

M E M O R A N D U M

DATE: November 28, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0094-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 27, 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

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2713 Woodcourt Road)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Joshua & Elise Steinharter	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0094-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Joshua and Elise Steinharter (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1B02.3.B of the Baltimore County Zoning Regulations (“B.C.Z.R.”), to permit a proposed addition with a side yard setback of 4 ft. in lieu of the minimum setback of 8 ft. with a sum of both sides of 12 ft. in lieu of the required 20 ft. and a rear yard setback of 29 ft. in lieu of the required 30 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 8, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“B.C.C.”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 10-27-17

Rv ew

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

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

THEREFORE, IT IS ORDERED, this 27th day of **October, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed addition with a side yard setback of 4 ft. in lieu of the minimum setback of 8 ft. with a sum of both sides of 12 ft. in lieu of the required 20 ft. and a rear yard setback of 29 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 10-27-17 2

By ew



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 2713 Woodcourt Rd Currently zoned DR 5.5
 Deed Reference 36495 1 00153 10 Digit Tax Account # 0316076270
 Owner(s) Printed Name(s) Jordan and Elise Steinharber

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

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

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

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

+ 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):

Joshua Steinharber Elise Steinharber
 Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
 Signature #1 Signature #2

2713 Woodcourt Rd Baltimore MD
 Mailing Address City State

21209 1 410 599 5358 joshua.steinharber@xfinity.net
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0094-A Filing Date 9/27/17 Estimated Posting Date 10/8/17 Reviewer [Signature]

Affidavit in Support of Administrative Variance

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

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

Address: 2713 Woodcourt Rd Baltimore MD 21209
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

See attached

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

[Signature]
Signature of Owner (Affiant)

Joshua Steinharter
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Elise Steinharter
Name- Print or Type

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

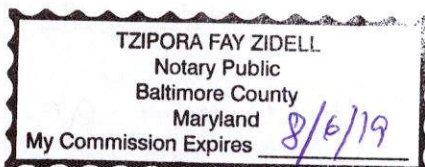
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of September, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joshua Steinharter & Elise Steinharter

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
8/6/19
My Commission Expires

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.

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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)

See attached

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

[Signature]
Signature of Owner (Affiant)

Joshua Steinharter
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Elise Steinharter
Name- Print or Type

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

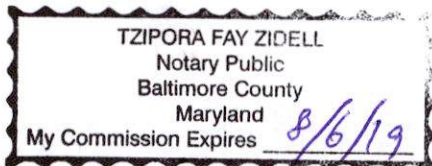
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of September, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joshua Steinharter + Elise Steinharter

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
8/6/19
My Commission Expires



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 2713 Woodcourt Rd Currently zoned DR 5.5
 Deed Reference 364-95-100153 10 Digit Tax Account # 0316076270
 Owner(s) Printed Name(s) Joshua and Elise Steinharter

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

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

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

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

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):

Joshua Steinharter Elise Steinharter
 Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
 Signature #1 Signature #2

2713 Woodcourt Rd Baltimore MD
 Mailing Address City State

21209 410 599 8358 jsteeinharter@yahoo.com
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0094-A Filing Date 9/27/17 Estimated Posting Date 10/3/17 Reviewer [Signature]

2018-0094-A

Variance from sections: 1B02.3.B of the BCZR:

To permit a proposed addition with a side yard setback of 4 feet in lieu of the minimum setback of 8 feet with the sum of both sides of 12 feet in lieu of the required 20 feet and a rear yard setback of 29 feet in lieu of the required 30

I am requesting this administrative variance because the house was built without a foyer, with 2 adults and 3 children living in the house it makes it very difficult to keep an organized household with limited closet space and room for bulk items. I feel that with this extra space we are adding it will provide us with adequate and convenient space to keep things neat and organized.

2018-0094-A

Zoning property description for 2713 Woodcourt Rd.

Beginning at a point on the south side of Woodcourt Rd. which is 60 feet wide at a distance of 397 feet south of the centerline of the nearest improved intersecting street Wickfield road which is 60 feet wide.

Being Lot #45, Block I, Section 3 in the subdivision of Pickwick as recorded in Baltimore county Plat Book R.R.G. # 29 Folio # 146 containing 6710 square Ft of lot. Located in the 3rd election district and Councilmanic District 2.

2018-0094-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/08/2017

Case Number: 2018-0094-A

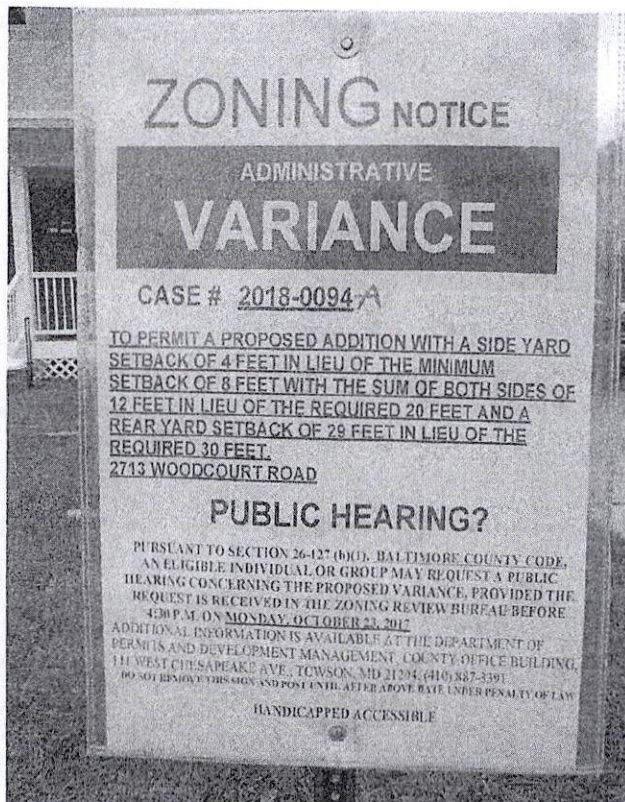
Petitioner / Developer: JOSHUA STIENHARTER

Date of Closing : OCTOBER 23, 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:

2713 WOODCOURT ROAD

The sign(s) were posted on: OCTOBER 8, 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)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/8/2017

Case Number: 2018-0094-A

Petitioner / Developer: JOSHUA STEINHARTER

Date of Hearing (Closing): OCTOBER 23, 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:
2713 WOODCOURT ROAD

The sign(s) were posted on: OCTOBER 23, 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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0094 -A Address 2713 Woodcourt Road
Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/27/17 Posting Date: 10/8/17 Closing Date: 10/23/17

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0094 -A Address 2713 Woodcourt Rd 21209
Petitioner's Name Joshua Steinharter Telephone 410-599-8358
Posting Date: 10/8/17 Closing Date: 10/23/17
Wording for Sign: To Permit a proposed addition with a side yard setback of 4 feet in lieu of the minimum setback of 8 feet with the sum both sides of 12 feet in lieu of the required 20 feet, and a rear yard setback of 29 feet in lieu of the required 30 feet

Revised 6/30/2018

№ 157264

Date: 9/27/19

PAID RECEIPT

BUSINESS	ACTUAL	TIME	IGN
9/28/2017	9/27/2017	09:28:52	3

REG 0003 WALKIN, CAY
 >>RECEIPT # 746772 9/27/2017 OFLN
 Dept. 5 528 ZONING VERIFICATION
 CR NO. 157264

Rept Tot \$75.00
 \$75.00 OK \$1.00 CA
 Baltimore County, Maryland

[illegible]

Total: 75.0

Rec From: Joshua Steinharter

For:

Case # 2018-0094-A

2713 WOOD COURT RE

DISTRIBUTION

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

PLEASE PRESS HARD!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

October 24, 2017

Joshua & Elise Steinharter
2713 Woodcourt Road
Baltimore MD 21209

RE: Case Number: 2018-0094 A, Address: 2713 Woodcourt Rd

Dear Mr. & Ms. Steinharter:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 27, 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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 10/2/17

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

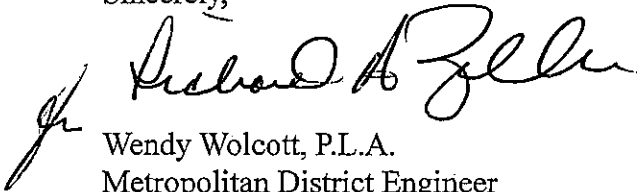
Dear Ms. Lewis:

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. 2018-0094-A

*Administrative Variance
Joshua & Elise Steinharter
2713 Woodcourt 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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 19, 2017

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 9, 2017
Item No. 2018-0079-SPH, 0091-SPHA, 0092-SPHA, 0093-A, and 0094-A.

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

* * * * *

VKD: CEN
cc: file

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: October 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0094-A
Address 2713 Woodcourt Road
(Steinharter Property)

Zoning Advisory Committee Meeting of **October 9, 2017**.

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

Reviewer: Steve Ford Date: 10-12-2017

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0316076270			
Owner Information					
Owner Name:		STEINHARTER JOSHUA STEINHARTER ELISE		Use:	RESIDENTIAL
Mailing Address:		2713 WOODCOURT RD BALTIMORE MD 21209-2521		Principal Residence:	YES
				Deed Reference:	/36495/ 00153
Location & Structure Information					
Premises Address:		2713 WOODCOURT RD BALTIMORE 21209-		Legal Description: 2713 WOODCOURT RD PICKWICK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0078	0006	0571		0000	3
					I
					45
					2017
					Assessment Year:
					Plat No: 2
					Plat Ref: 0029/0146
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1965		3,484 SF			
				Property Land Area	
				6,710 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	1/2 BRICK FRAME	4 full/ 2 half	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2017	07/01/2018
Land:		90,500	90,500		
Improvements		123,400	434,100		
Total:		213,900	524,600	317,467	421,033
Preferential Land:		0			0
Transfer Information					
Seller: PRESS MANUEL/PHYLLIS TRUSTEES		Date: 08/04/2015		Price: \$290,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /36495/ 00153		Deed2:	
Seller: PRESS MANUEL		Date: 01/13/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /19436/ 00686		Deed2:	
Seller: PRESS MANUEL		Date: 06/11/2003		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /18174/ 00747		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2017	07/01/2018	
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 04/06/2016					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2018-0093-A

Primary Use: RESIDENTIAL

Reviewer: Fernando Bonifacio

Type: ADMINISTRATIVE VARIANCE

Legal Owner: James L Morgan & Elizabeth Bidinger

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Fifth

Councilmanic Dist Third

Property Address: 12 Foreston Valley COURT

Location: SE/S of Foreston Valley Court, 1,515 SW of the centerline of Foreston Road

Existing Zoning: RC 8 (RC 4 in 1989)

Area: 5.72 acres

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit an accessory structure (pool) to be located in the front yard in lieu of the required rear yard.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 10/23/2017 12:00:00AM

Miscellaneous:

Case Number: 2018-0094-A

Primary Use: RESIDENTIAL

Reviewer: Hucik Gary

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Joshua & Elise Steinharter

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Third

Councilmanic Dist Second

Property Address: 2713 Woodcourt ROAD

Location: S/S of Woodcourt Road, W 397 ft. to the centerline of Wickfield Road.

Existing Zoning: DR 5.5

Area: 6710 sq. ft.

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit a proposed addition with a side yard setback of 4 ft. in lieu of the minimum setback of 8 ft. with a sum of both sides of 12 ft. in lieu of the required 20 ft. and a rear yard setback of 29 ft. in lieu of the required 30 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 10/23/2017 12:00:00AM

Miscellaneous:

(AV) 10-23-17

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: October 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0094-A
Address 2713 Woodcourt Road
(Steinharter Property)

Zoning Advisory Committee Meeting of **October 9, 2017**.

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

Reviewer: Steve Ford

Date: 10-12-2017

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-19</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-12</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-2</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>10-8-17</u> <u>10-23-17</u> by <u>O'Keefe</u> <u>10/25</u> <u>Left vm for Linda O'Keefe - type? Same day</u> <u>10:40 am</u> <u>as closing date?</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, October 25, 2017 1:32 PM
To: Debra Wiley
Subject: Certifications
Attachments: Foreston Valley Ct..jpeg; Woodcourt Rd..jpeg

Hi Debbie,

I have attached the revised Certifications for your records.
Thank you,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com



patio
valley

2018-0044-A

Front



2018-00 0114



Proposed
Location

2018-0094-A

R-1962-5652-SPH
1962-5484-SPH
1984-0325-SPHXA

2835
0307062181

BL

Lot # 10
0319058780

0303069280

Lot # 13
0320002010
1990-0032-A

Lot # 7
Pt. Bk. Folio # 030006A 0323004750
Pt. Bk. 0000029, Folio 0145
0302049330
Lot # 6
2716
0313026250
Lot # 5
Pt. Bk. Folio # 030006A 0323004750
Pt. Bk. 0000030, Folio 0006
0313042300
Lot # 4
2712

0323005110
2710

0312034950

0319076920
Lot # 1
2706

0307062180

Pt. Bk. Folio # 029145
WOODCOURT RD

WOODCOURT RD

Lot # 48
0314001180
0308090350

Lot # 49
0308090350

0302071620

3 EED 078C1
2 CDD

NW 7-D

DR 5:5

2721

0319013720

Lot # 41

0311078790

Lot # 42
0320067510

2719
0311078750

0311068300

0316056270

Lot # 46
03020866920

Lot # 47
0312034970

Lot # 4
0319044590

2702

PAI # 030105

PAI # 030105

Lot # 5
0304022260

2704

Lot # 18
0307002830

Pt. Bk. 0000031, Folio 0032
6507

0307052590

Lot # 21

Lot # 6
0319077230

2705

Lot # 7
0306053550

2703

0318012060

Lot # 17

Lot # 16
0306011690

0313026550

Lot # 26

0301092180

Lot # 24

0316046170

Lot # 23

0318053710

Lot # 15

0312003020

Lot # 14

0307052570

Lot # 13

0302026730

Lot # 12

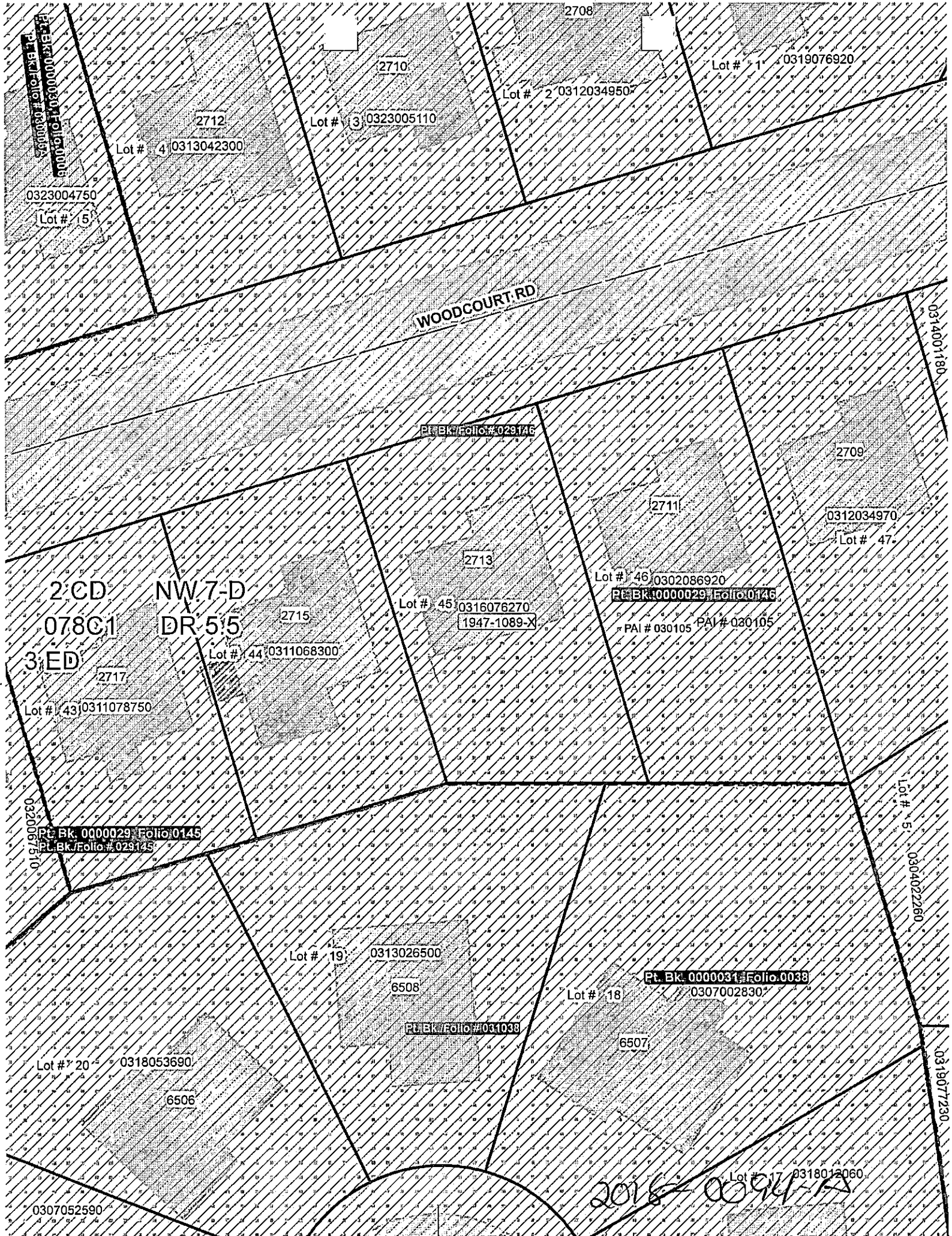
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1987-0486-A

STEERFORTH CT

2018

Pt. Bk. 0000029, Folio 0146



Pt. Bk. 00000301, Folio. 000003
Pt. Bk. 000003, Folio. 000003

0323004750
Lot # 15

Lot # 4 0313042300

Lot # 3 0323005110

Lot # 2 0312034950

Lot # 1 0319076920

WOODCOURT RD

Pt. Bk. 0000029, Folio. 0146

Lot # 46 0302086920

Pt. Bk. 0000029, Folio. 0146

PAI # 030105 PAI # 030105

Lot # 45 0316076270
1947-1089-X

Lot # 44 0311068300

Lot # 43 0311078750

Pt. Bk. 0000029, Folio. 0145
Pt. Bk. 0000029, Folio. 0145

Lot # 19 0313026500

Pt. Bk. 0000031, Folio. 0038
0307002830

Lot # 18

Pt. Bk. 0000031, Folio. 0038

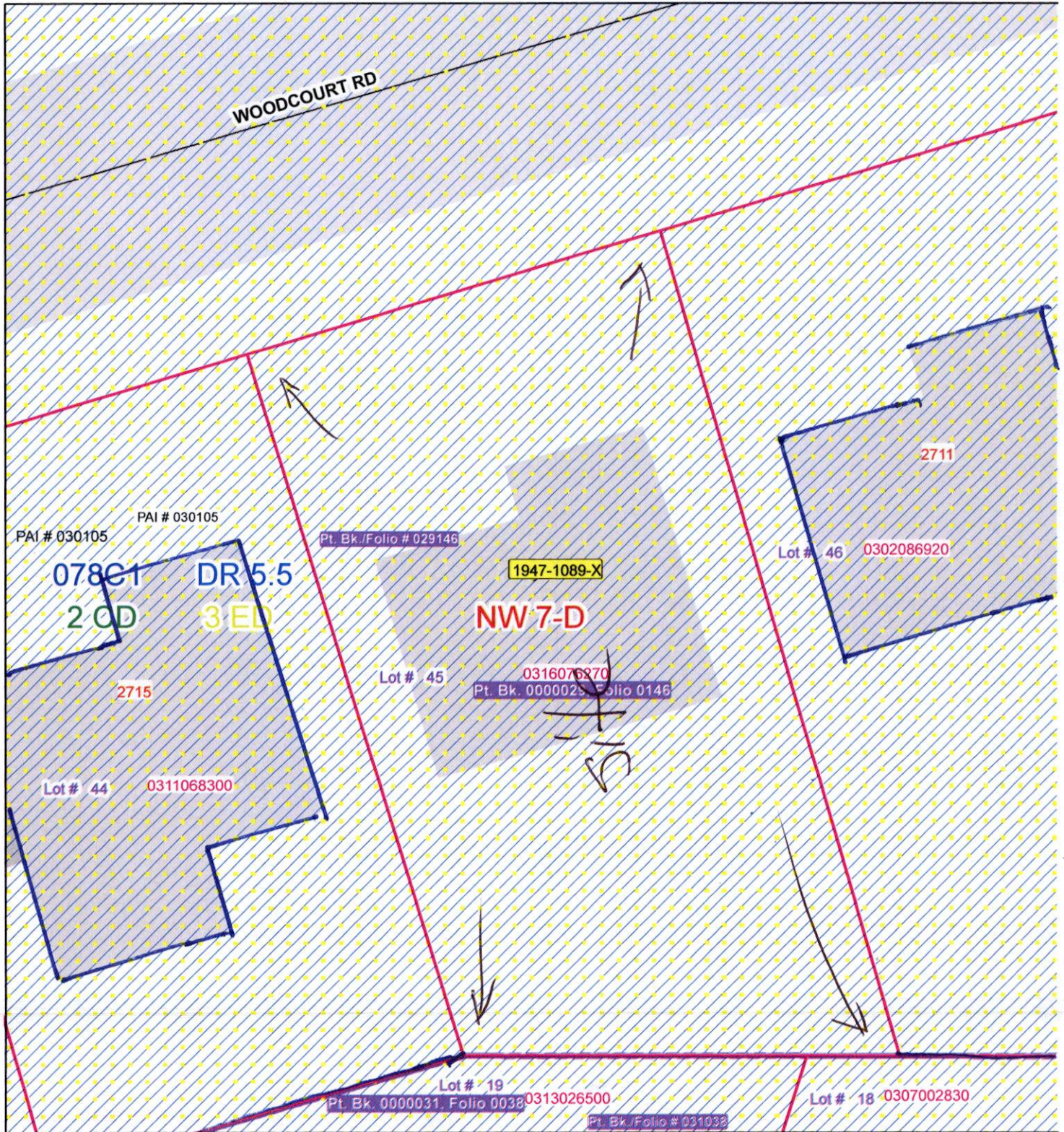
Lot # 20 0318053690

Lot # 17 0318012060

0307052590

2018-0094-13

46 Back River Neck Road



Publication Date: 9/19/2017



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

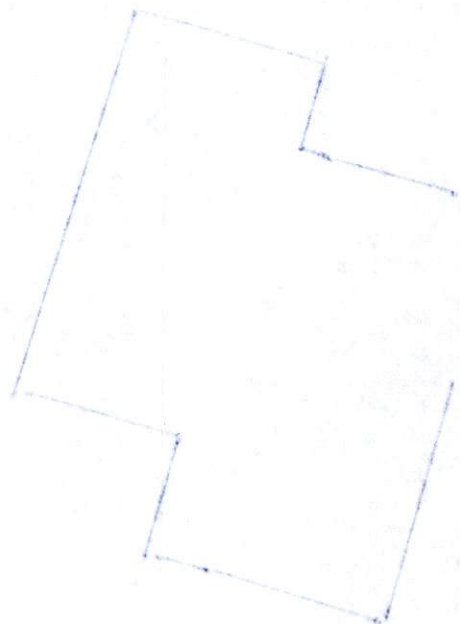
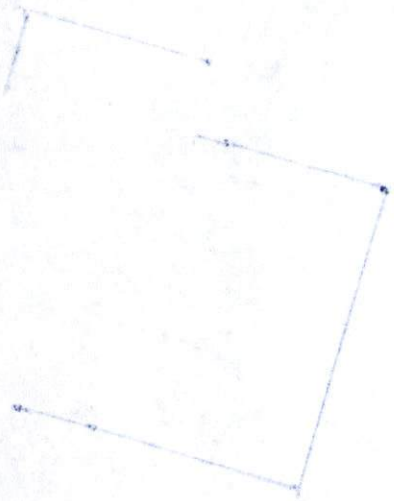


0 5 10 20 30 40 Feet

1 inch = 20 feet

2018-0094-A

6
1
2



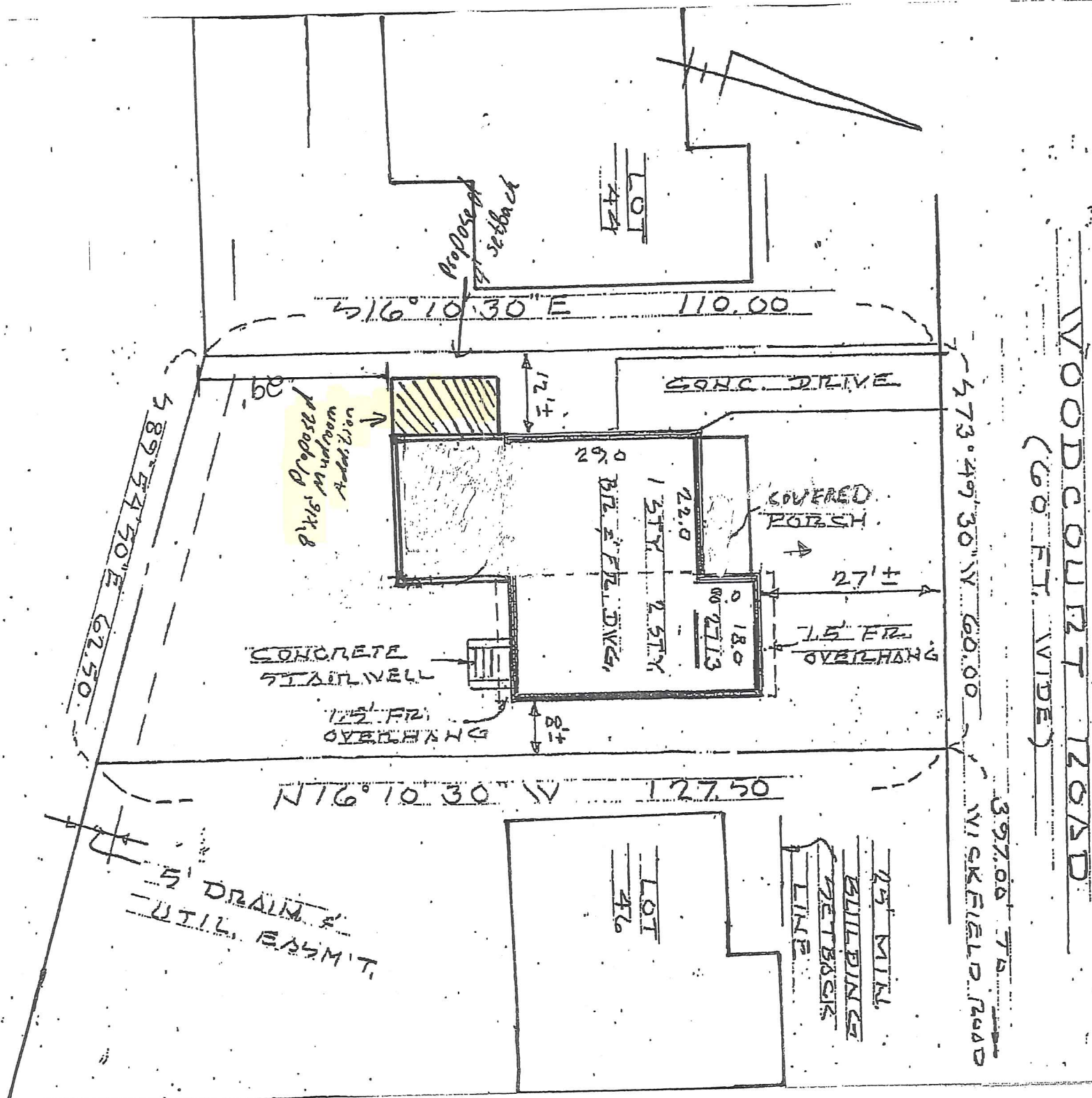
PLANNING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2713 Woodcourt Rd OWNER(S) NAME(S) Joshua Steinharber, Elise Steinharber

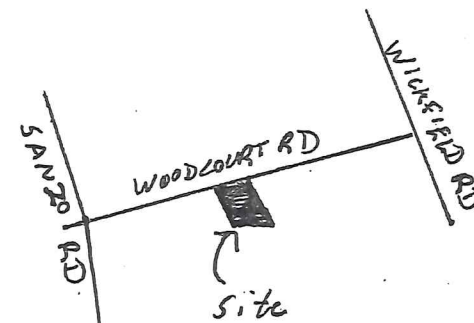
SUBDIVISION NAME Pickwick LOT # 45 BLOCK # 1 SECTION # 3

PLAT BOOK # 29 FOLIO # 146 10 DIGIT TAX # 03 1 6076270 DEED REF. # 36495/00153

LOT 45, BLOCK 1, "PLAT 2",
SECTION 3, PICKWICK, PLAT
BOOK 29, FOLIO 146



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 0078

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 6710

HISTORIC? no

IN CBCA? no

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? no

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

Plan Drawn BY: Joshua Steinharber Date: 9/19/2017 Scale: 1 inch = 20 Feet

2018-0094-A

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

ADDRESS 2713 Woodcourt Rd

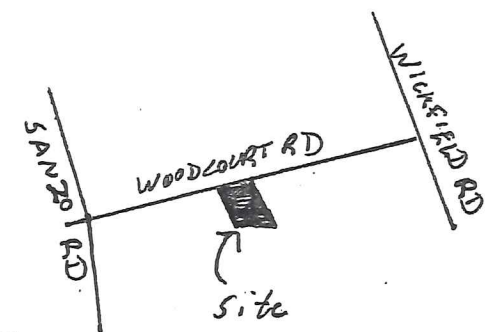
OWNER(S) NAME(S) Joshua Steinharter, Elise Steinharter

SUBDIVISION NAME Pickwick

LOT # 45 BLOCK # 1 SECTION # 3

PLAT BOOK # 29 FOLIO # 146 10 DIGIT TAX # 03 1 60 7 62 20 DEED REF. # 36495/00153

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0078

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 6710 ☒

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UTILITIES? MARK WITH X

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SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? no

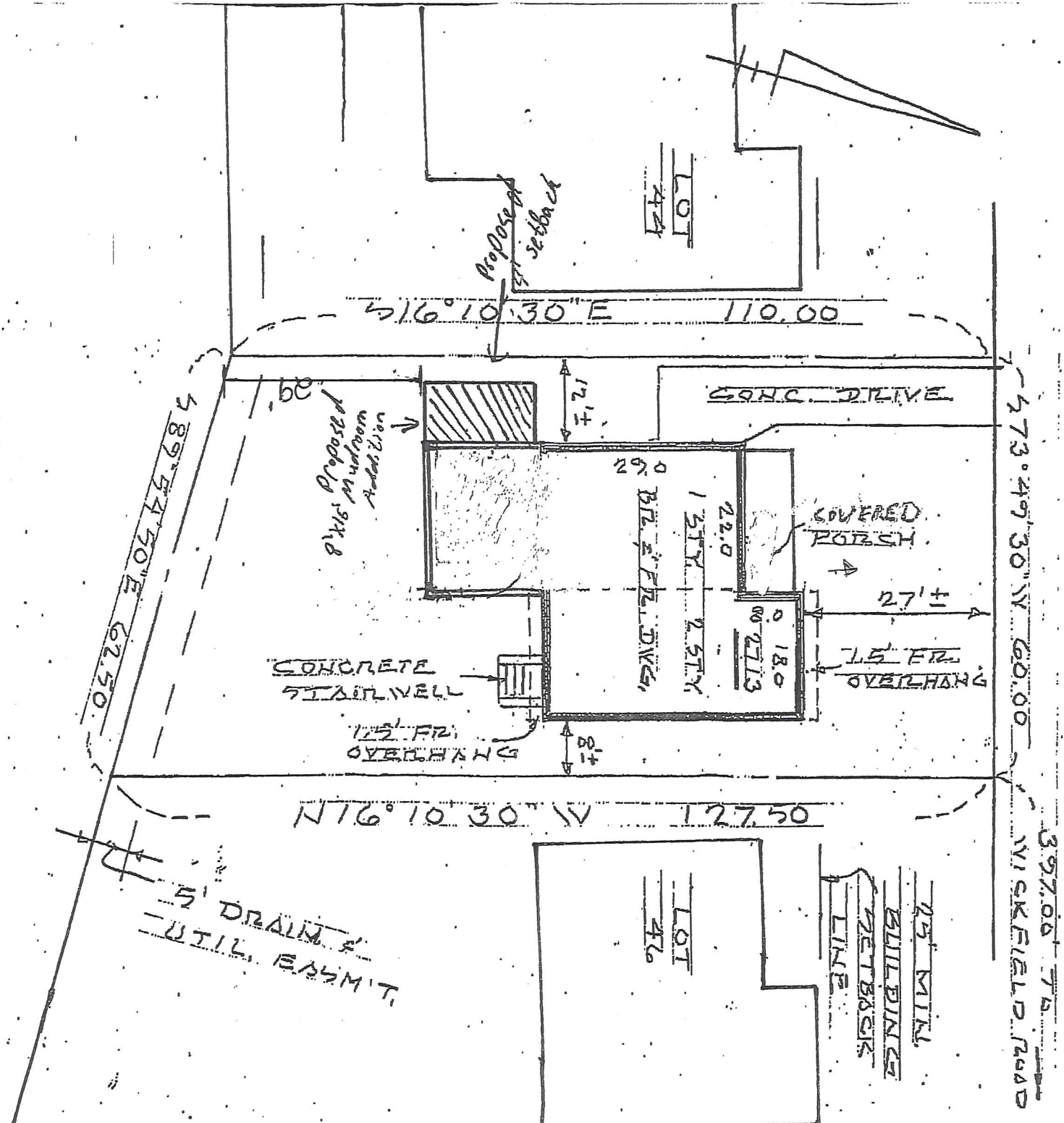
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

LOT 45, BLOCK 1, "PLAT 2,
SECTION 3, PICKWICK", PLAT
BOOK 29, FOLIO 146



Plan Drawn BY: Joshua Steinharter Date: 9/19/2017 Scale: 1 inch = 20 Feet

2018-0094-A

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

ADDRESS 2713 Woodcourt Rd

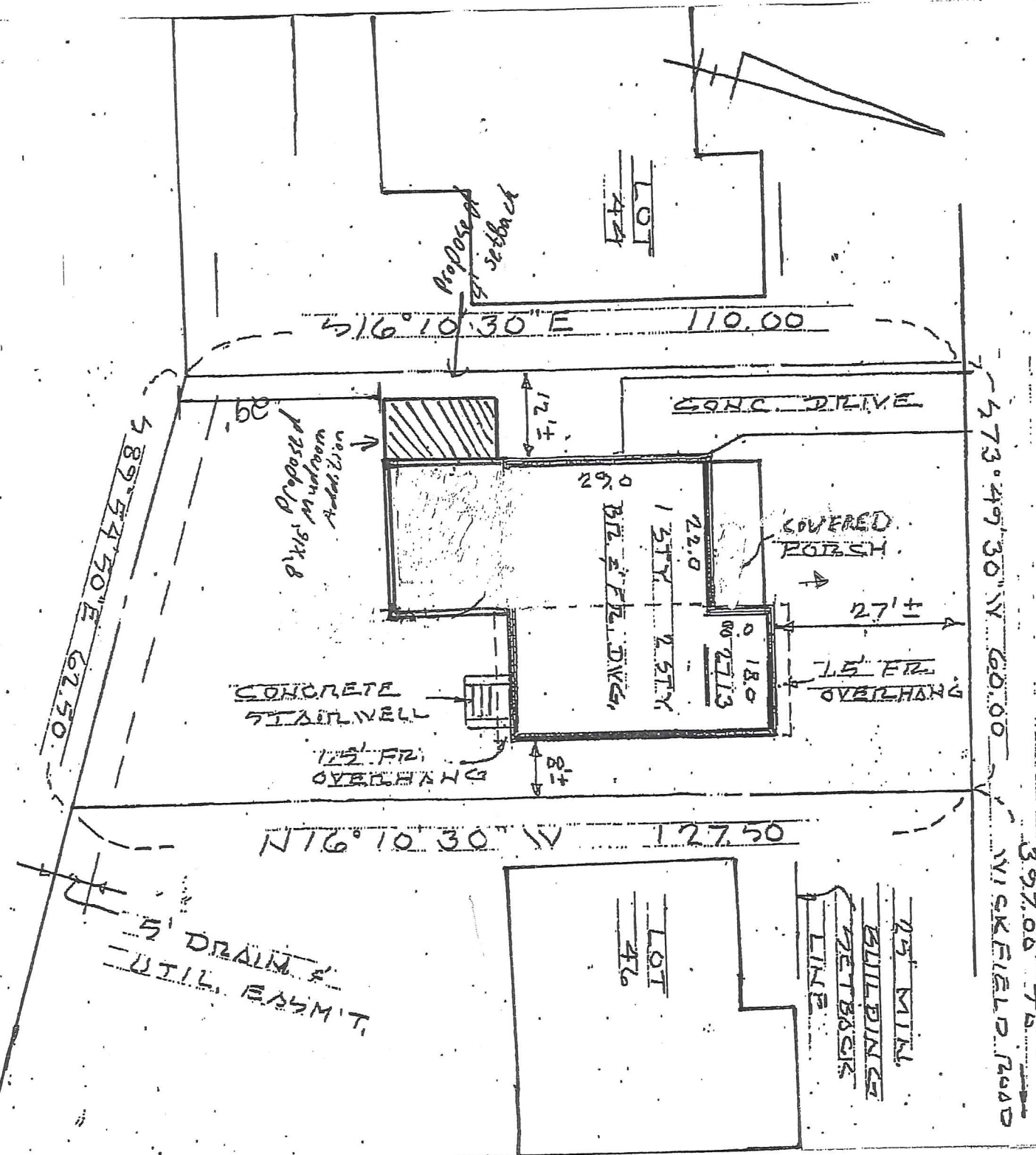
OWNER(S) NAME(S) Joshua Steinharter, Elise Steinharter

SUBDIVISION NAME Pickwick

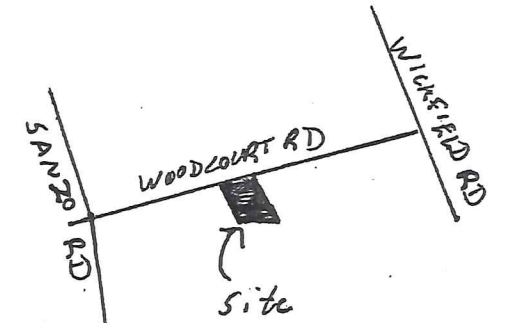
LOT # 45 BLOCK # 1 SECTION # 3

PLAT BOOK # 29 FOLIO # 146 10 DIGIT TAX # 0316076270 DEED REF. # 36495/00153

LOT 45, BLOCK 1, "PLAT 2,"
SECTION 3, PICKWICK, PLAT
BOOK 29, FOLIO 146



SITE VICINITY MAP



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MAP IS NOT TO SCALE

ZONING MAP# 0078

SITE ZONED DR 5.5

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COUNCIL DISTRICT 2

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PUBLIC ☒ PRIVATE _____

PRIOR HEARING? no

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

N/A

N/A

N/A

N/A

VIOLATION CASE INFO:

N/A

Plan Drawn BY: Joshua Steinharter Date: 9/19/2017 Scale: 1 inch = 20 Feet

2018-0094-A