

MEMORANDUM

DATE: August 7, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0333-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 6, 2018. 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 *
(3616 Stansbury Mill Road)
10th Election District
3rd Council District
Ricardo G. & Ana M. Lobo
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0333-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, Ricardo G. and Ana M. Lobo ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory building (storage shed/garage) with a height of 20 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. No adverse ZAC comments were received from any of the reviewing agencies. However, it is to be noted that two (2) letters of support were received from adjacent neighbors (3611 and 3615 Stansbury Mill Road), who have no objections to Petitioners' zoning request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 17, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date

7-5-18

By

DW

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). 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 BCZR. Furthermore, strict compliance with the BCZR 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 storage shed/garage's height and usage, I will impose conditions that the storage shed/garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 5th day of **July, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory building (storage shed/garage) with a height of 20 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

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.

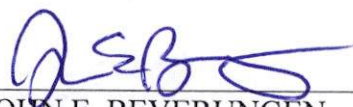
ORDER RECEIVED FOR FILING

Date 7-5-18

By [Signature]

2. Petitioners or subsequent owners shall not convert the storage shed/garage into a dwelling unit or apartment. The proposed storage shed/garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The proposed storage shed/garage shall not be used for commercial purposes.

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 7-5-18

By lw



PARCEL # 25-00-002409
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 3616 STANSBURY MILL ROAD, PHOENIX MD 21131 Currently zoned RC-2
 Deed Reference 0025519446 10 Digit Tax Account # 2500002409
 Owner(s) Printed Name(s) RICARDO AND ANA LOBO

(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) 400.3, BC2R, to permit a proposed accessory building (storage shed/garage) with a height of 20 feet in lieu of the maximum allowed 15 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

RICARDO GABRIEL LOBO, ANA MARIA LOBO
 Name #1 – Type or Print Name #2 – Type or Print

Ricardo Lobo Ana Maria Lobo
 Signature #1 Signature #2

3616 STANSBURY MILL ROAD, PHOENIX MD 21131
 Mailing Address City State

21131 410-746-1331 rickcbr2000@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:

(SAME AS ABOVE)

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 15 day of July, 2018 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 2018-0333-A Filing Date 6/4/2018 Estimated Posting Date 6/17/2018 Reviewer JNP

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: 3616 STANBURY MILL RD PHOENIX MD 21131
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)

(PLEASE 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)
RICARDO G. LOBO
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
ANA MARIA LOBO
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 22 day of MAY, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ANGELA L. SHANNON

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
MARCH 3, 2020
My Commission Expires

Ricardo Lobo
3616 Stansbury Mill Road, Phoenix MD 21131
Administrative Zoning Petition Hardship Request Narrative & Facts

We are requesting an administrative variance to allow the height of an accessory "barn-style" detached structure to be no more than 19 feet in height instead of the permitted 15 feet in height (the specific height for the structure is 18.5± feet, as detailed in the elevation plan). My wife and I have owned the subject property for the past eleven (11) years. We are a family of four with two children, ages 12 and 14. As required by the Baltimore County Zoning Regulations, the location of the proposed structure in the rear yard of the property conforms to the Zoning Regulations. In addition, the proposed location meets the applicable setback requirements for an accessory structure on a residential lot. It is only the requested height variance that is needed to construct the proposed two-story garage with second level living space. I have enclosed elevations, floor plans, and example photographs for the proposed structure.

With regard to the 4-foot height variance, the property is physically unique in ways that are relevant to the request. A review of the site plan and other exhibits submitted with this application reveal that the property is irregular in shape with a significant portion of it encumbered by environmental easements dedicated to Baltimore County. In addition, the existing improvements on the property in combination topographic changes on site limit where additional garage space and square footage devoted to living/office space may be located on the property. Specifically, there are grade changes on the west side of the dwelling and to the rear of the dwelling which are not conducive to an addition to the main dwelling, which would obviate the need for a detached structure. A detached structure is our only option. In fact, the only usable and equipment-accessible flat area on which the accessory structure may be built is the location we have selected.

There is a practical difficulty if the Administrative Law Judge were to deny the required variance. We would be unable, due to the existing conditions and physical constraints on the property, to construct any additional, much-needed square footage, which we desire for many reasons, including (1) space for equipment used to maintain this 3.16± acre property; (2) additional garage space for a vehicle; and (3) needed storage space that can be easily accessible by all members of the house, including senior citizens (over 80 years old). If a building addition to the main dwelling were an option, we would be able to build to the same height as the existing dwelling so that proposed 20-foot height would not be an obstacle. Unfortunately, this is not the case for us.

Importantly, there would be no adverse impact on any of the surrounding residential properties if the variance were to be granted by the Administrative Law Judge. The subject property, as indicated by the enclosed photographs, slopes downward from the front property line to the location for the proposed detached structure. My wife and I are also proposing appropriate and fast-growing landscape plantings (arborvitae trees) along the eastern side of the property to buffer the accessory structure from our neighbor's property to the east. It is important to note that a detached barn also and already exists on this neighbor property. For these reasons and facts, we believe that this variance request falls squarely in harmony and spirit of this area, its purpose and existing structures that exist in this rural section of Baltimore County.

I am enclosing, with this application, letters signed by owners (2) of two locations that face our property. We took the time to meet with these property owners and explain the nature of our application for variance. Letters by both property owners indicate that they "do not object" to the height of the property accessory structure or the location of it. There is a wooded area, both on our lot and the residential lot to the north, which ensures there will be no adverse impact on that property to the north.

For the reasons stated, we respectfully request that you grant the requested variance. Thank you kindly.

Ricardo G. Lobo and Ana M. Lobo

Zoning Property Description for: 3616 Stansbury Mill Road, Phoenix MD 21131

Deed Reference: 0025519 446

Beginning for the same at a point in situate South 63 degrees 15 minutes 53 seconds West 221.10 feet from the 7-inch by 8-inch Stone hereto set at the beginning of the third of South 66 degrees West 13.4 perch line of the second described parcel of and which by deed dated March 6, 2000 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 14432, Folio 675, was conveyed by Dorothy E. Wilson to Dorothy E. Wilson, Dixie W. Shipley and Tarra L. Swallow, said point being at the beginning of the third or South 66 degrees West 43.8 perch line of the first described parcel of land in said deed, said point also being in the first or South 63 degrees 00 minutes 02 seconds West 791.11 foot line of the parcel of land which by deed dated January 31, 1989 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 8098, Folio 281, was conveyed by Richard Lattanzi to Barry M. Latchaw and Susan W. Latchaw, thence running with and binding on the second line of the first described parcel of land in the first hereinmentioned deed and running reversely with and binding on the fourth line of the second described parcel of the first hereinmentioned deed, referring all courses of this description to the Grid Meridian established by the Maryland coordinate system NAD 83 (1991) (1) South 23 degrees 44 minutes 07 seconds East, 534.91 feet to the centerline of Stansbury Mill Road (30 feet wide), thence running reversely with and binding on part of the first or North 75 degrees East 34.6 perch line of the first described parcel of land in the first herein deed and binding on or near the center line of said Stansbury Mill Road (2) South 71 degrees 20 Minutes 49 Seconds West 305.04 feet, thence running for a line of division, now made in October 2005, through the first described parcel of the first hereinmentioned deed, (3) North 15 degrees 04 minutes 42 seconds West 501.63 feet to intersect the third line of the first described parcel of land in the first hereinmentioned deed and running reversely with and binding on part of the heartofore mentioned first line of the second hereinmentioned deed (4), North 63 degrees, 15 minutes, 53 seconds East 228.65 feet to the point of the beginning; containing 3.155 acres of land, more or less; as surveyed by Little and Associates, Inc. in August 2005. Being a portion of the first described parcel of land which by deed dated March 6, 2000, and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 14432, Folio 675, was conveyed by Dorothy E. Wilson to Dorothy E. Wilson, Dixie W. Shipley, and Tarra L. Swallow. The improvements there are being known as No. 3616 Stansbury Mill Road. *Located in the 10th Election District and 3rd Council District. Also known as Lot #2 in the minor subdivision of Wilson Property, minor subdivision # 05-121-M as maintained by the Department of Permits, Approval & Inspections.*

2018-0333-A

CERTIFICATE OF POSTING

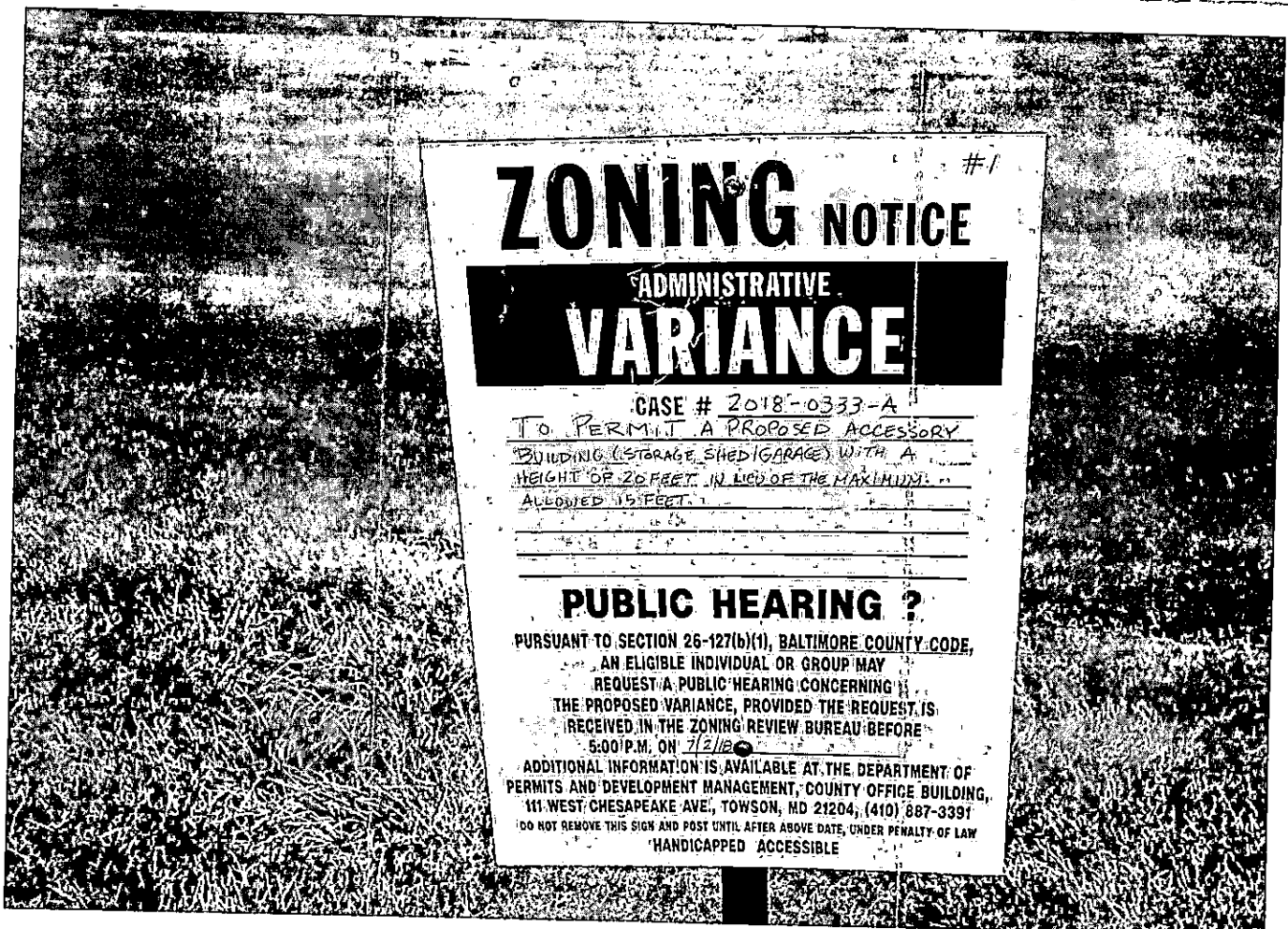
Date: 6-17-18

RE: Case Number: 2018-0333-A

Petitioner/Developer: Ricardo Lobo

Date of Hearing/Closing: 7/2/18

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 3616 Stanbury Hill Rd



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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0333 -A Address 3616 Stansbury Mill Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/4/2018 Posting Date: 6/17/2018 Closing Date: 7/2/2018

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- 0333 -A Address 3616 Stansbury Mill Road
Petitioner's Name Ricardo Gabriel Lobo & Ana Maria Lobo Telephone 410-746-1331
Posting Date: 6/17/2018 Closing Date: 7/2/2018
Wording for Sign: To Permit a proposed accessory building (storage shed/garage) with a height of 10 feet in lieu of the maximum allowed 15 feet.

Revised 6/30/2018

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0333-A

Property Address: 3616 STANSBURY MILL RD, PHOENIX MD 21131

Property Description: NW side of Stansbury Mill Road, 255' NE of Misty Valley Road

Legal Owners (Petitioners): RICARDO & ANN LOBO

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ricardo Lobo

Company/Firm (if applicable):

Address: 3616 STANSBURY MILL RD, PHOENIX MD 21131

Telephone Number: 410 746 1331

Revised 7/9/2015

Q RRR down

~~Q RRR down~~

Q RRR down

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

No. **168840**
Date: **6/4/2018**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
6/05/2018 6/04/2018 11:28:58 3

REC W503 WALKIN, CAN
RECEIPT # 773743 6/04/2018 OFLN

5 528 ZONING VERIFICATION

ID: 168940

Receipt Tot \$75.00
1.00 CK \$100.00 CA
\$25.00 CG
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dep
001	806	0000		6150						75.00	CA

Total: **75.00**

Rec From: **Ricardo Lobo**

For: **Adm. Variance - 3616 Stanbury Mill Road, 21131**
2018-0333-A (LOBO)

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



DONALD I. MOHLER III
County Executive

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

July 3, 2018

Ricardo Gabriel & Ana Maria Lobo
3616 Stansbury Mill Road
Phoenix MD 21131

RE: Case Number: 2018-0333 A, Address: 3616 Stansbury Mill Road

Dear Mr. & Ms. Lobo:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 4, 2018. 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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

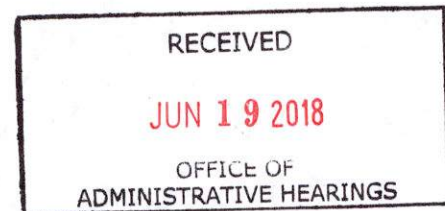
DATE: June 19, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0333-A
Address 3616 Stansbury Mill Road
(Lobo Property)

Zoning Advisory Committee Meeting of **June 18, 2018**.

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

Reviewer: Steve Ford



Date: 6/11/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0333-A

*Administrative Variance
Ricardo Gabriel & Ana Maria Lobo
3616 Stansbury Mill 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

FROM: *MC2* Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 18, 2018
Item No. 2018-0333-A, 0334-A, 0335-A, 0336-SPH and 0337-A

DATE: July 5, 2018

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

*

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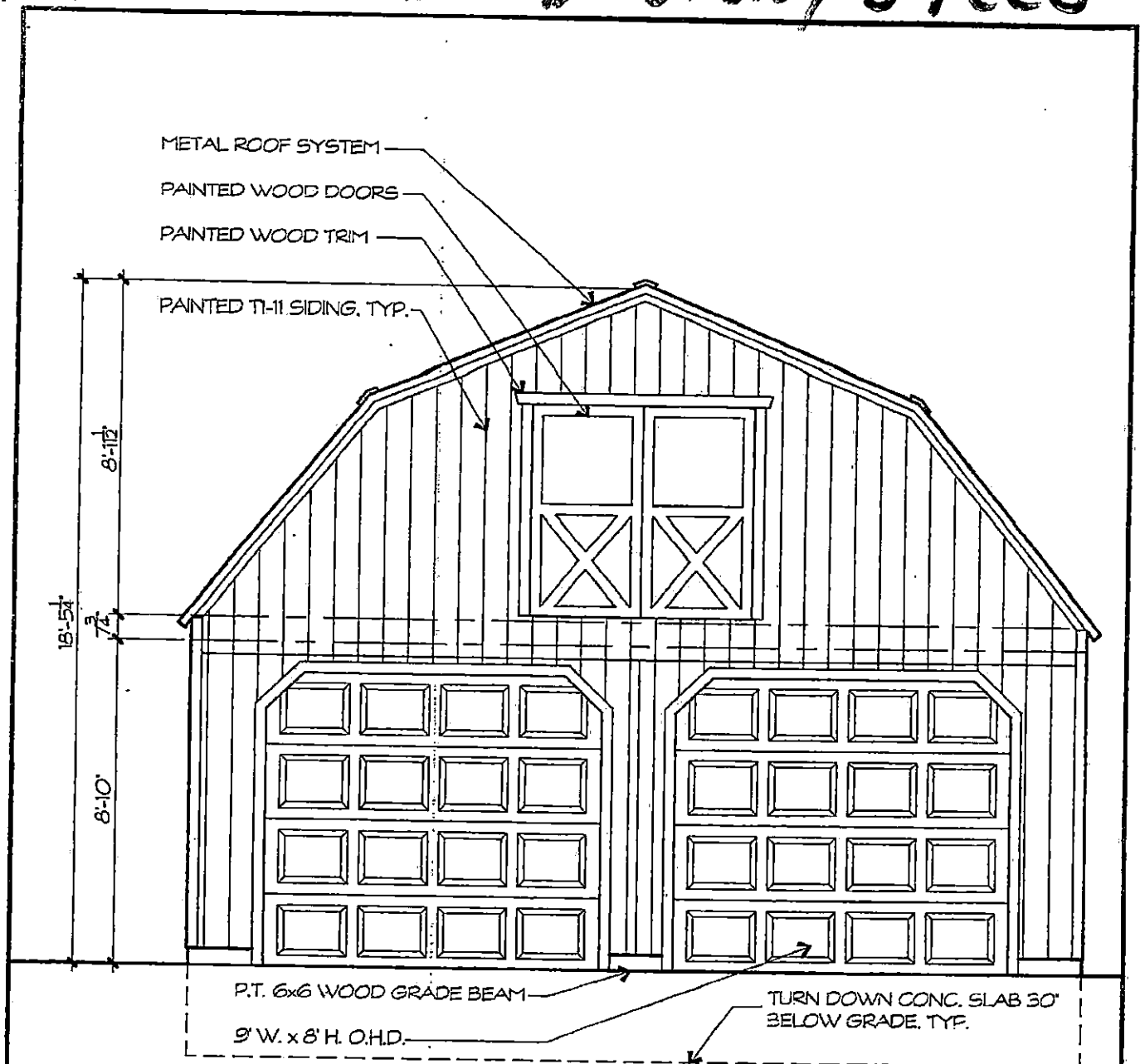
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*

*

VKD: cen
cc: file

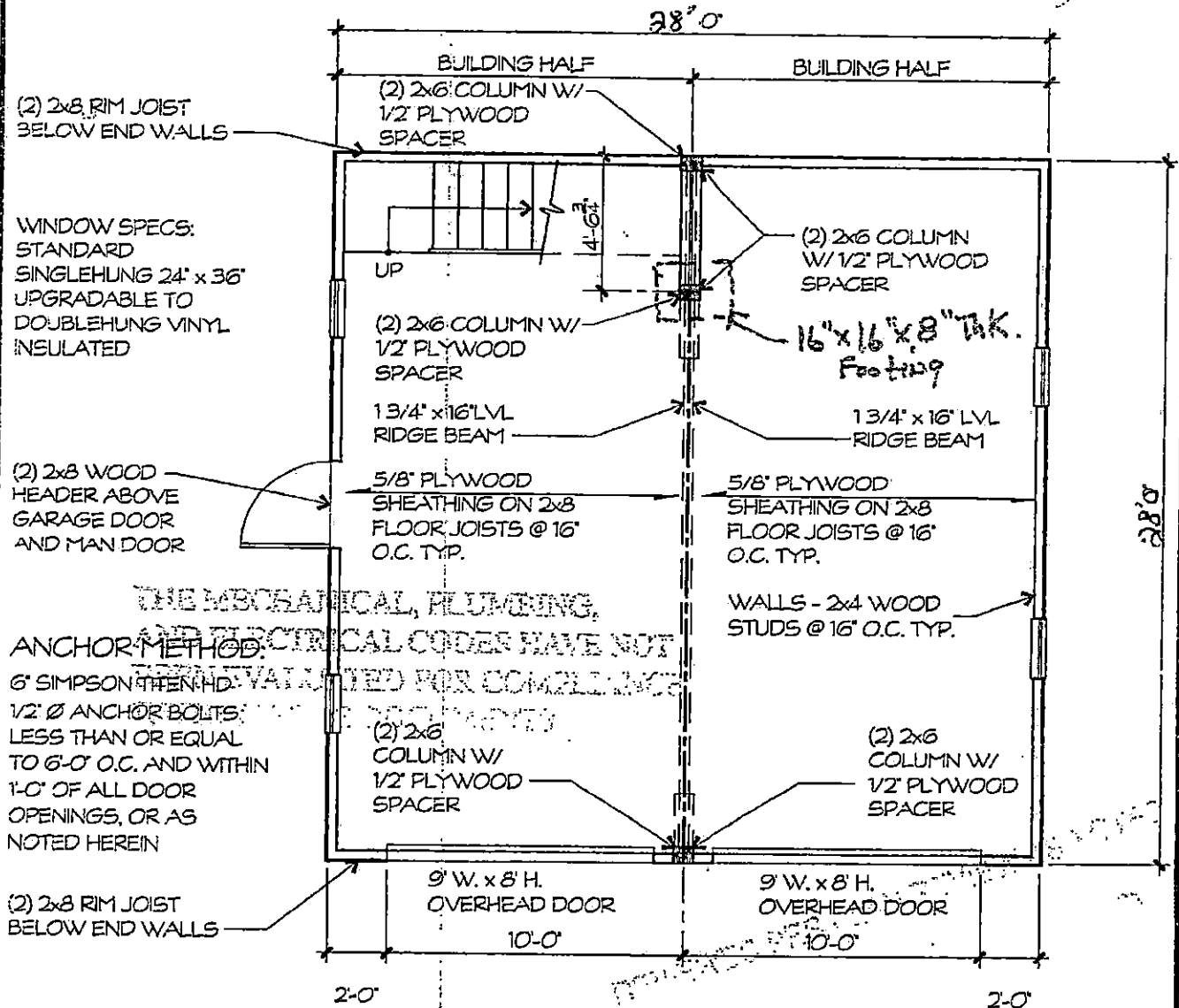
STRUCTURE DESIGN / SPECS



ELEVATION FRONT scale: 1/4" = 1'-0"

FOR STRUCTURAL ONLY 03-DEC-10	NOTES: 3616 Stansbury Mill Rd Phoenix MD 21131 Architects: John Samuel Williams and Associates 237 West Patrick Street, Frederick, Maryland 21701 Architects and Planners (301) 694-7377	DRAWING NUMBER: 2C2F-E1 PROJECT NO: DATE:
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REVIEWED FOR CODE COMPLIANCE



2 CAR 2 FLOOR 1ST FLOOR PLAN scale: 3/16" = 1'-0"

FOR STRUCTURAL ONLY



NOTES:

3666 Stansbury Mill Rd
Phoenix MD 21131

Architects: John Samuel Williams and Associates
237 West Patrick Street, Frederick, Maryland 21701
Architects and Planners (301) 694-7377

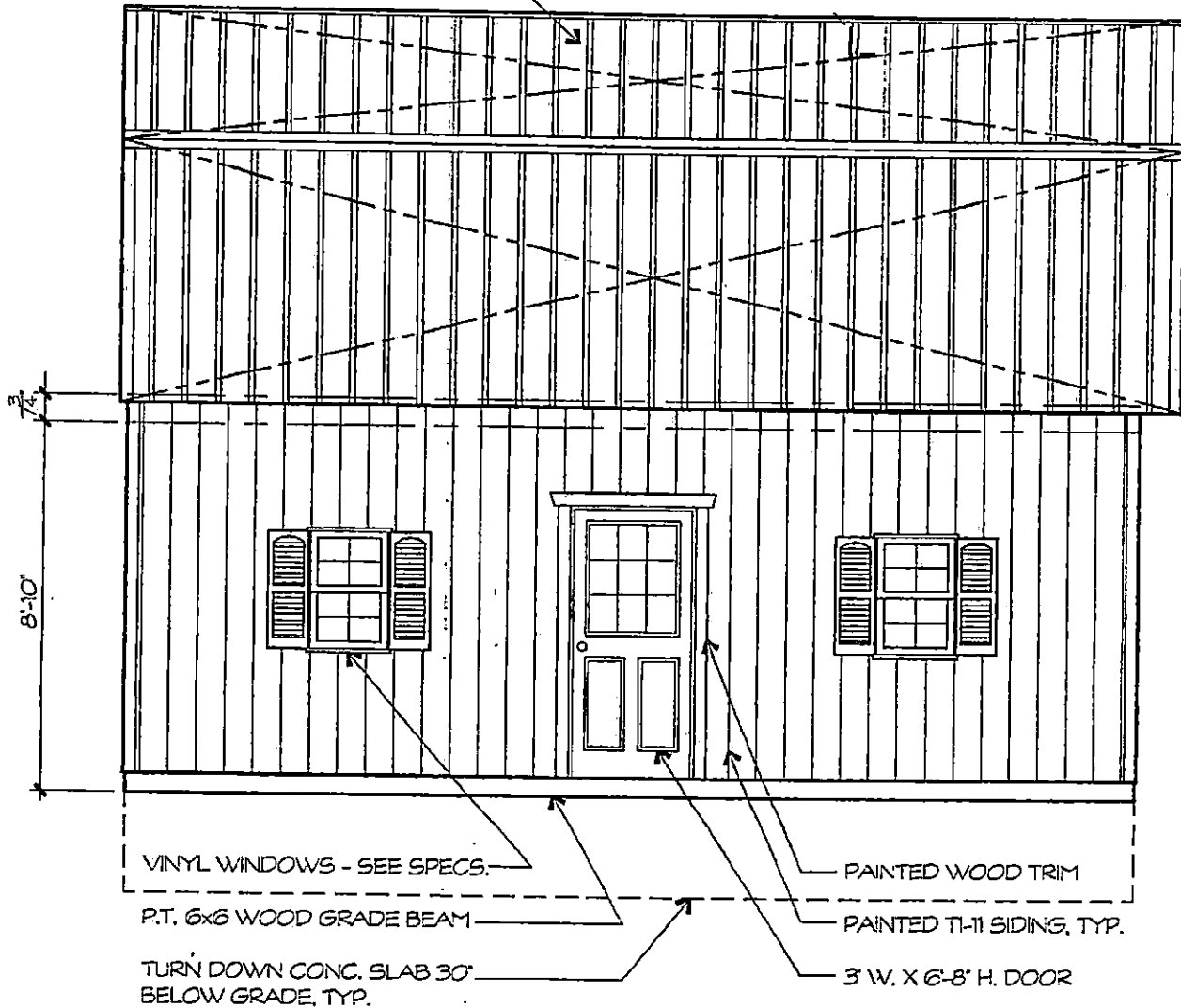
DRAWING NUMBER:

2C2F-FP1

PROJECT NO:

DATE:

METAL ROOF SYSTEM



ELEVATION LEFT SIDE scale: 1/4" = 1'-0"

FOR STRUCTURAL ONLY

NOTES:

DRAWING NUMBER:



08-DEC-10

3616 Stansbury Mill Rd
Phoenix MD 21131

Architects: John Samuel Williams and Associates
237 West Patrick Street, Frederick, Maryland 21701
Architects and Planners (301) 694-7377

2C2F-E3

PROJECT NO:

DATE:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 10 Account Number - 2000013313			
Owner Information					
Owner Name:	BROOKS KEITH BROOKS MARGUERITE		Use:	RESIDENTIAL	
Mailing Address:	3615 STANSBURY MILL RD PHOENIX MD 21131-1730		Principal Residence:	YES	
			Deed Reference:	/18181/ 00088	
Location & Structure Information					
Premises Address:	3615 STANSBURY MILL RD 0-0000		Legal Description:	1 AC 3615 STANSBURY MILL RD STANSBURY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0036	0013	0221		0000	
					Block:
					22
					Lot:
					22
					Assessment Year:
					2017
					Plat No:
					1
					Plat Ref:
					0056/ 0049
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1990	2,920 SF	500 SF	1.0000 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	171,000	171,000			
Improvements	370,400	402,900			
Total:	541,400	573,900	552,233	563,067	
Preferential Land:	0			0	
Transfer Information					
Seller: YOO FRED C		Date: 06/12/2003		Price: \$420,000	
Type: ARMS LENGTH IMPROVED		Deed1: /18181/ 00088		Deed2:	
Seller: C P BUILDING COM PANY		Date: 04/27/1989		Price: \$86,500	
Type: ARMS LENGTH IMPROVED		Deed1: /08157/ 00603		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 05/07/2008					

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

LETTER #2

Date: March 26, 2018

From: Jason Echelle of 3611 Stansbury Mill Road, Phoenix MD 21131

Re: "No Objection Letter" for 3616 Stansbury Mill – two-story structure (barn-like building)

To Whom It May Concern;

My neighbor, Ricardo Lobo, has explained with me of his intent to erect a two-story structure (barn-like building) on the back of his property. I also had the opportunity to see the placement of the structure, as it is across the street from my house/property. He explained that he would be seeking a variance to address and be approved for a higher building elevation (approximately 19 or 20 feet) than what is currently zoned for Baltimore County, which he explained to me was 15 feet.

I do not object this project and find no reason to contest this structure. I support my neighbor's initiative and openly share, per this letter.

I am available for any questions and can be contacted by phone or email as provided below.

Regards,



Jason Echelle / Homeowner & Neighbor

Phone: 410-274-7476

Email: shoop14@verizon.net

2018-0333-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 10 Account Number - 2000013314			
Owner Information					
Owner Name:		ECHELLE JASON COVINGTON TRACY		Use: RESIDENTIAL	
Mailing Address:		3611 STANSBURY MILL RD PHOENIX MD 21131-1730		Principal Residence: YES Deed Reference: /34852/ 00120	
Location & Structure Information					
Premises Address:		3611 STANSBURY MILL RD PHOENIX 21131-1730		Legal Description: 1.006 AC 3611 STANSBURY MILL RD STANSBURY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0036	0013	0221		0000	23 2017 1 0056/0049
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1988	3,184 SF		1.0000 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	171,000	171,000			
Improvements	356,100	388,500			
Total:	527,100	559,500	537,900	548,700	
Preferential Land:	0			0	
Transfer Information					
Seller: RHODES THOMAS W		Date: 04/11/2014		Price: \$516,000	
Type: ARMS LENGTH IMPROVED		Deed1: /34852/ 00120		Deed2:	
Seller: HIRSCHFELD DANIEL A		Date: 05/06/1998		Price: \$340,000	
Type: ARMS LENGTH IMPROVED		Deed1: /12839/ 00004		Deed2:	
Seller: GAYLORD BROOKS R EALTY CO		Date: 12/03/1987		Price: \$62,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07740/ 00535		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 05/21/2014

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Pictures of Property / Ground Elevation from Street View

- Property aggressively slopes down and descends on all areas of the house, with small exception of back, right area for proposed building site
- Storage/Shed/Garage cannot be situated anywhere else on the property, given slope and lack of ingress
- Property generally slopes 15 – 23 feet from street level



2018-0333-A

Proposed Location for Storage/Shed/Garage



- West-to-East view of proposed location (Note, that this barn structure is on neighbor's property, approximately 150' feet from proposed structure)



- Current/existing view of neighbor's barn structure from proposed site (West-to-East view from backyard)

2018-0333-A

Proposed Location for Storage/Shed/Garage (cont'd)



- North-to-South view of proposed location (#1)



- North-to-South view of proposed location (expanded perspective #2)

Proposed Location for Storage/Shed/Garage (cont'd)



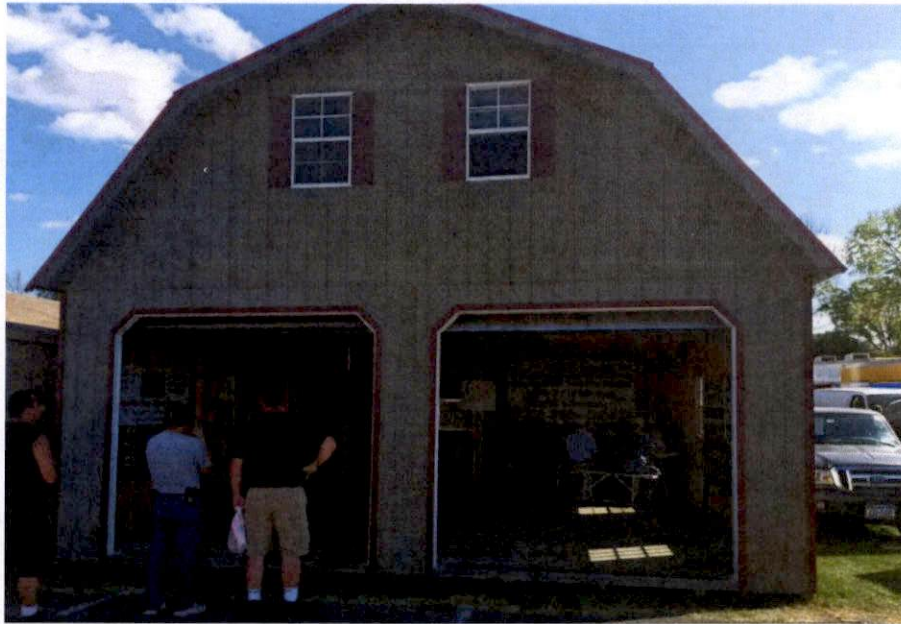
- North-to-South view of proposed location (expanded perspective #3, from street-driveway access, approximately 225 feet from road)



- East-to-West view of proposed location

2018-0333-A

Actual Photos of Storage/Shed/Garage



- Actual pictures of proposed structure to-be-built #1



- Actual pictures of proposed structure to-be-built #2

2018-0333-A

April 9, 2018

Keith & Marguerite Brooks of 3615 Stansbury Mill Road, Phoenix MD 21131

(Neighbor to Ricardo Lobo of 3616 Stansbury Mill Road, Phoenix MD 21131)

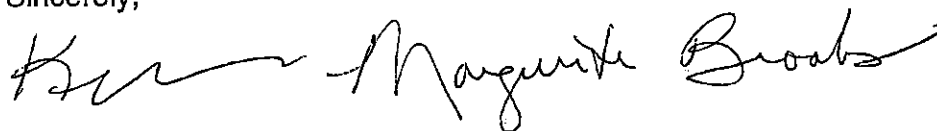
Re: No Objection for 3616 Stansbury Mill – two-story structure build and Baltimore County Variance process

To Whom It May Concern;

Ricardo Lobo is planning to build a two-story structure (barn-like building) in his backyard, as we live across the street from him. My wife and I were provided the benefit of information from Ricardo, specifically seeing the design plans and walking his property to see where he plans to have it located. It is our understanding that he will be filing a variance for approval, since the building he wishes to build is higher than what is currently zoned for Baltimore County (less than 5' foot difference as we understand and see from the plans he shared with us, given the 15' typical height restriction for Baltimore County zoning).

We do not object to Ricardo's plan to build the structure and are available for any more information that might be necessary.

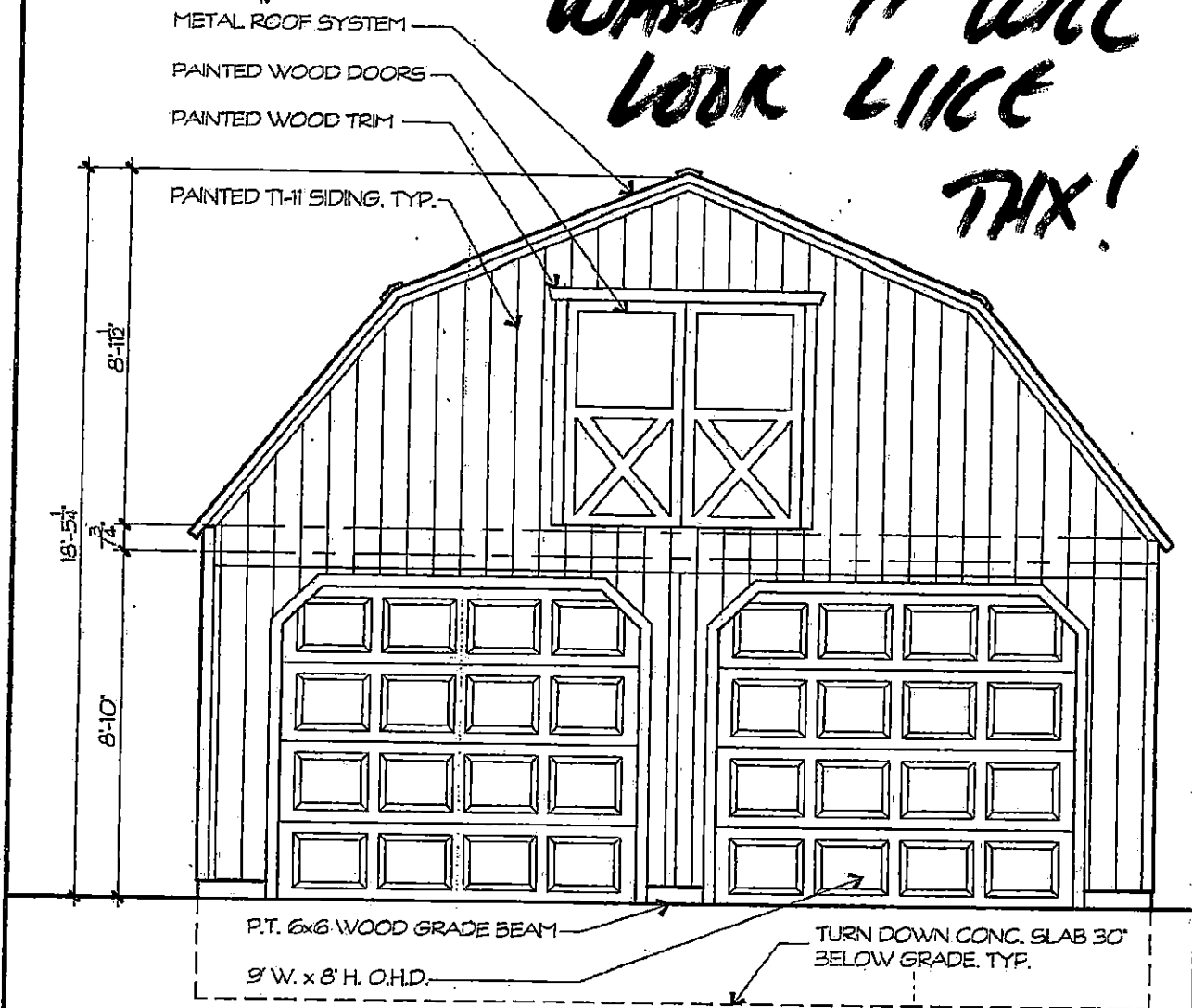
Sincerely,

A handwritten signature in black ink, appearing to read "Marguerite Brooks". The signature is fluid and cursive, with a long horizontal stroke extending from the left.

Keith & Marguerite Brooks / brooks410@gmail.com / 443-858-4280

2018-0333-A

RMA/KEITH - THIS IS WHAT IT WILL LOOK LIKE THX!



ELEVATION FRONT scale: 1/4" = 1'-0"

FOR STRUCTURAL ONLY



03-DEC-10

NOTES:

3606 Stansbury Mill Rd
Phoenix MD 21131

Architects: John Samuel Williams and Associates
237 West Patrick Street, Frederick, Maryland 21701
Architects and Planners (301) 694-7377

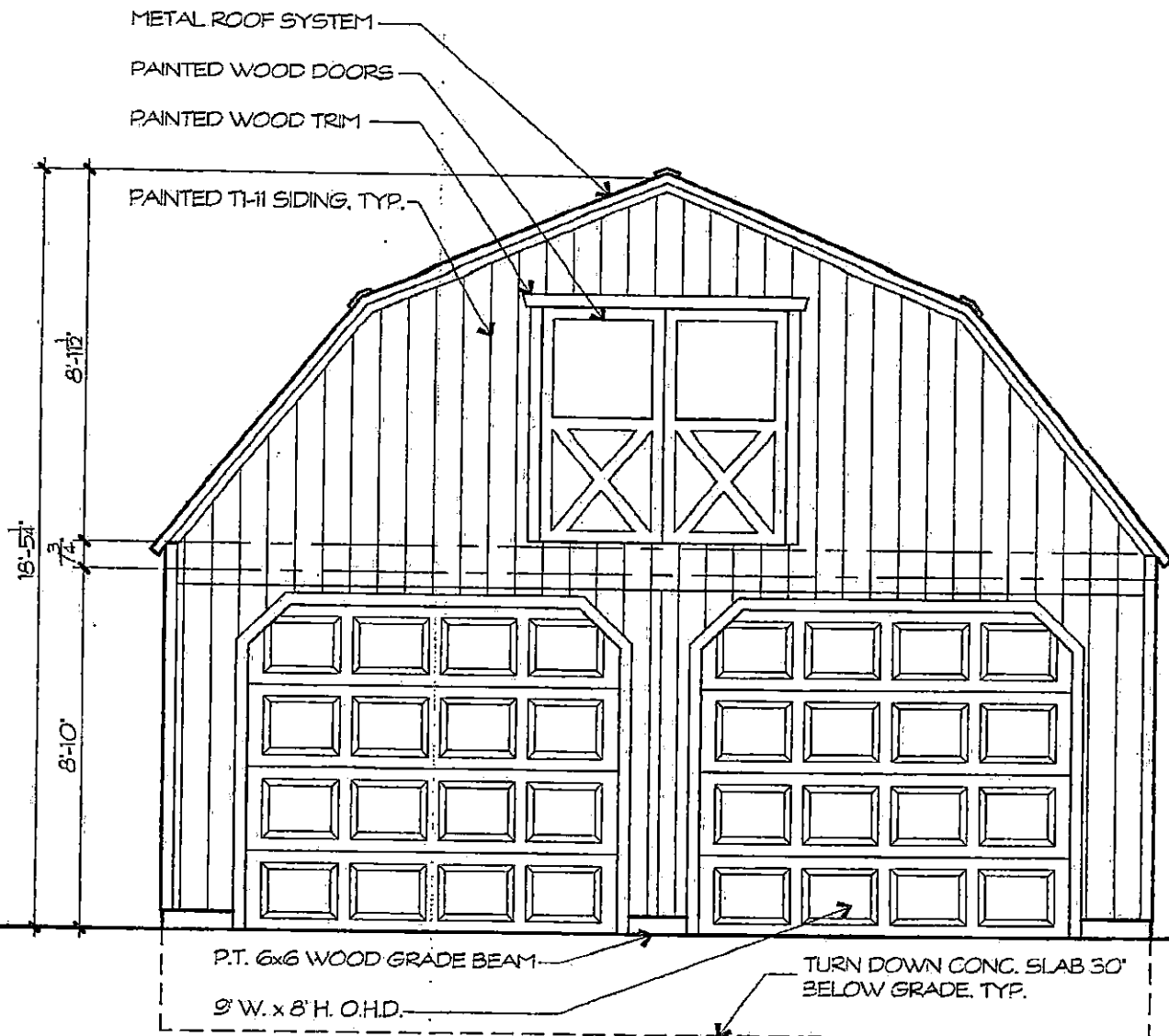
DRAWING NUMBER:

2C2F-E1

PROJECT NO:

DATE:

STRUCTURE DESIGN SPECS



ELEVATION FRONT scale: 1/4" = 1'-0"

FOR STRUCTURAL ONLY



NOTES:

3616 Stansbury Mill Rd
Phoenix MD 21131

Architects: John Samuel Williams and Associates
237 West Patrick Street, Frederick, Maryland 21701
Architects and Planners (301) 694-7377

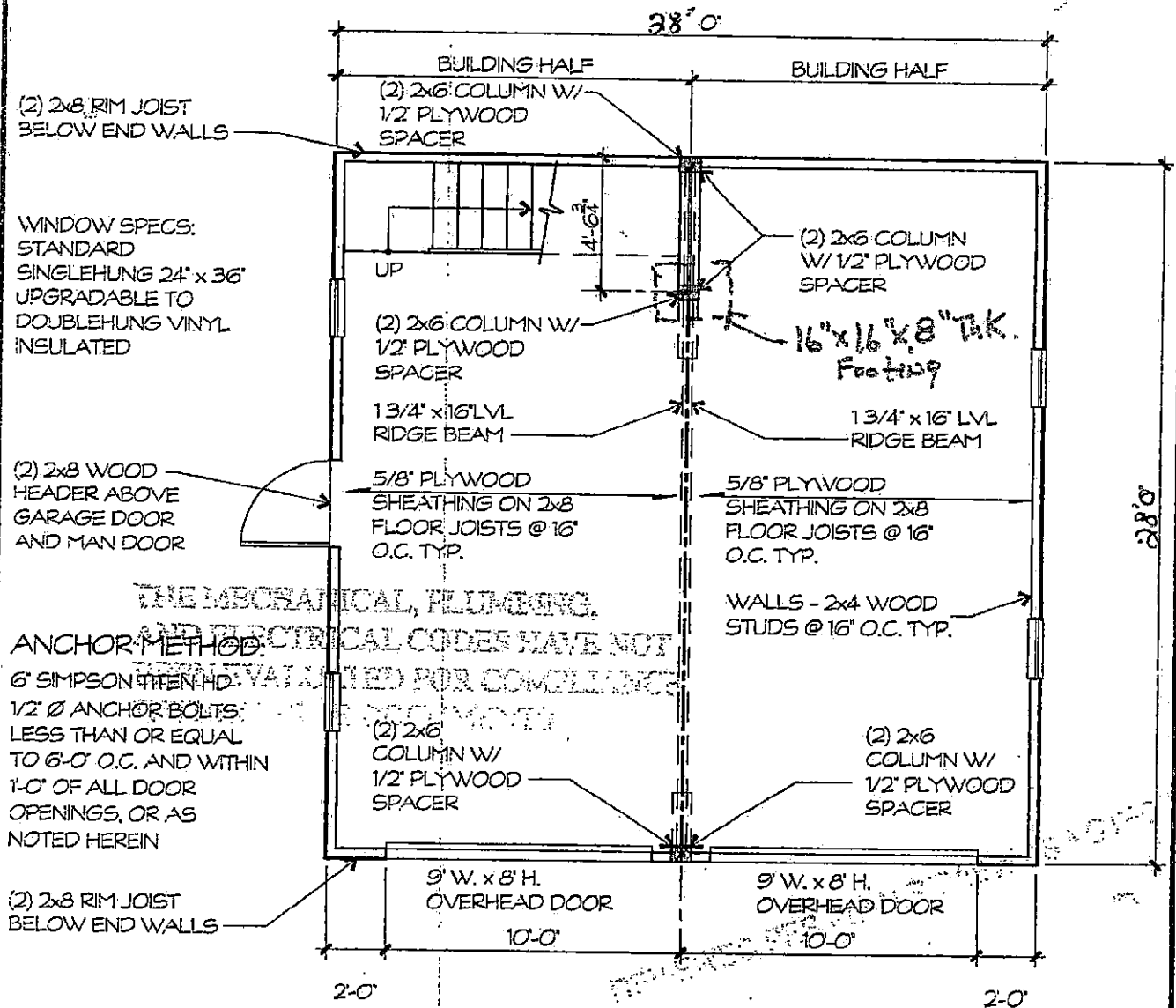
DRAWING NUMBER:

2C2F-E1

PROJECT NO:

DATE:

REVIEWED FOR CODE COMPLIANCE



2 CAR 2 FLOOR 1ST FLOOR PLAN scale: 3/16" = 1'-0"

FOR STRUCTURAL ONLY

NOTES:

DRAWING NUMBER:



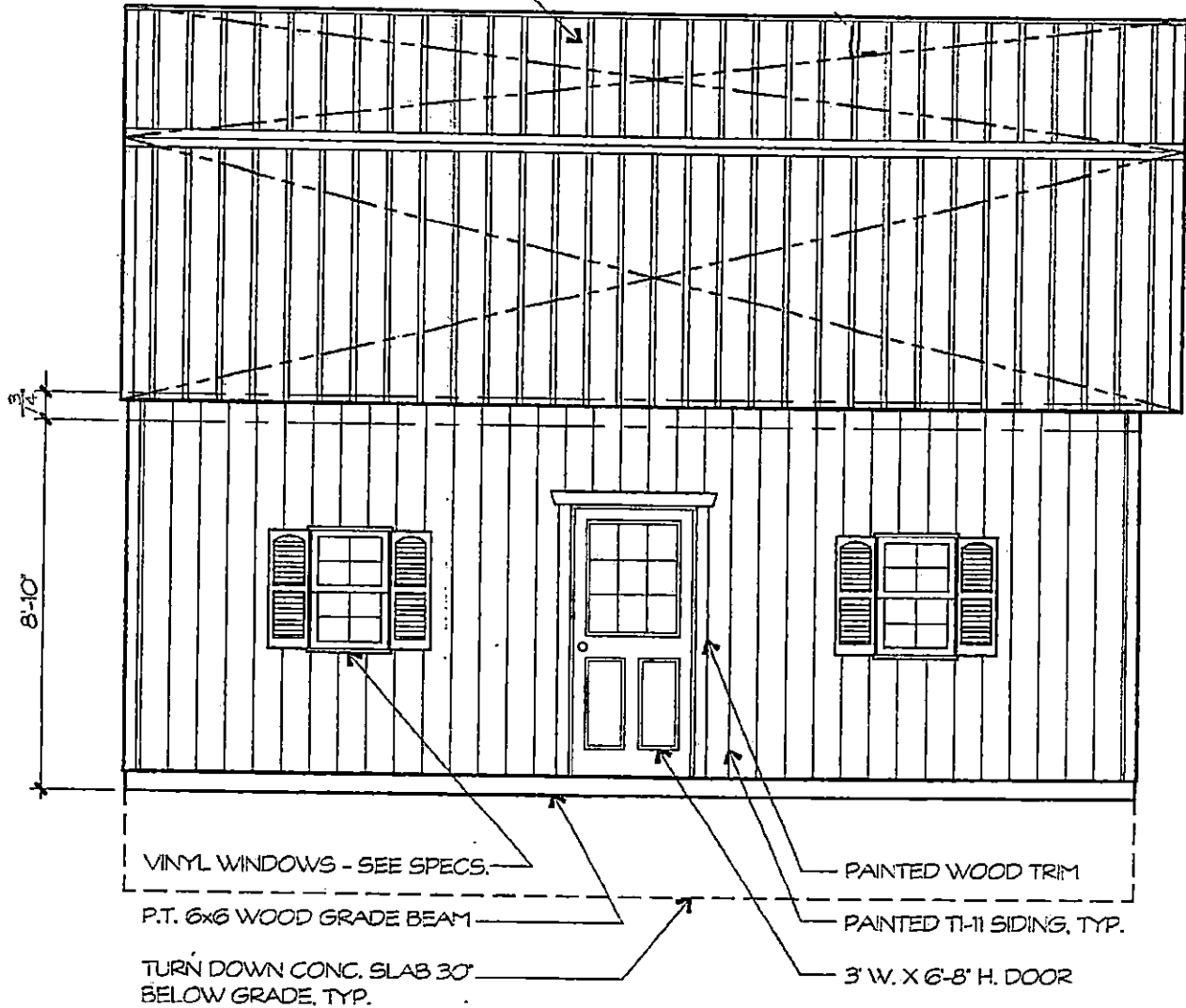
3666 Stansbury Mill Rd
Phoenix MD 21131

2C2F-FP1

Architects: John Samuel Williams and Associates
237 West Patrick Street, Frederick, Maryland 21701
Architects and Planners (301) 694-7377

PROJECT NO:
DATE:

METAL ROOF SYSTEM



ELEVATION LEFT SIDE scale: 1/4" = 1'-0"

FOR STRUCTURAL ONLY

NOTES:

DRAWING NUMBER:



03-DEC-10

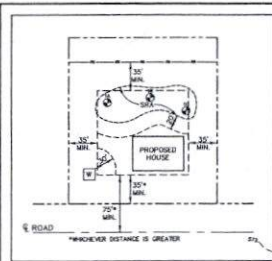
3616 Stansbury Mill Rd
Phoenix MD 21131

Architects: John Samuel Williams and Associates
237 West Patrick Street, Frederick, Maryland 21701
Architects and Planners (301) 694-7377

2C2F-E3

PROJECT NO:

DATE:



SITE AREA CALCULATION:
NET TRACT AREA 6.389 ACRES
ALLOWANCE FOR ROAD FRONTAGE [(OF A 307' x 5560')] 0.000 ACRES
GROSS AREA 6.389 ACRES

TYPICAL BUILDING SETBACKS DETAIL (RC-2)

MINIMUM HEIGHT FOR PRINCIPAL STRUCTURES = 30 FEET

LOT NO.	AREA (AC.)
1	3.244
2	3.155

LEGEND

- PROPOSED SEPTIC AREA
- EX. WELL LOCATION
- PROPOSED WELL AREA
- EXISTING WOODS LINE
- SOL'S LINE
- FOREST BUFFER LIMITS
- FOREST CONSERVATION LIMITS
- LOT LINE
- LIMITS OF DISTURBANCE

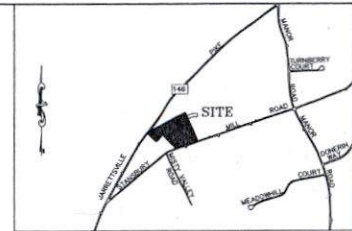


LITTLE & ASSOCIATES, INC.
ENGINEERS—LAND PLANNERS—SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410) 296-1636 FAX: (410) 296-1639

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE AGENCY COMMENTS DATED NOVEMBER 2, 2005 AND HAVE PREPARED THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE AGENCIES COMMENTS.

LIMITS OF DISTURBANCE
42.918 SF & OR 0.98 AC.

DATE	REVISION	BY
2/1/06	REVISED FOR 1ST REVIEW	L.A.L.
4/10/06	REVISED FOR 2ND REVIEW	L.A.L.
8/17/06	REVISED FOR 3RD REVIEW	L.A.L.



SITE DATA
GROSS AREA: 6.389 AC.
EXISTING ZONING: R.C.-2, 200 SCALE MAP 35C2 & 36A2
EXISTING USE: VACANT
PROPOSED USE: 1 SINGLE FAMILY DWELLINGS
DENSITY CALCULATIONS:
UNITS ALLOWED: 2 UNITS (MAX.)
TOTAL UNITS PERMITTED: 2
TOTAL UNITS PROPOSED: 2
OWNER: DOROTHY E. WILSON
3615 STANBURY MILL ROAD
PHOENIX, MD 21131
410-456-1350
TAX ACCOUNT NUMBER: 240001288
TAX MAP NO. 38 GRID 13 PARCELS 249
DEED: 14432/715 (FIRST PARCEL)
CENSUS TRACT: 4102 REGIONAL PLANNING DISTRICT: 305
SCHOOL DISTRICT: JACKSONVILLE MIDDLE SCHOOL, JACKSONVILLE ELEMENTARY SCHOOL, JACKSONVILLE HIGH SCHOOL
PAVING REQUIRED: 2 P.S./LOT + 2 LOTW + 4 P.S.
PARKING PROVIDED: 4 P.S. (4 x 18')
WATER & SEWER DESIGNATIONS: 8-15-7
LITTLE GUNPOUNDER WATERSHED

- GENERAL NOTES**
1. TOPOGRAPHY SHOWN IS BASED ON BALTIMORE COUNTY GIS 35C2 & 36A2.
 2. BOUNDARY SHOWN IS BASED ON A SURVEY PREPARED BY LITTLE & ASSOCIATES DATED 8-18-2005.
 3. THERE ARE NO KNOWN CRITICAL AREAS, HAZARDOUS WASTE SITES, ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL, OR HISTORICAL SITES ON THIS PROPERTY.
 4. THIS PROPERTY HAS BEEN HELD IN CONTACT SINCE 1976. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO DEEDS OF THIS GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS EVIDENCE OF AREA TO SUPPORT AN OFF-LOT CHALLENGE.
 5. THIS PROPERTY HAS NO KNOWN PRIOR ZONING CASES.
 6. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE.
 7. THE SOL TIMES FOR THIS SITE WERE TAKEN FROM BALTIMORE COUNTY SOL SURVEY MAP NO. 16.
 8. ALL KNOWN WELL AND SEPTIC AREAS WITHIN 100' OF THE PROPERTY LINES HAVE BEEN SHOWN.
 9. THE LOCATIONS OF EXISTING WELL AND SEPTIC AREAS ARE BASED ON AVAILABLE INFORMATION ON FILE AT BALTIMORE COUNTY, FIELD NOTES AND SURVEYED LOCATIONS.
 10. THE GRID SYSTEM SHOWN IS BASED ON THE MARYLAND COORDINATE SYSTEM.
 11. THE FOREST CONSERVATION REQUIREMENT WILL BE MET ON SITE.
 12. PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARDS DETAIL PLAN 8-1-15 FOR TYPICAL DRIVEWAY ENTRANCE FROM ROAD WITHOUT CURB AND GUTTER.
 13. AREAS BETWEEN THE RIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.

FOREST BUFFER AND FOREST CONSERVATION NOTES

1. THERE SHALL BE NO CLEARING, REMOVAL, OR REMOVAL OF DISTURBANCE OF VEGETATION IN THE FOREST BUFFER AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
2. ANY FOREST BUFFER AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

BALTIMORE COUNTY MINOR SUBDIVISION
Project No. 20-101-16
DEVELOPMENT REGULATIONS
Exempt from Article 33, Title 4, Subtitle 2, BCC
FOR CERTIFICATION
By: [Signature] Date: 2/1/07
By: [Signature] Date: 2/1/07

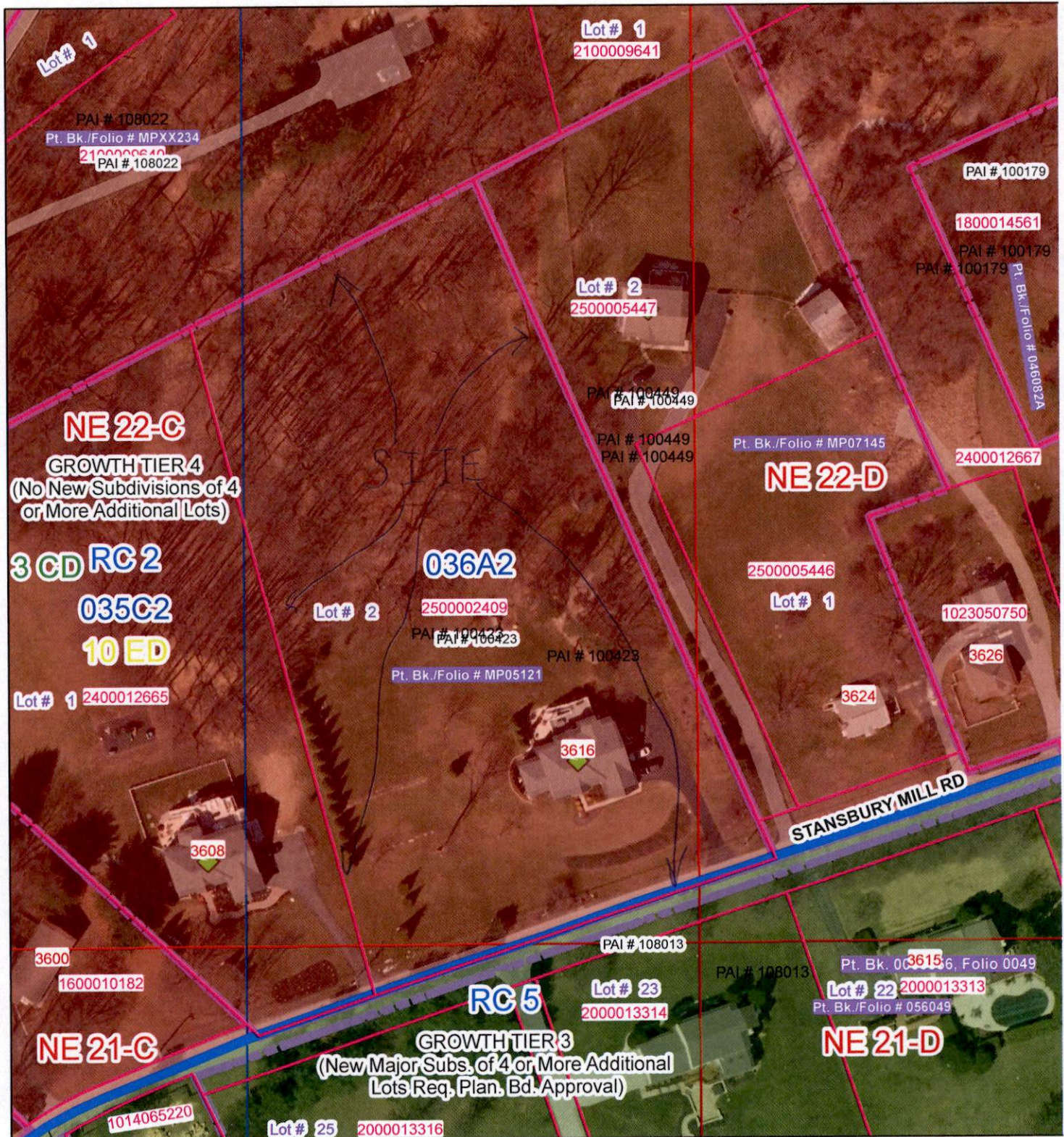
MINOR SUBDIVISION PLAN
WILSON PROPERTY
PARCEL 'A'

DISTRICT 10c3
SCALE: 1"=50'
BALTIMORE COUNTY, MD
OCTOBER 1, 2005

Minor Subdivision Approved Plan

2018-0333-A

3616 Stansbury Mill Road



Publication Date: 5/22/2018



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

2018-0333-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 10 Account Number - 2500002409			
Owner Information					
Owner Name:	LOBO RICARDO G LOBO ANA M		Use:	RESIDENTIAL	
Mailing Address:	3616 STANSBURY MILL RD PHOENIX MD 21131-1731		Principal Residence:	YES	
			Deed Reference:	/25519/ 00446	
Location & Structure Information					
Premises Address:		3616 STANSBURY MILL RD PHOENIX 21131-1731		Legal Description:	3.155AC 3616 STANSBURY MILL RD 1650FT E JARETVILE PIKE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0036	0013	0249		0000	
					Block:
					2
					Lot:
					2
					Assessment Year:
					2017
					Plat No:
					MS
					Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2008		3,944 SF		3.1600 AC	
				Property Land Area	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2017	07/01/2018
Land:		164,100	164,100		
Improvements		416,200	392,500		
Total:		580,300	556,600	556,600	556,600
Preferential Land:		0			0
Transfer Information					
Seller: WILSON SHIPLEY DIXIE LEE			Date: 04/19/2007		Price: \$400,000
Type: ARMS LENGTH VACANT			Deed1: /25519/ 00446		Deed2:
Seller:			Date:		Price:
Type:			Deed1:		Deed2:
Seller:			Date:		Price:
Type:			Deed1:		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 05/20/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

C H E C K L I S T

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>6-19</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-11</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____

COMMUNITY ASSOCIATION

3-26 + 4-9

ADJACENT PROPERTY OWNERS

3611 + 3615 Starsburg Mille

Support

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 6-17-18 by _____

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 10 Account Number - 2500002409			
Owner Information					
Owner Name:	LOBO RICARDO G LOBO ANA M		Use:	RESIDENTIAL	
Mailing Address:	3616 STANSBURY MILL RD PHOENIX MD 21131-1731		Principal Residence:	YES	
			Deed Reference:	/25519/ 00446	
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Premises Address:	3616 STANSBURY MILL RD PHOENIX 21131-1731		Legal Description:	3.155AC 3616 STANSBURY MILL RD 1650FT E JARETVILE PIKE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0036	0013	0249		0000	2
					2017
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2008	3,944 SF		3.1600 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	164,100	164,100			
Improvements	416,200	392,500			
Total:	580,300	556,600	556,600	556,600	
Preferential Land:	0			0	
Transfer Information					
Seller: WILSON SHIPLEY DIXIE LEE		Date: 04/19/2007		Price: \$400,000	
Type: ARMS LENGTH VACANT		Deed1: /25519/ 00446		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 05/20/2008					

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application**Date:**

ZAC AGENDA

Case Number: 2018-0333-A **Reviewer:** Jeffrey Perlow
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Ricardo Gabriel & Ana Maria Lobo
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 3616 STANSBURY MILL RD
Location: NW/S of Stansbury Mill Road, 255 ft. NE of Misty Valley Road

Existing Zoning: RC 2 **Area:** 3.16 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed accessory building (storage shed/garage) with height of 20 ft. in lieu of the maximum allowed 15 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/02/2018

Miscellaneous Notes:

Case Number: 2018-0334-A **Reviewer:** Leonard Wasilewski
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Edward L & Nicole D Stuckey
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 11718 HILLSIDE AVE
Location: NW/S of Hillside Avenue, 668 ft. E of the centerline of Bradshaw Road

Existing Zoning: RC 5 **Area:** .925 ACRE, 40,310.3 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed garage addition with a side yard setback of 8 ft. in lieu of the required 50 ft. setback.

Attorney: Timothy M Kotroco, 305 Washington Avenue, Suite 502, Towson MD 21204

Prior Zoning Cases: 1947-1029-X

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/02/2018

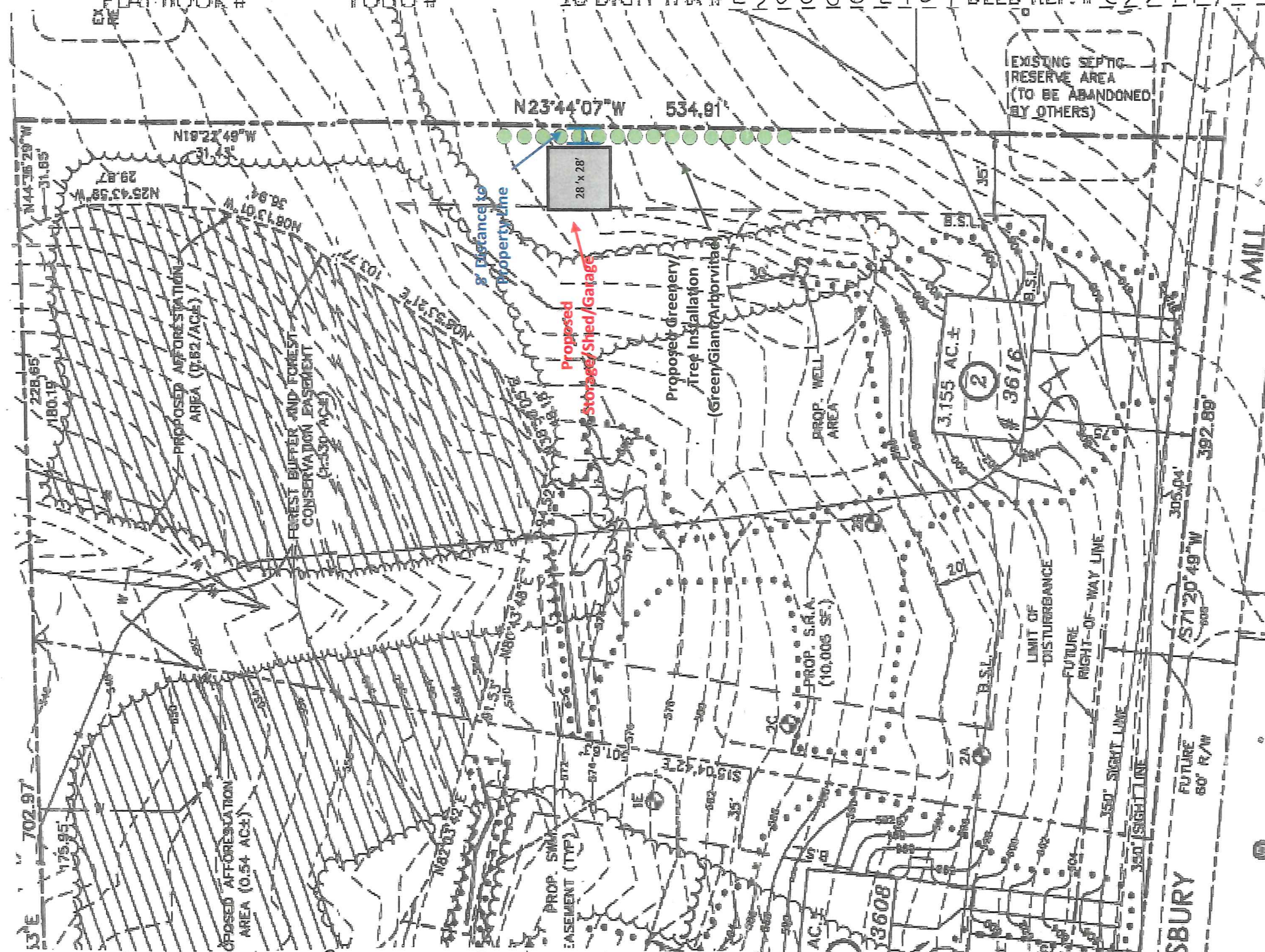
Miscellaneous Notes:

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

ADDRESS 3616 Stansbury Mill Road OWNER(S) NAME(S) Ricardo Lobo & Ann Lobo

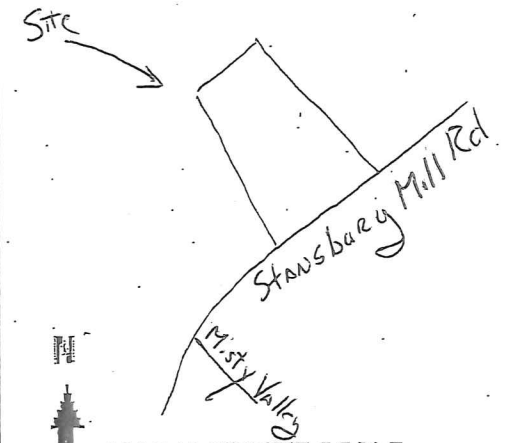
SUBDIVISION NAME Wilson Property Parcel A 05-121M LOT# 2 BLOCK# SECTION#

PLAT BOOK# FOLIO# 10 DIGIT TAX# 2500002409 DEED REF.# 25519 446



PLAN DRAWN BY Ricardo G. Lobo DATE 6/1/2018 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 036A2

SITE ZONED RC2

ELECTION DISTRICT 10

COUNCIL DISTRICT 3

LOT AREA ACREAGE 3.16

OR SQUARE FEET

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?

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

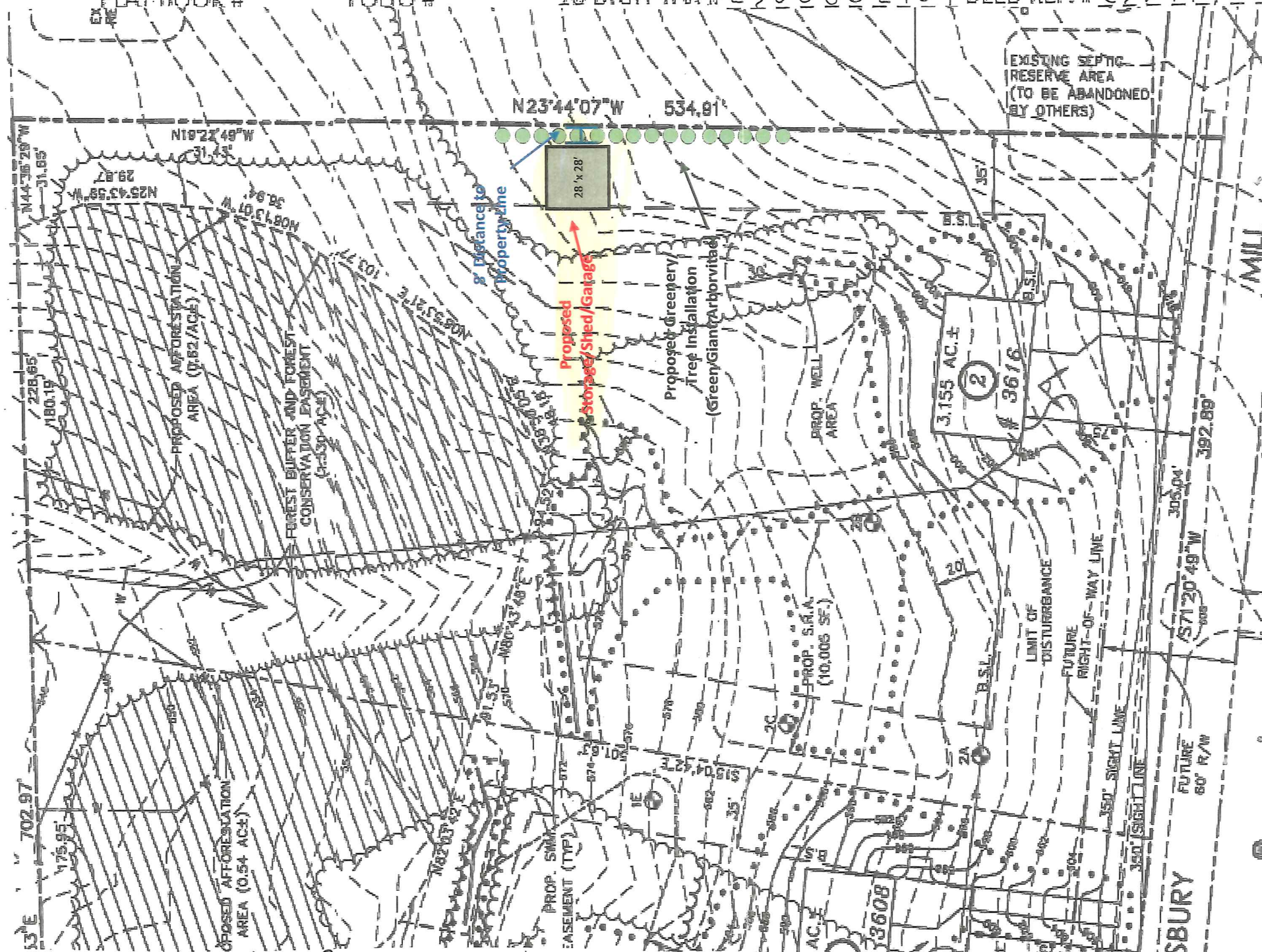
2018-0333-A

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

ADDRESS 3616 Stansbury Mill Road OWNER(S) NAME(S) Ricardo Lobo & Ann Lobo

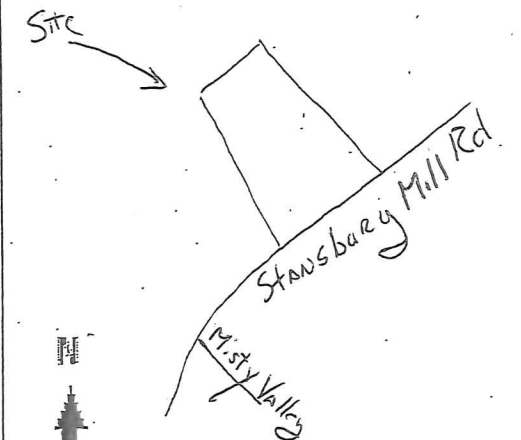
SUBDIVISION NAME Wilson Property Parcel A 05-121M LOT # 2 BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2500002409 DEED REF. # 25519 / 446



PLAN DRAWN BY RICARDO G. LOBO DATE 6/1/2018 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



ZONING MAP# 036A2

SITE ZONED RC2

ELECTION DISTRICT 10

COUNCIL DISTRICT 3

LOT AREA ACREAGE 3.16

OR SQUARE FEET _____

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? _____

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2018-0333-A

Pat. Exh. 1