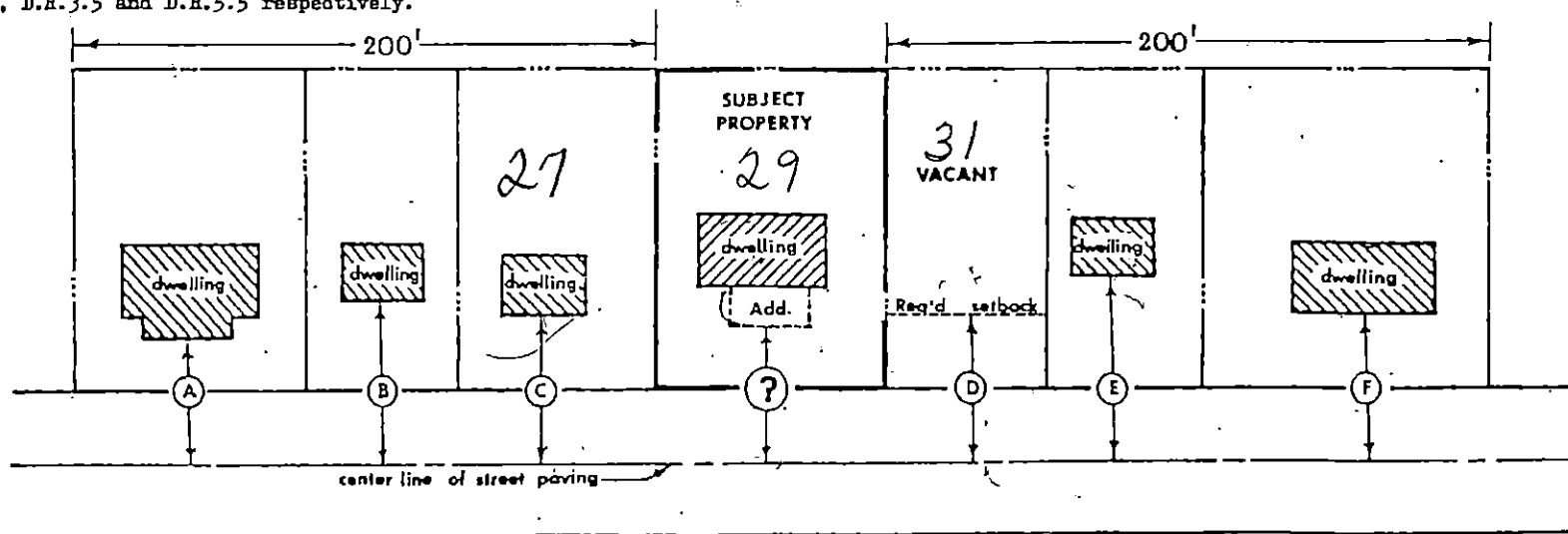
Ronald L. Sauer
applicant's name
29 Hydrop Lane Drive.
building address
4/28/17
date

NORMAL REQUIRED SETBACKS

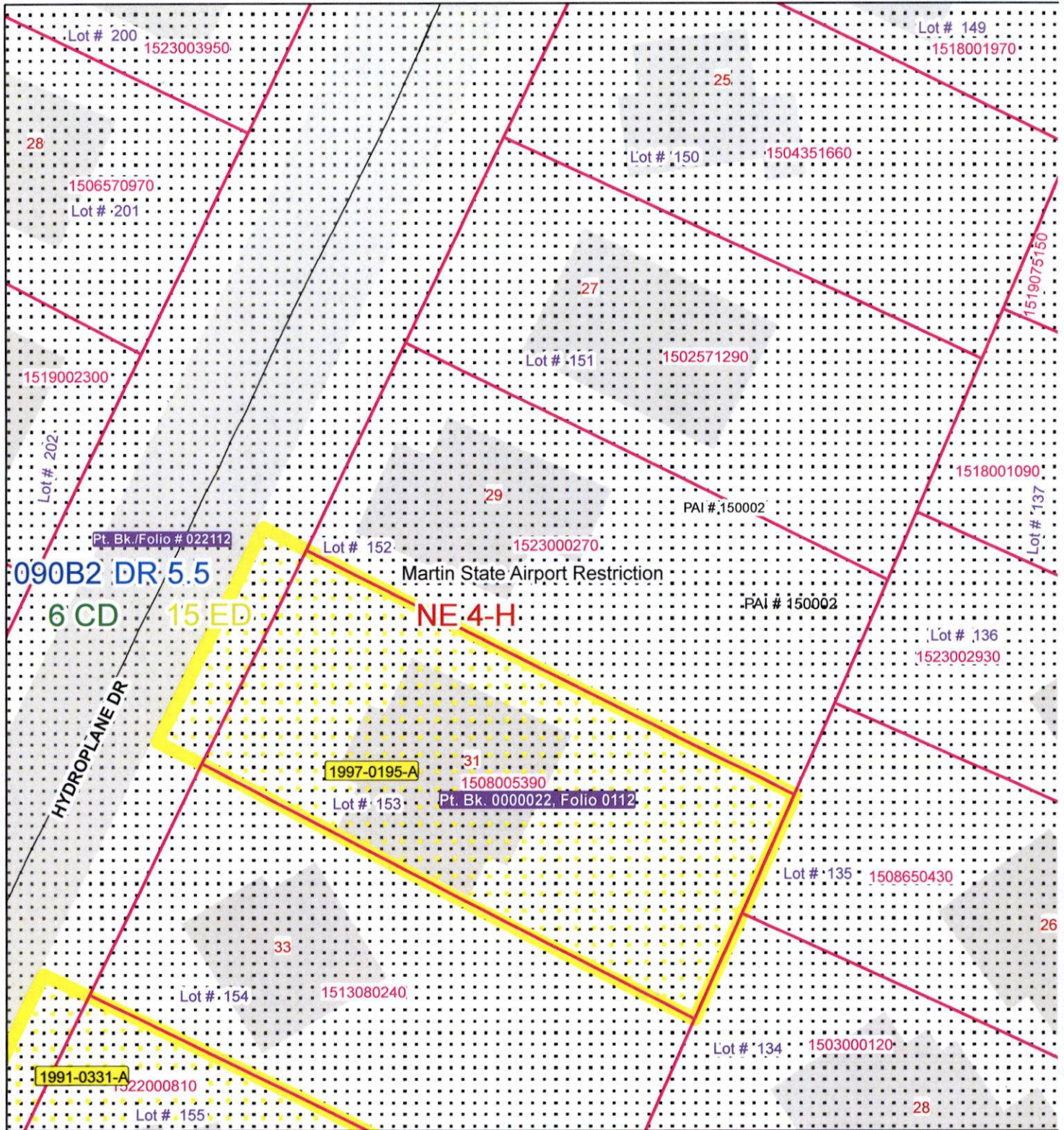
D.R.2 - 65 ft.

D.R.3.5- 55 ft.

D.R.5.5- 50 ft.



29 Hydroplane Drive



Publication Date: 4/27/2017



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

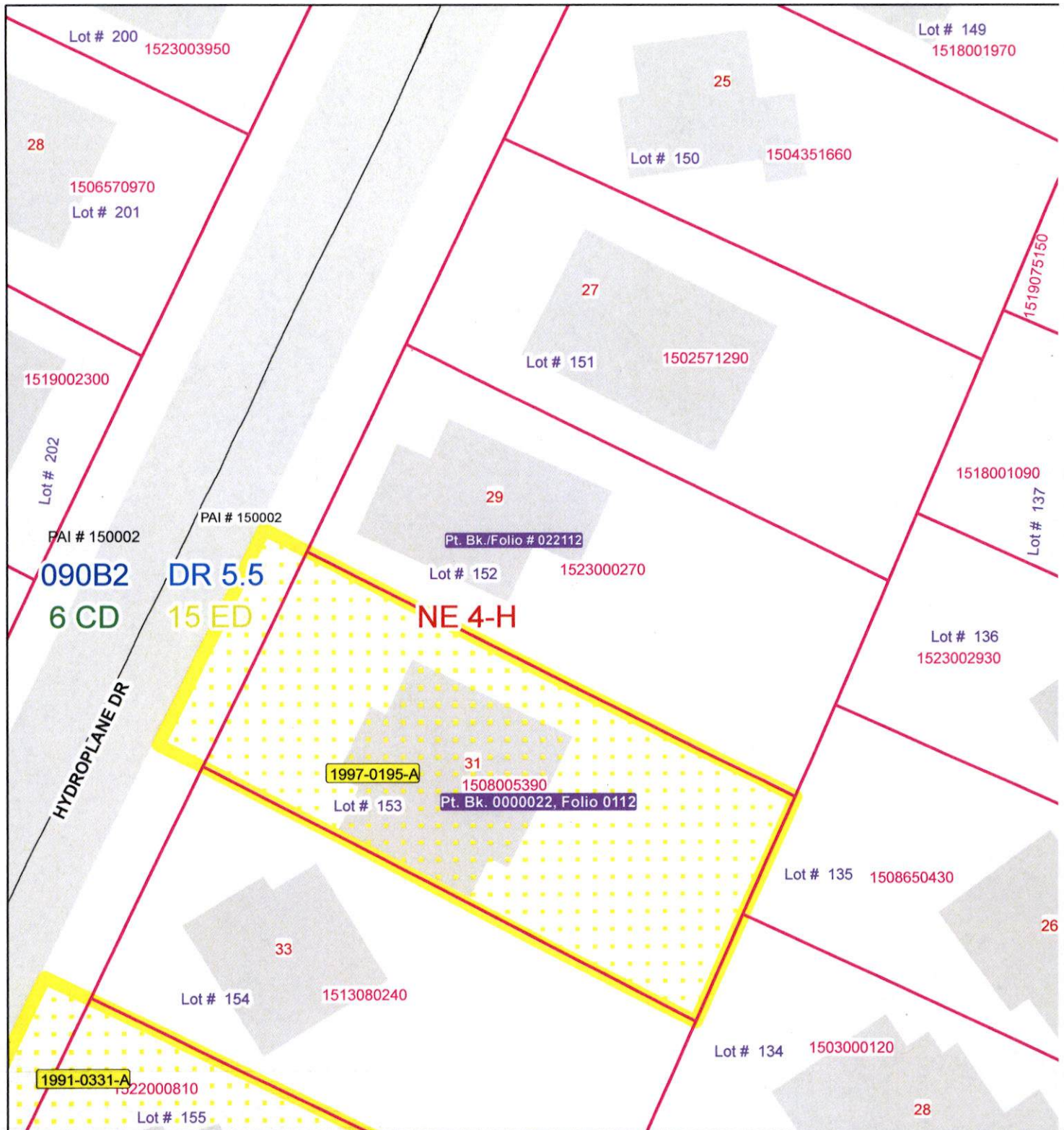


0 5 10 20 30 40
Feet

1 inch = 30 feet

Item #0294

29 Hydroplane Drive



Publication Date: 4/27/2017



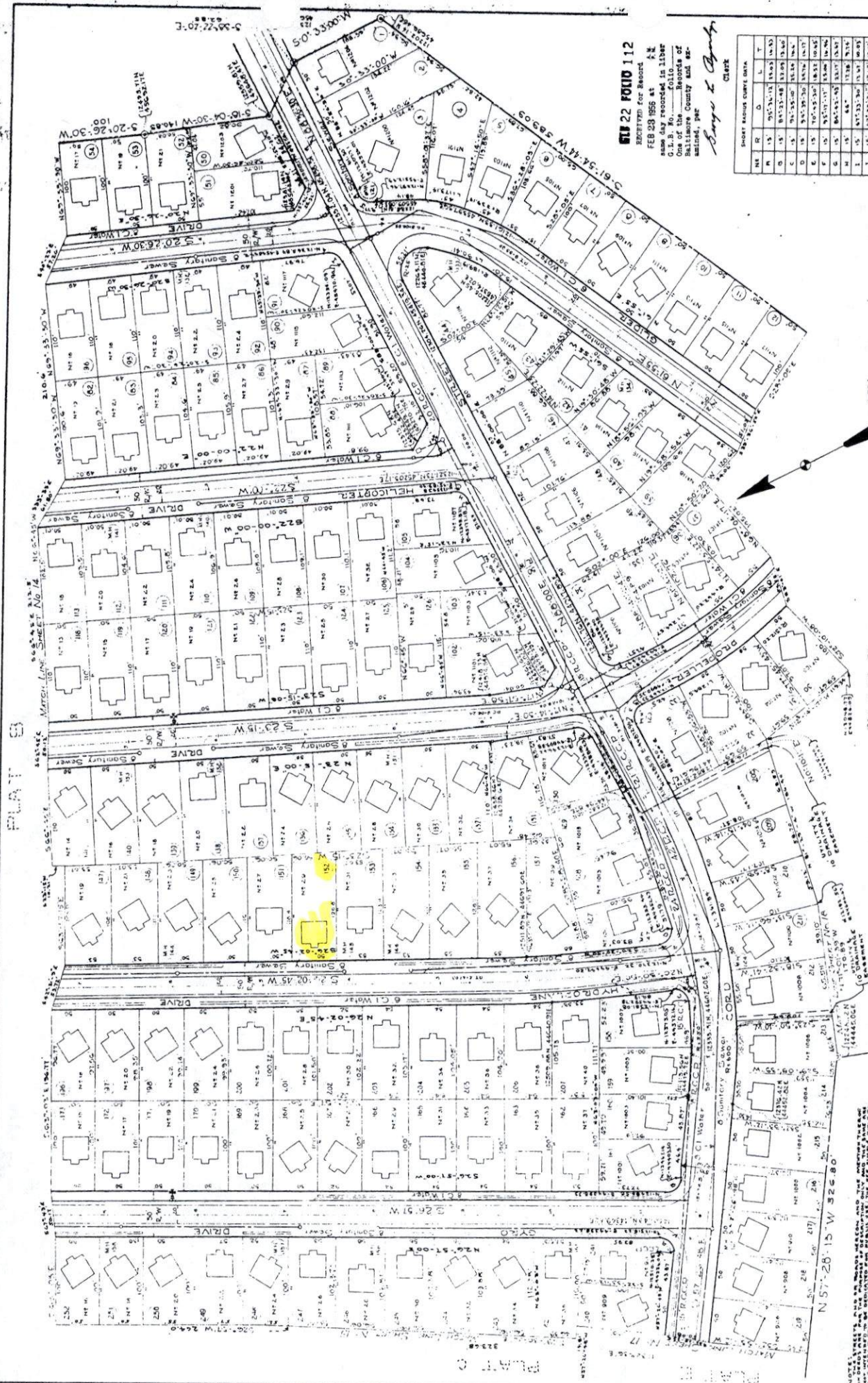
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
Feet

1 inch = 30 feet

Item #0294



RECEIVED for Record
FEB 23 1956 at AM
same day recorded in liber
G.L.B. No. folio
One of the Records of
Baltimore County and ex-

amined, per
Serge L. Reynolds
Clerk

NE	R	Δ	L	T
A	15	95° 53' 12"	33.09	16.52
B	15	94° 23' 48"	32.09	16.00
C	15	94° 25' 00"	31.64	16.00
D	15	94° 30' 30"	30.76	16.17
E	15	94° 35' 30"	30.11	16.85
F	15	95° 13' 11"	33.09	16.96
G	15	86° 53' 48"	31.17	15.85
H	15	88°	31.18	9.16
I	15	87° 33' 30"	31.17	9.05
J	15	87° 33' 30"	31.17	10.88

NOTE: COORDINATES SHOWN HEREON ARE EXTENSIONS MADE FROM BALTIMORE CITY COMMISSION

WILLIAM F. NEALE
H. ASSOCIATES
CIVIL ENGINEERS
BALTIMORE, MD

VICTORY VILLA- SECTION 2-PLAT D
-LOT SUBDIVISION PLAT ROADS & UTILITIES
BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF AGRICULTURE
 SECTION 11, 74-50-1000
 UNITED STATES OF AMERICA
 DISTRICT OF COLUMBIA
 OFFICE OF THE DISTRICT ATTORNEY
 WASHINGTON, D.C.

BALTIMORE COUNTY PLANNING BOARD Prepared by: _____ Director _____	BALTIMORE COUNTY HEALTH DEPARTMENT Approved by: _____ William B. Wright, Jr. DEPUTY STATE HEALTH OFFICER	ALIGNMENT & LOCATION OF STREETS Approved by: _____ Robert J. Jorgensen ROAD ENGINEER & SURVEYOR
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MSA 5341036-1416

25.11.2

Balto Co. Planning Board

Apprd: 1-30-56

Case No.: 2017-0294-A

Exhibit Sheet

Petitioner/Developer

10-2-17

Protestant

*Sen
6/20/17*

No. 1	site plan	
No. 2	letter of support - Wilcox	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

I, Timothy Wilcox residing at 31 Hydroplane Drive Middle River, Maryland 21220 have no issues with Ronald Sauer of 29 Hydroplane Drive Middle River Maryland 21220 moving his house over 3 feet towards my house. Please feel free to contact me at anytime at 443-552-8739.

Timothy Wilcox

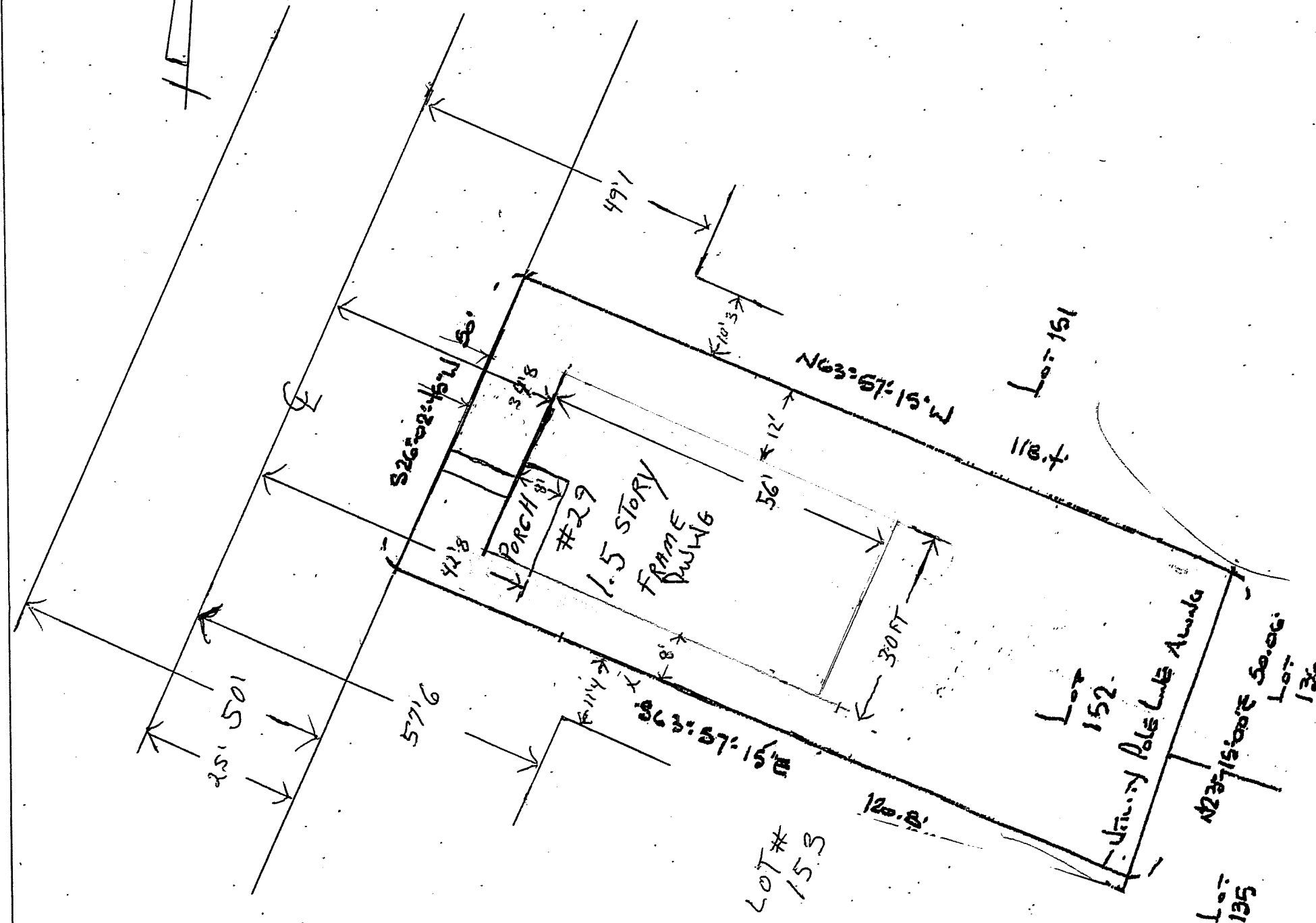
Timothy Wilcox 4-26-17

Ronald L. Sauer

Ronald L Sauer 4-26-17

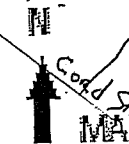
Pet. No. 2

PLAT BOOK # 22 FOLIO # 0112 10 DIGIT TAX # 1523000270 DEED REF. # 38220/00332



PLAN DRAWN BY Ronald L. Sauer DATE 4/30/17 SCALE: 1 INCH = 20 FEET

~~SITE VICINITY MAP~~ Helic.



MAP IS NOT TO SCALE

ZONING MAP# 090B2

SITE ZONED DR 5.5 (vest RG)

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA SCIENCE

OR SQUARE FEET 5950

HISTORIC? NO

INCBG? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLETION CASE INFO:

Petitioner's No. 1

#2017-0294-A

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