

MEMORANDUM

DATE: September 6, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0337-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 5, 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 VARIANCE

(15 Belfast Road)
8th Election District
3rd Council District
15 Belfast Road, LLC
Legal Owner

Petitioner

*

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*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0337-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by 15 Belfast Road, LLC, legal owner of the subject property (“Petitioner”). The Petition seeks variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”): (1) to permit for an existing improved lot, a minimum lot width of 50 ft. in lieu of the 55 ft. required; and (2) to permit, for an existing dwelling, a corner side street setback of 13 ft. in lieu of the 25 ft. (front yard) required. A site plan was marked as Petitioner’s Exhibit 1.

Professional surveyor Geoffrey Schultz appeared in support of the petition. Howard L. Alderman, Jr., Esq. represented the Petitioner. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from any of the reviewing county agencies.

The site is approximately 10,625 square feet in size and zoned DR 5.5. The property is improved with a single-family dwelling constructed in 1942. Petitioner proposes to construct an addition to the existing dwelling, although zoning relief is required to do so.

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

ORDER RECEIVED FOR FILING

Date

8/6/18

By

Den

- (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 dwelling was constructed before adoption of the BCZR and the subject property is a corner lot. In this scenario, the Zoning Commissioner's Policy Manual ("ZCPM") indicates that the side street setback is "the same as the required front yard setback," which in this case is 25 ft. ZCPM, p. 1B-26 As such the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to construct the addition. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 6th day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"): (1) to permit for an existing improved lot, a minimum lot width of 50 ft. in lieu of the 55 ft. required; and (2) to permit, for an existing dwelling, a corner side street setback of 13 ft. in lieu of the 25 ft. (front yard) required, 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 its 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.

ORDER RECEIVED FOR FILING

Date 8/6/18
By Den

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:slh

ORDER RECEIVED FOR FILING

Date 8/6/18
By slh



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 15 BELFAST ROAD

which is presently zoned DR 5.5

Deed References: 6018/579 [prior owner; new deed pending]

10 Digit Tax Account # 08-26-020200

Property Owner(s) Printed Name(s) 15 BELFAST ROAD LLC

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

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

1. 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. X a **Variance** from Section(s)

SEE ATTACHED

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:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Howard L. Alderman, Jr., Esq. / Levin & Gann, PA

Name- Type or Print

Signature

502 Washington Avenue, STE 800

Towson

MD

Mailing Address

City

State

21204

4103210600

halderman@levinggann.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

15 Belfast Road, LLC

Name #1 - Type or Print

Name #2 - Type or Print

By:

Signature #1

Signature #2

5346 Reisterstown Road

Baltimore

MD

Mailing Address

City

State

21215

410-218-4877

remarkprop@gmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Geoffrey C. Schultz, RPLS Polaris Land Consultants, LLC

Name - Type or Print

Chad Coster For Geoff Schultz

By:

Signature

10 Gerard Avenue, STE 101

Lutherville

MD

Mailing Address

City

State

21093

410-252-4444

gschultz@polarislsc.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0337-A

Filing Date 6/6/2018

Do Not Schedule Dates: _____

Reviewer JNP

Attachment 1
CASE NO: 2018- -A

Address: 15 Belfast Road Deed [40212/008]

Legal Owner: 15 Belfast Road, LLC

Present Zoning: DR 5.5

PETITION FOR VARIANCE
REQUESTED RELIEF:

A Variance from:

- i) BCZR § 1B02.3.C.1 to permit, for an existing improved lot, a minimum lot width of 50' in lieu of the 55' required; and
- ii) ZCPM § 1B02.3.C.1.a to permit, for an existing dwelling, a corner side street setback of 13' in lieu of the 25' (front yard) required; and
- iii) for such additional relief as the nature of this case may require for approval of the existing dwelling shown on the plat which accompanied this Petition.

For Additional Information Contact:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre
502 Washington Centre
8th Floor
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801

halderman@LevinGann.com

2018-0337-A



10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
(410) 252-4444 (o)
(410) 252-4493 (f)
www.polarislcl.com

Zoning Description of
15 Belfast Road
8th Election District
3rd Councilmanic District
Baltimore County, MD



Beginning at a point at the intersection of the South side of Belfast Road (40 feet wide) and the East side of Sweetbriar Road (25 feet wide), said point being 524 East of the center of York Road and being Lots 69 and 70, Section G, "Yorkshire", recorded in Plat Book 7 page 21.

Containing 0.172 acres of land as recorded in deed Liber 29904 Folio 79.

2018-0337-A

CERTIFICATE OF POSTING

Date: 7-30-18

RE: Case Number: 2018-0337-A RECERT

Petitioner/Developer: 15 Belfast Road LLC

Date of Hearing/Closing: 8-7-18 11AM

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 15 Belfast Rd

The signs(s) were posted on Recert on 7/30/18
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2018-0337-A

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

PLACE: JEFFERSON BUILDING ROOM 205

105 W. CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: FRIDAY AUG 3, 2018 11 AM

REQUEST: VARIANCE TO PERMIT, FOR AN EXISTING IMPROVED LOT, A MINIMUM LOT WIDTH OF 50 FT. IN LIEU OF THE REQUIRED 55 FT. TO PERMIT, FOR AN EXISTING DWELLING, A CORNER SIDE STREET SETBACK OF 13 FT IN LIEU OF THE 25 FT., (FRONT YARD) REQUIRED. FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE EXISTING DWELLING SHOWN ON THE PLAT WHICH ACCOMPANIED PETITION.

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

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2018-0337-A

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

PLACE: JEFFERSON BUILDING ROOM 205
105 W. CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: FRIDAY AUG. 3, 2018 11 AM

REQUEST: VARIANCE TO PERMIT, FOR AN EXISTING IMPROVED LOT, A MINIMUM LOT WIDTH OF 50 FT. IN LIEU OF THE REQUIRED 55 FT., TO PERMIT, FOR AN EXISTING DWELLING, A CORNER SIDE STREET SETBACK OF 13 FT. IN LIEU OF THE 25 FT., (FRONT YARD) REQUIRED, FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE EXISTING DWELLING SHOWN ON THE PLAT WHICH ACCOMPANIED PETITION.

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TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Debra Wiley

JB

8-3-18

11 Am

From: Larry Pilson <lpilson@hotmail.com>
Sent: Monday, July 30, 2018 10:36 AM
To: Administrative Hearings; June Wisnom; Christopher Neal
Subject: 2018-0337-A
Attachments: 15 Belfast Recert.pdf; DSC_0506.JPG; DSC_0507.JPG

RECEIVED

JUL 30 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

Date: 7-30-18

RE: Case Number: 2018-0337-A RECERT

Petitioner/Developer: 15 Belfest Road LLC

Date of Hearing/Closing: 8-7-18 11AM

RECEIVED

JUL 30 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

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 15 Belfest Rd

The signs(s) were posted on Recert on 7/30/18
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

Handwritten text, possibly a signature or date, located in the upper right quadrant of the page.

Handwritten text enclosed in a rectangular box, located in the middle left section of the page.

ZONING

#2
NOTICE

CASE # 2018-0337-A

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

PLACE: JEFFERSON BUILDING ROOM 205
105 W. CHESAPEAKE AVE. TOWSON 21204

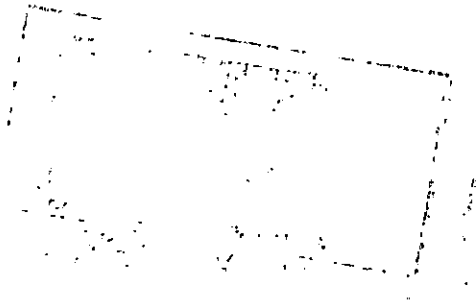
DATE AND TIME: FRIDAY AUG. 3, 2018 11 AM

REQUEST: VARIANCE TO PERMIT, FOR AN EXISTING IMPROVED LOT, A MINIMUM LOT WIDTH OF 50 FT. IN LIEU OF THE REQUIRED 55 FT., TO PERMIT, FOR AN EXISTING DWELLING, A CORNER SIDE STREET SETBACK OF 13 FT. IN LIEU OF THE 25 FT., (FRONT YARD) REQUIRED, FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE EXISTING DWELLING SHOWN ON THE PLAT WHICH ACCOMPANIED PETITION.

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

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



ZONING NOTICE

#1

CASE # 2018-0337-A

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

PLACE: JEFFERSON BUILDING ROOM 205
105 W. CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: FRIDAY AUG 3, 2018 11 AM

REQUEST: VARIANCE TO PERMIT, FOR AN EXISTING IMPROVED LOT, A MINIMUM LOT WIDTH OF 50 FT. IN LIEU OF THE REQUIRED 55 FT. TO PERMIT FOR AN EXISTING DWELLING, A CORNER SIDE STREET SETBACK OF 13 FT IN LIEU OF THE 25 FT., (FRONT YARD) REQUIRED FOR SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE FOR APPROVAL OF THE EXISTING DWELLING SHOWN ON THE PLAT WHICH ACCOMPANIED PETITION

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING, CALL 887-4391

HANDICAPPED ACCESSIBLE



CERTIFICATE OF POSTING

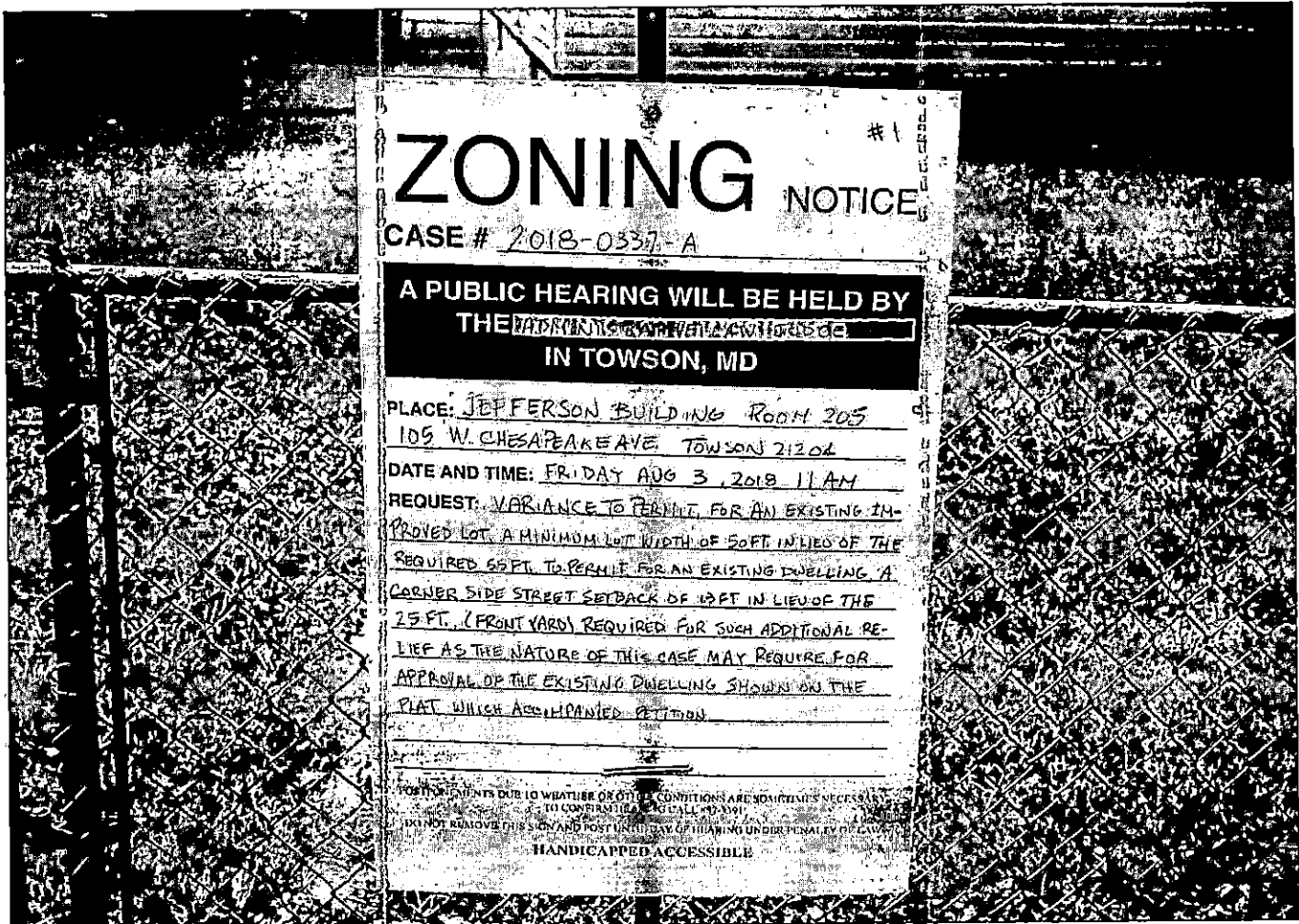
Date: 7-13-18

RE: Case Number: 2018-0337-A

Petitioner/Developer: 15 Belfast Road, LLC

Date of Hearing/Closing: Fri Aug 3, 2018 11AM

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 15 Belfast Rd



TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 17, 2018 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

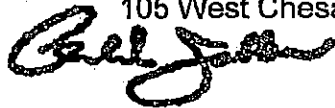
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0354-A

9701 Beaver Dam Road
SE corner of Beaver Dam Road and W. Padonia Road
8th Election District – 3rd Councilmanic District
Legal Owners: Premier A-2 Timonium MD, LLC

Variance for a side setback between buildings of 23 ft. in lieu of the required 60 ft.

Hearing: Monday, August 6, 2018 at 11:00 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.



KEVIN KAMENETZ
County Executive

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

July 6, 2018

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: 2018-0337-A

15 Belfast Road

S/s Belfast Road at the corner of the E/s Sweetbriar Lane

8th Election District – 3rd Councilmanic District

Legal Owners: 15 Belfast Road, LLC

Variance to permit, for an existing improved lot, a minimum lot width of 50 ft. in lieu of the required 55 ft., to permit, for an existing dwelling, a corner side street setback of 13 ft. in lieu of the 25 ft., (front yard) required. For such additional relief as the nature of this case may require for approval of the existing dwelling shown on the plat which accompanied Petition.

Hearing: Friday, August 3, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Howard Alderman, Jr., 502 Washington Avenue, Ste. 800, Towson 21204
15 Belfast Road, LLC, 5346 Reisterstown Road, Baltimore 21215
Geoffrey Schultz, 10 Gerard Avenue, Ste. 101, Lutherville 21093

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 14, 2018.**
(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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 12, 2018 Issue - Jeffersonian

Please forward billing to:
15 Belfast Road, LLC
5346 Reisterstown Road
Baltimore, MD 21215

410-252-4444

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: 2018-0337-A

15 Belfast Road

S/s Belfast Road at the corner of the E/s Sweetbriar Lane

8th Election District – 3rd Councilmanic District

Legal Owners: 15 Belfast Road, LLC

Variance to permit, for an existing improved lot, a minimum lot width of 50 ft. in lieu of the required 55 ft., to permit, for an existing dwelling, a corner side street setback of 13 ft. in lieu of the 25 ft., (front yard) required. For such additional relief as the nature of this case may require for approval of the existing dwelling shown on the plat which accompanied Petition.

Hearing: Friday, August 3, 2018 at 11:00 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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
15 Belfast Road; S/S Belfast Road, corner of *
E/S of Sweetbriar Lane * OF ADMINISTRATIVE
8th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): 15 Belfast Road, LLC * BALTIMORE COUNTY
Petitioner(s) *
* 2018-337-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.

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

RECEIVED
JUN 15 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of June, 2018, a copy of the foregoing Entry of Appearance was mailed to Geoffrey Schultz, RPLS, Polaris Land Consultants, LLC, 10 Gerard Avenue, Suite 101, Lutherville, Maryland 21093 and Howard Alderman, Esquire, 502 Washington Avenue, Suite 800, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2018-0337-A

Property Address: 15 Belfast Road

Property Description: Lots 69 and 70 Section G "Yorkshire"
S/S of Belfast Road @ Corner of E/S of Sweetbrier Lane

Legal Owners (Petitioners): 15 Belfast Road LLC

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Company/Firm (if applicable): 15 Belfast Road LLC

Address: 5346 Reisterstown Road
Baltimore, MD 21215

Telephone Number: 410 - 252 - 4444

Revised 7/9/2015

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

No. **168896**
 Date: **6/6/2018**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 6/07/2018 6/06/2018 10:06:45 5
 RECEIPT # 256019 6/06/2018 DFLN
 5 528 ZONING VERIFICATION
 NO: 168896
 Recpt Tot \$75.00
 \$75.00 - CK \$0.00 - CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: **75.00**

Rec From: **CW Homes, LLC**
 For: **Variance - 15 Belfast Road**
2018-0337-A (15 Belfast Road, LLC)

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 26, 2018

15 Belfast Road, LLC
5346 Reisterstown Road
Baltimore MD 21215

RE: Case Number: 2018-0337 A, Address: 15 Belfast Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 6, 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, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Howard L Alderman, Jr., Esquire, 502 Washington Avenue, Suite 800, Towson MD 21204
Geoffrey C Schultz, RPLS, Polaris Land Consultants, LLC, 10 Gerard Ave, Suite 101
Lutherville MD 21093

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. 2018-0337-A

Variance
15 Belfast Road, LLC
15 Belfast 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

INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-337



INFORMATION:

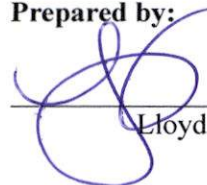
Property Address: 15 Belfast Road
Petitioner: 15 Belfast Road, LLC
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit an existing single family dwelling with addition to be situated on a lot having a width of 50' with a corner side street setback of 13' in lieu of the minimum permitted 55' and 25' respectively.

The Department has no objections to granting the petitioned zoning relief.

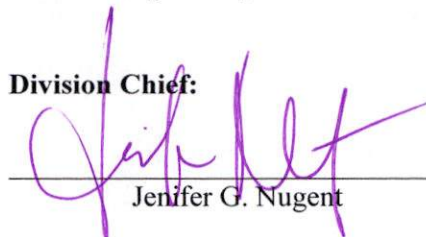
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



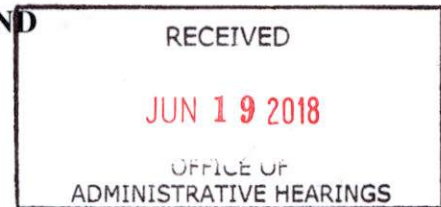
Jennifer G. Nugent

AVA/JGN/LTM/

c: Joseph Wiley
Geoffrey C. Schultz, RPLS, Polaris Land Consultants, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

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 # 2018-0337-A
Address 15 Belfast Road
(15 Belfast Road, LLC 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
MCD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: July 5, 2018

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

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

* * * * *

VKD: cen
cc: file

RECEIVED

JUL 16 2018

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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

DATE: 7/12/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-337

INFORMATION:

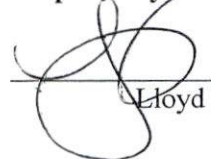
Property Address: 15 Belfast Road
Petitioner: 15 Belfast Road, LLC
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit an existing single family dwelling with addition to be situated on a lot having a width of 50' with a corner side street setback of 13' in lieu of the minimum permitted 55' and 25' respectively.

The Department has no objections to granting the petitioned zoning relief.

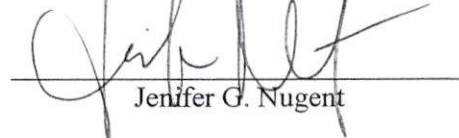
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Joseph Wiley
Geoffrey C. Schultz, RPLS, Polaris Land Consultants, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

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 # 2018-0337-A
Address 15 Belfast Road
(15 Belfast Road, LLC 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

CASE NAME 15 Belfast Road U.C.
CASE NUMBER _____
DATE 03 August 18

E - MAIL

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

7/5

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

NO Comment

6/19

DEPS
(if not received, date e-mail sent _____)

NO Comment

FIRE DEPARTMENT

7/12

PLANNING
(if not received, date e-mail sent _____)

NO Objection

6/11

STATE HIGHWAY ADMINISTRATION

NO Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

See Kristen e-mail dated 7/6/18

SIGN POSTING (1st)

Date:

7/13/18

by

Pulson

SIGN POSTING (2nd)

Date:

7/30/18

by

Pulson

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				
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Account Identifier:			District - 08 Account Number - 0826020200							
Owner Information										
Owner Name:		15 BELFAST ROAD LLC					Use:		RESIDENTIAL	
							Principal Residence:		NO	
Mailing Address:		5346 REISTERTOWN RD BALTIMORE MD 21215-					Deed Reference:		/40212/ 00008	
Location & Structure Information										
Premises Address:		15 BELFAST RD LUTHERVILLE TIMONIUM 21093-					Legal Description:		LT 69,70 YORKSHIRE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0060	0012	0579		0000	G		69	2017	Plat Ref:	0007/0021
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		1,080 SF				7,500 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1 1/2	YES	STANDARD UNIT	SIDING	1 full						
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2017		07/01/2018		
Land:		98,500		98,500						
Improvements		81,100		109,800						
Total:		179,600		208,300		189,167		198,733		
Preferential Land:		0						0		
Transfer Information										
Seller: SZCZECOWIAK WINIFRED L				Date: 05/02/2018			Price: \$200,501			
Type: ARMS LENGTH IMPROVED				Deed1: /40212/ 00008			Deed2:			
Seller: ZEMBOWER WILLIAM H				Date: 05/08/1979			Price: \$51,000			
Type: ARMS LENGTH IMPROVED				Deed1: /06018/ 00579			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: No Application										

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Sherry Nuffer

From: PAI Zoning Fax
Sent: Monday, July 30, 2018 11:11 AM
To: Sherry Nuffer
Subject: FW: Advertisement Requests
Attachments: 20180706114550944.pdf

3rd set for that day.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: PAI Zoning Fax
Sent: Friday, July 06, 2018 11:41 AM
To: Jeffersonian (Business Fax) _ <"fax=/NUM=4103326446/NAME=Jeffersonian/COVER=Default"@fax.baltimorecountymd.gov>
Subject: Advertisement Requests

Please publish accordingly. Thanks,

Kristen Lewis
PAI – Zoning Review
410-887-3391

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 12, 2018 Issue - Jeffersonian

Please forward billing to:
15 Belfast Road, LLC
5346 Reisterstown Road
Baltimore, MD 21215

410-252-4444

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: 2018-0337-A

15 Belfast Road
S/s Belfast Road at the corner of the E/s Sweetbriar Lane
8th Election District – 3rd Councilmanic District
Legal Owners: 15 Belfast Road, LLC

Variance to permit, for an existing improved lot, a minimum lot width of 50 ft. in lieu of the required 55 ft., to permit, for an existing dwelling, a corner side street setback of 13 ft. in lieu of the 25 ft., (front yard) required. For such additional relief as the nature of this case may require for approval of the existing dwelling shown on the plat which accompanied Petition.

Hearing: Friday, August 3, 2018 at 11:00 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.

8/3

11 Am

Case No.: 2018-0337-A 15 Belfast Rd.

Exhibit Sheet

Petitioner/Developer

Pa-6-18

Protestants

Sen
8-6-18

No. 1	Site plan	
No. 2	Aerial photo	
No. 3	ZCPM p. 1B-26	
No. 4	Highlighted Site plan	
No. 5	Floorplans 5A-5C	
No. 6	Elevations A-C	
No. 7	DOP ZAC comment	
No. 8	ZCPM p. 1-42	
No. 9		
No. 10		
No. 11		
No. 12		

15 Belfast Road



1B02.3.B SETBACK REQUIREMENTS - PLANNING COMMISSION/BOARD APPROVED SUBDIVISIONS ONLY

ZONE (1971) (1955) (1945)(HOUSING TYPE)	TIME PERIOD	JAN. 2, 1945 to JULY 1, 1955				JULY 2, 1955 to MARCH 29, 1955				MARCH 30, 1955 to MARCH 30, 1971				MARCH 31, 1971 to PRESENT			
		FRONT	REAR	SIDE	CORNER (SIDE STREET)	FRONT	REAR	SIDE (COMBINED)	CORNER (SIDE STREET)	FRONT	REAR	SIDE (COMBINED)	CORNER (SIDE STREET)	FRONT	REAR	SIDE (COMBINED)	CORNER
DR 1 R 40						25	20	7 (17)	40	50	50	20 (50)	50	50	50	20 (50)	
DR 2 R 20						25	20	7 (17)	40	40	40	15	40	40	40	15 (40)	
DR 3.5 R 10 A (1 or 2 FAMILY)		25	15	7	15	25	20	7 (17)	40	30	30	10 (25)	30	30	30	10 (25)	
DR 5.5 R 6 B (SEMI-DETACHED)		25	15	7	15	25	20	7 (17)	40	25	30	8 (20)	25	25	30	10	
DR 10.5 R.G. D (TOWN HOUSES)		25	25	10 END OF GROUP	25	25	50	15	-	25	50	15	-	10	50	10	
DR 16 R.A. C (APARTMENTS)		55 TO 6	20	7	-	25	25	7	15	25	50	15	-	10	30	25	
		* FOR BLDGS. OVER 40 FT. HIGH ADD 4 INCHES FOR EACH FOOT OVER												** ONLY FOR SUBDIVIS WITH NO FDP			

1B02.3.B.1 - PARCELLING OR DIVIDING ALREADY DEVELOPED PROPERTY -
Parcelling or dividing developed property that is under one ownership and meets the overall density, would be permitted for mortgage purposes provided that:

- the ownership remains the same, and
- that the existing uses at the time of separation would not change in a way that would increase the overall density.

SECTION

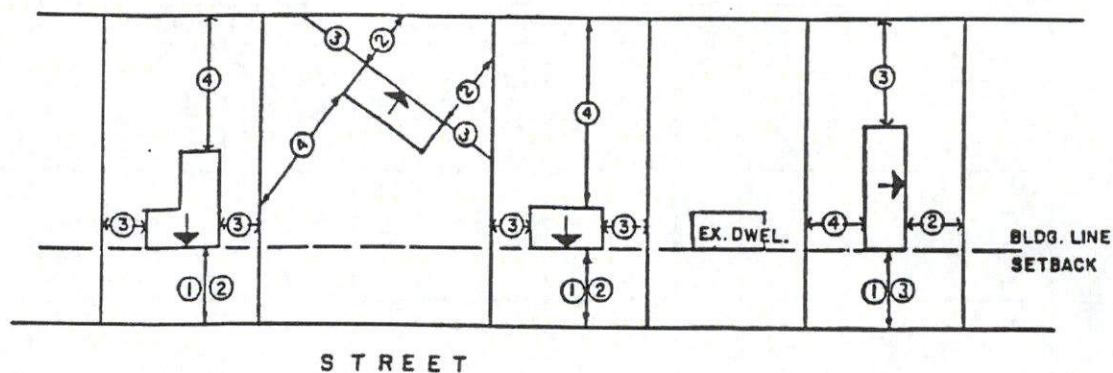
1B02.3.C.1 APPLICABILITY - Any lot, or tract of lots in single ownership which is in a duly recorded subdivision plat not approved by the Baltimore County Planning Board or Planning Commission must also comply with this small lot table.

- SIDE STREET SETBACKS when the small lot table applies are the same as the required front yard setback. Averaging is not permitted on a side street setback.



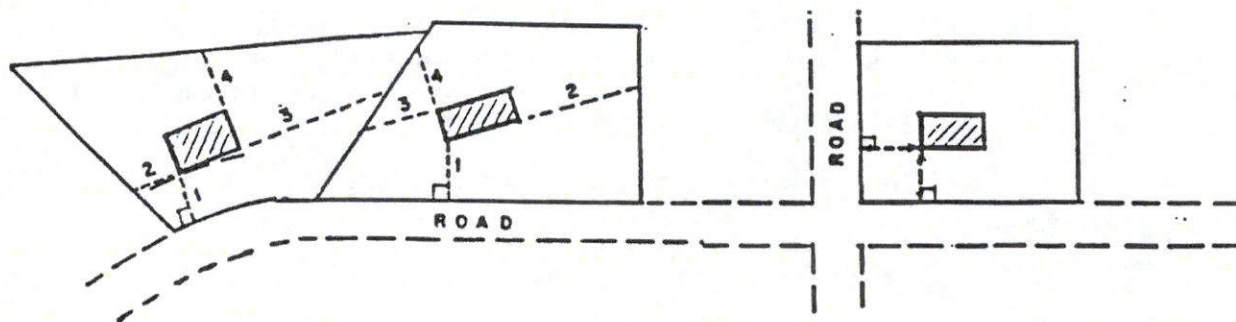
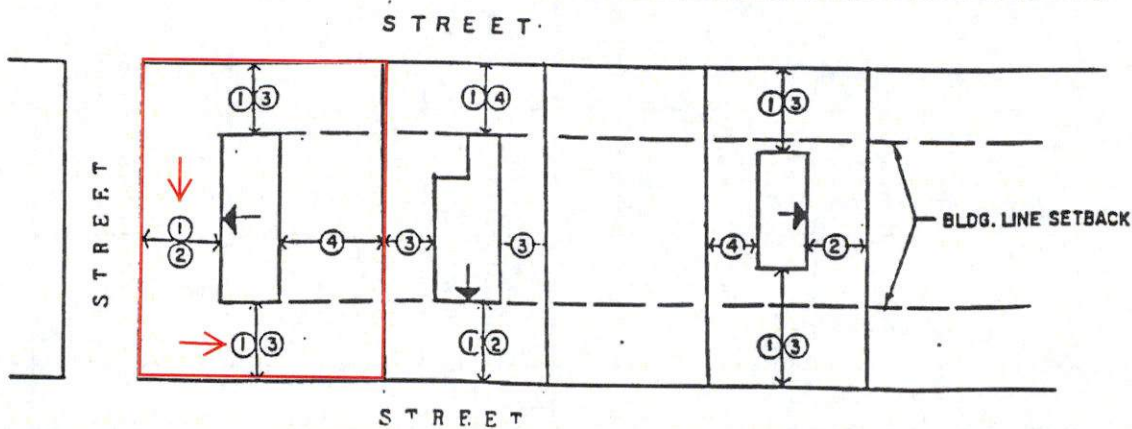
SECTION 1B02.3.C.2.c

v. Diagrams

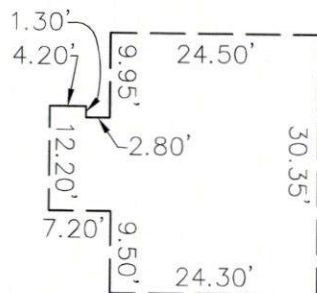


1. Street Building Line Setback (If two setbacks conflict the greater of the two shall be maintained)
2. Front Yard Setback
3. Side Yard Setback
4. Rear Yard Setback

→ =FRONT OF BUILDING

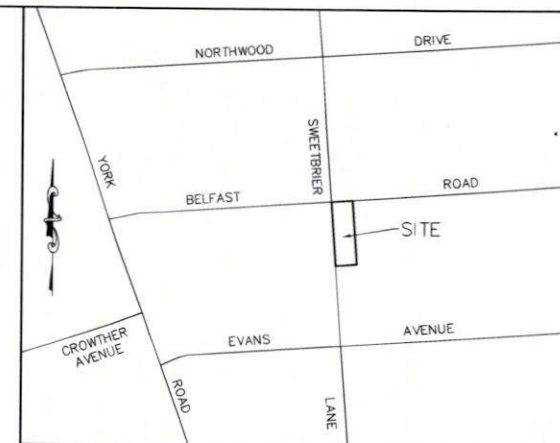
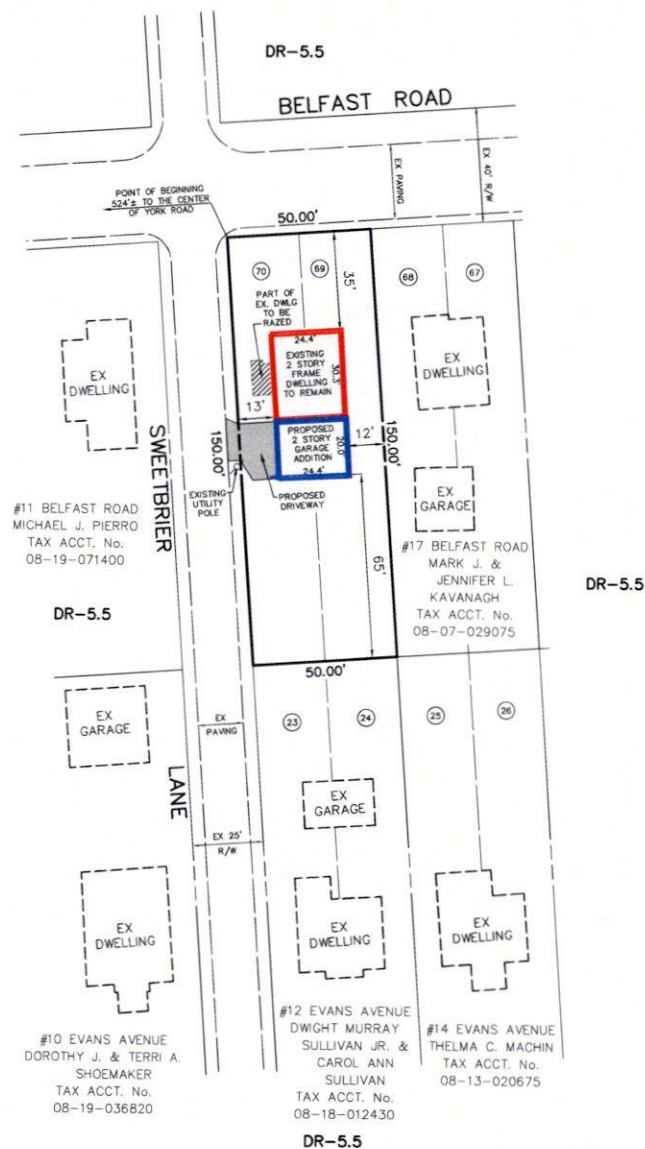


(See Section 103.3 ZCPM, Page 1-43.1 for diagrams showing method of measuring setback in R.C. zones).



EXISTING HOUSE DETAIL

SCALE: 1" = 10'



VICINITY MAP

SCALE: 1" = 200'

NOTES:

1. EXISTING ZONING: DR 5.5
2. GROSS AREA OF LOT: 10,625 SF = 0.244 AC.
3. NET AREA OF LOT: 7,500 SF = 0.172 AC.
4. GIS MAP No.: 060C1
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER
6. THIS PROPERTY IS NOT HISTORIC
7. THIS PROPERTY IS NOT IN THE CBCA
8. THIS PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN
9. THERE ARE NO CURRENT ZONING VIOLATIONS ON THE PROPERTY
10. THERE ARE NO IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS PROPERTY
11. THERE ARE NO PREVIOUS ZONING HEARINGS FOR THIS PROPERTY

**PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
15 BELFAST ROAD**

LOTS 69 & 70
SECTION G
"YORKSHIRE"

PLAT REFERENCE: 07/21

8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 30'

DATE: APRIL 19, 2018

OWNER INFORMATION

15 BELFAST LLC
5346 REISTERSTOWN ROAD
BALTIMORE, MD 21215
410-218-4877
TIMONIUM, MD 21093
MAP 60 - GRID 12 - PARCEL 579
TAX ACCT. 08-26-020200
DEED REF: 29904/79

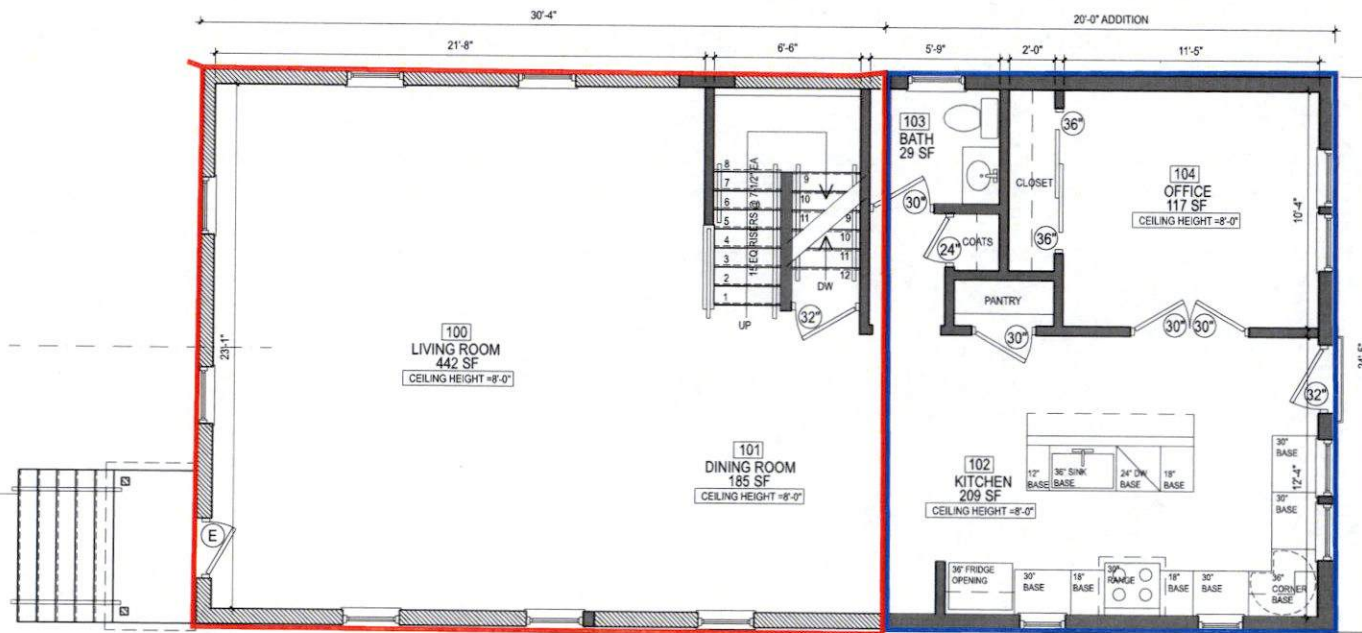


10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
PHONE: (410) 252-4444
FAX: (410) 252-4493
WWW.POLARISLC.COM

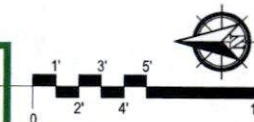
LAND SURVEYING - SUBDIVISION DESIGN - COMMERCIAL SITE DESIGN - LAND USE & PLANNING
STORM WATER MANAGEMENT - CONSTRUCTION SURVEYING - PROJECT MANAGEMENT - ZONING MATTERS

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD83 (1991), VERTICAL - NAVD88

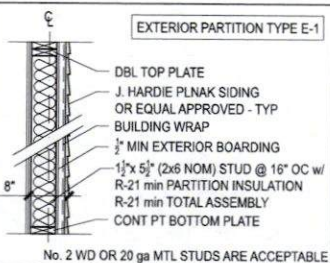
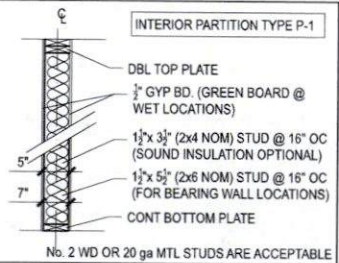
JOB No. 18 - 024



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



1,141 SF
NET INTERIOR (NEW + EXISTING)
FIRST FLOOR AREA CALCULATION
(AREA CALCULATION INCLUDES INTERIOR PARTITIONS,
PENETRATIONS & STAIRCASES)



LEGEND

- NOT IN SCOPE
- DEMO PARTITION
- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- NEW 2-hr FIRE RATED PARTITION
UL DESIGN No. U301

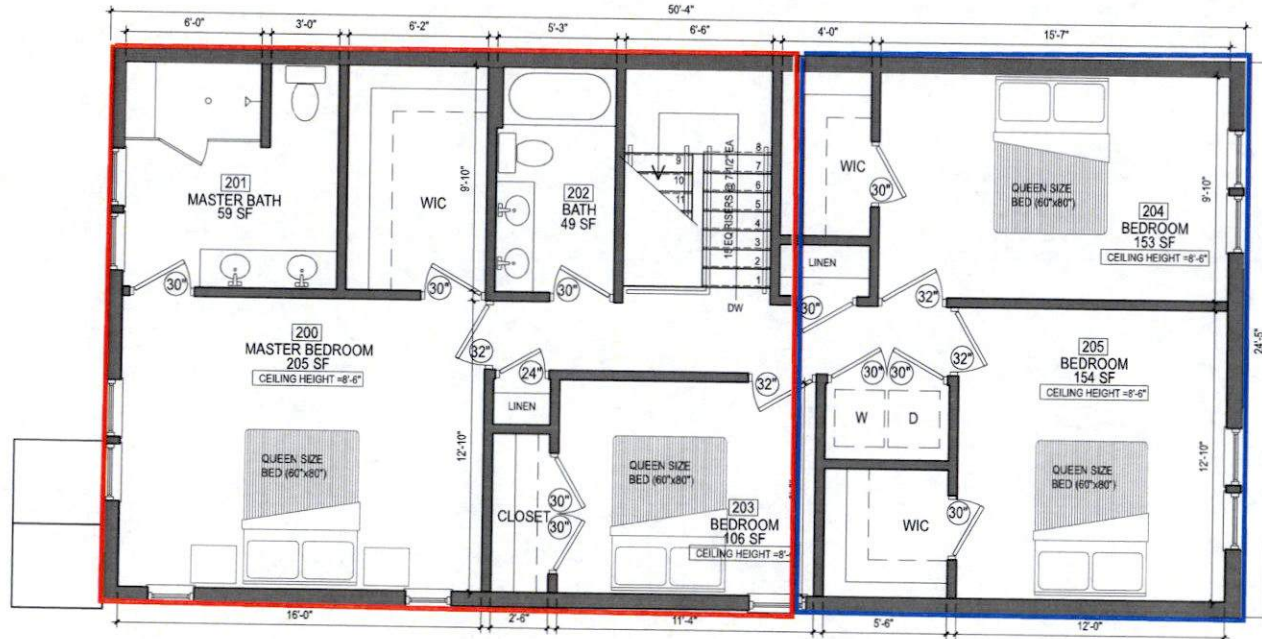
GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR PULLING ALL PERMITS AND PAYING ANY ASSOCIATIVE FEES.
- CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY BALTIMORE COUNTY AND THE STATE OF MARYLAND.
- INTERIOR FINISHES ARE CLIENT'S CHOICE
- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE
- DOOR TYPE SYMBOL **36"** DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.

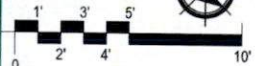
0010-A=A2
FIRST FLOOR PLAN
15 BELLEFAY ROAD
JOS #18-146
APRIL 2018

CLIENT
MR. WILL MITCHELL

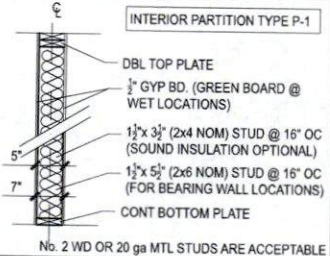
PROFESSIONAL CERTIFICATION
I, THE ARCHITECT, CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME
OR UNDER MY CLOSE PERSONAL SUPERVISION
AND IN ACCORDANCE WITH THE PROFESSIONAL
STANDARD OF CARE AND ETHICS.
CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY A LICENSED ARCHITECT
IN THE STATE OF MARYLAND.
DATE: 4/18/2018



2 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



1,131 SF
NET INTERIOR (NEW + EXISTING)
SECOND FLOOR AREA CALCULATION
(AREA CALCULATION INCLUDES INTERIOR PARTITIONS,
PENETRATIONS & STAIRCASES)



LEGEND

- NOT IN SCOPE
- DEMO PARTITION
- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- NEW 2-hr FIRE RATED PARTITION UL DESIGN No. U301

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR PULLING ALL PERMITS AND PAYING ANY ASSOCIATIVE FEES.
- CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY BALTIMORE COUNTY AND THE STATE OF MARYLAND.
- INTERIOR FINISHES ARE CLIENT'S CHOICE
- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE
- DOOR TYPE SYMBOL 36" DENOTES DOOR WIDTH, DOOR STYLE CLIENT'S CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.

0011-A=A3
SECOND FLOOR PLAN

15 BELFAST ROAD
JOB #16-146
APRIL 2018

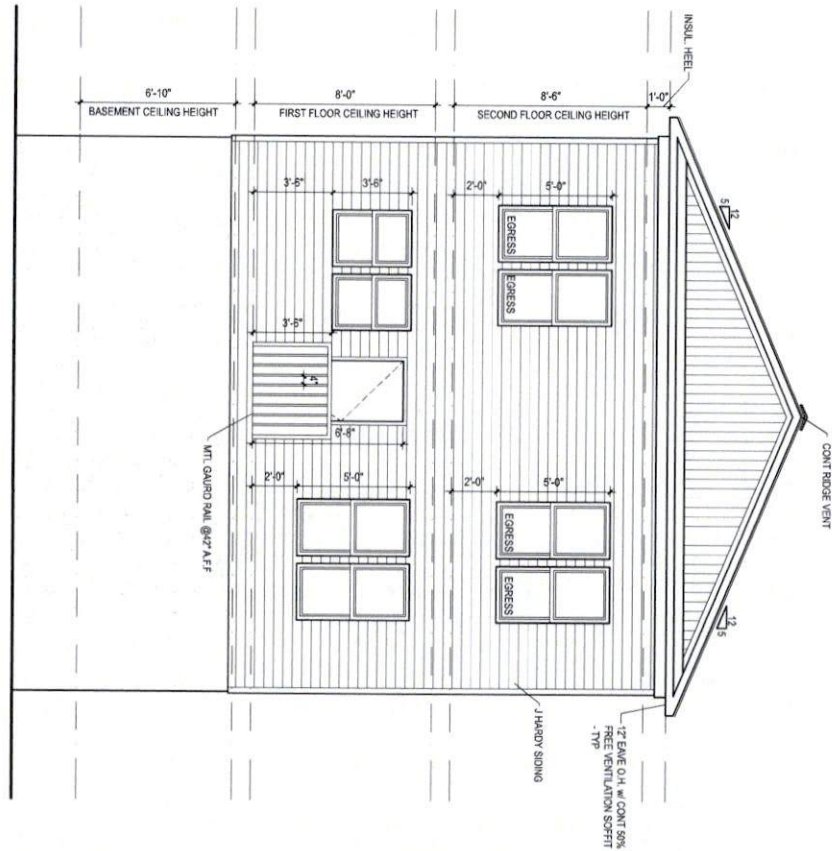
CARBALLO ARCHITECTURE, LLC
JAMES CARBALLO, ARCHITECT
443.745.1100

CLIENT
MR. WILL MITCHELL

REVISIONS

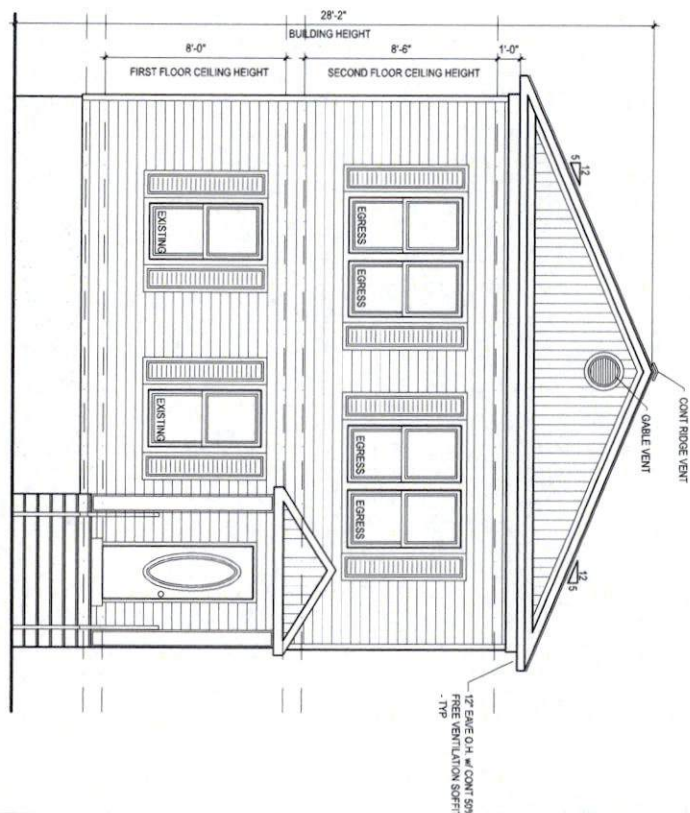
PROFESSIONAL CERTIFICATION
I, JAMES CARBALLO, ARCHITECT, DO HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS DOCUMENT AND THAT I AM DULY LICENSED UNDER THE PROFESSIONAL ARCHITECT ACT OF THE STATE OF MARYLAND, LICENSE NUMBER 15028, EXPIRATION DATE 11/17/2019.
CONTRACT DOCUMENTS HAVE BEEN REVIEWED FOR ARCHITECTURAL DESIGN.
MAY 8, 2018





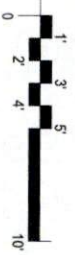
4

REAR ELEVATION
SCALE: 3/16" = 1'-0"



3

FRONT ELEVATION
SCALE: 3/16" = 1'-0"



0012-A=A4
ELEVATIONS

15 BELFAST ROAD
JOB #18-146
APRIL 2018

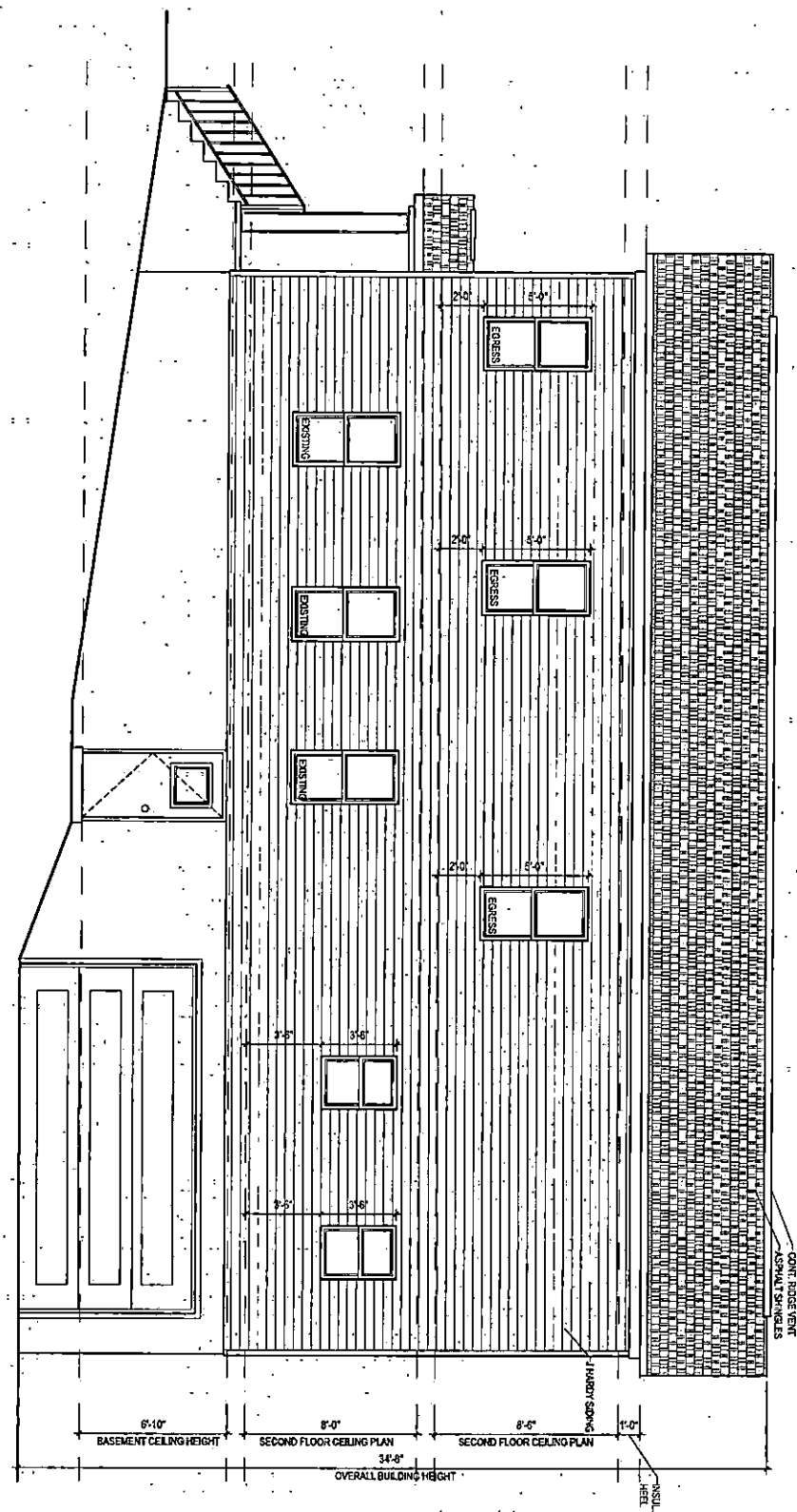
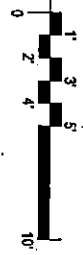
CARBALLO ARCHITECTURE, LLC
ADAM CARBALLO, ARCHITECT
MD LIC# 15709
443-745-1100

CLIENT
MR. WILL MITCHELL

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE NUMBER
15709, EXPIRATION DATE 3/31/2018.



5 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



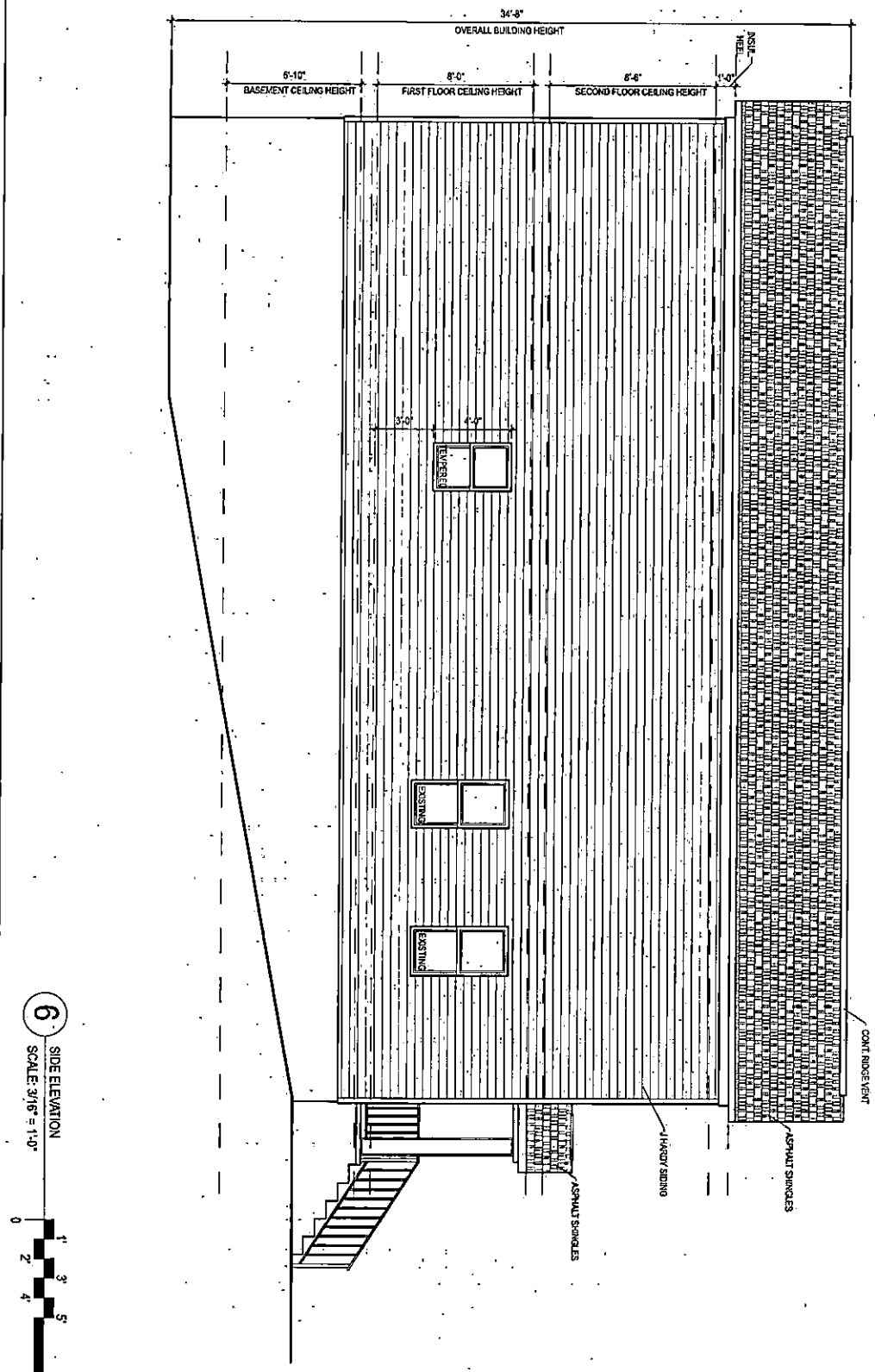
0013-A=A5
ELEVATIONS
15 BELFAST ROAD
JOB #18-146
APRIL 2018

CARBALLO ARCHITECTURE, LLC
ADAM CARBALLO, ARCHITECT
MD LIC# 15703
443-745-1100

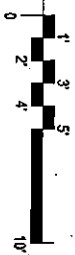
CLIENT
MR. WILL MITCHELL

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE NUMBER
15703, EXPIRATION DATE 3/31/2018.
CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY A LICENSED ARCHITECT
FOR ARCHITECTURE DESIGN
NO. 18-146





6 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



0014-A=A6
ELEVATION
15 BELFAST ROAD
JOB #18-146
APRIL 2018

CARBALLO ARCHITECTURE, LLC
ADAM CARBALLO, ARCHITECT
MD LIC# 15709
443-745-1100

CLIENT
MR. WILL MITCHELL

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND. LICENSE NUMBER
MD LA # 15709
CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY A LICENSED ARCHITECT
FOR ARCHITECTURE DESIGN,
MD LA # 15709



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/12/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-337

INFORMATION:

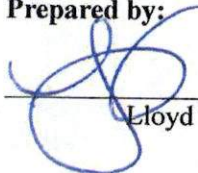
Property Address: 15 Belfast Road
Petitioner: 15 Belfast Road, LLC
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit an existing single family dwelling with addition to be situated on a lot having a width of 50' with a corner side street setback of 13' in lieu of the minimum permitted 55' and 25' respectively.

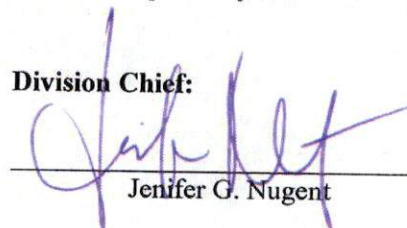
The Department has no objections to granting the petitioned zoning relief.

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

Prepared by:

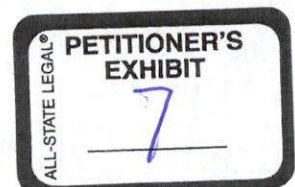

Lloyd T. Moxley

Division Chief:


Jennifer G. Nugent

AVA/JGN/LTM/

c: Joseph Wiley
Geoffrey C. Schultz, RPLS, Polaris Land Consultants, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County



ZONING COMMISSIONER'S POLICY MANUAL

SECTION

102.1 CONFORMANCE WITH B.C.Z.R.

A. Deficient Setbacks

1. RESIDENTIAL

If an addition is proposed to a residential building and any setback is deficient, this setback may be extended provided that the deficiency is not increased nor the use of the building is changed (see 102.1.B ZCPM below)

2. NONRESIDENTIAL

a. Minor additions that:

- i. meet the current requirements, or
- ii. in line with an existing deficient setback, and not creating any other deficiencies, and;
- iii. in either case, regardless of the size of the addition, the area utilized for the addition would not prevent correcting any other deficiencies that exist on the property.
- iv. if under "i" and there is no conflict with "iii" and all the current requirements are met, a variance is not required. However, if under "ii", only that particular deficiency or setback must be rectified prior to zoning approval.

b. Major or minor additions that:

- i. are in line with an existing deficient setback but also creating another deficiency, or
- ii. creating two deficiencies, or
- iii. utilizing an area that would prevent correcting any other deficiencies on the property.
- iv. then all of the deficiencies on the property must be rectified prior to zoning approval.

3. SUBDIVISIONS

When subdividing property with existing deficient setbacks, these existing setbacks will be allowed to stand, and not require a zoning variance provided:

- a. that there are no use changes in the existing building and that,
- b. the existing building meets all current required setbacks to any newly created property or lease lines, including R/W widening when widening is taken at the time of record plat or building permit.

- B. CONVERSIONS WITH DEFICIENT SETBACKS - When the use of an existing building changes and the setback requirements for the new use are greater than the existing building setback, existing setbacks shall not be considered as nonconforming and zoning compliance will be required. This may be accomplished by removing a portion of the building, purchasing additional property, or successfully petitioning for a variance based upon hardship or practical difficulty.



Lot # 23 0803067758 10

Lot # 69

0819071400

Lot # 71

Lot # 73

08130 2-A 390

Lot # 23

0818012430

0819036820
Pt. Bk. 0000007, Folio 0021

Lot # 19 0823078120

SWEETBRIER LN

060C1

DR 5.5

NW 13-A

PAI # 080004

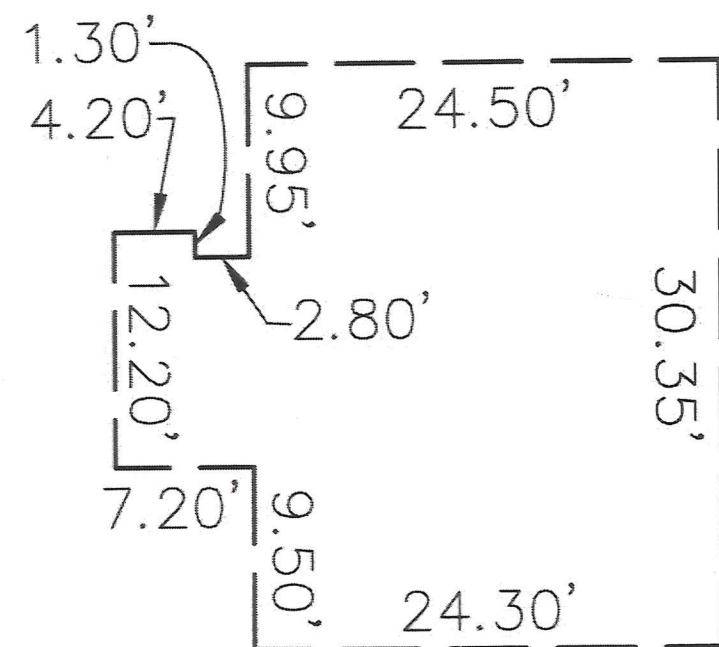
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1990-0182-A

360

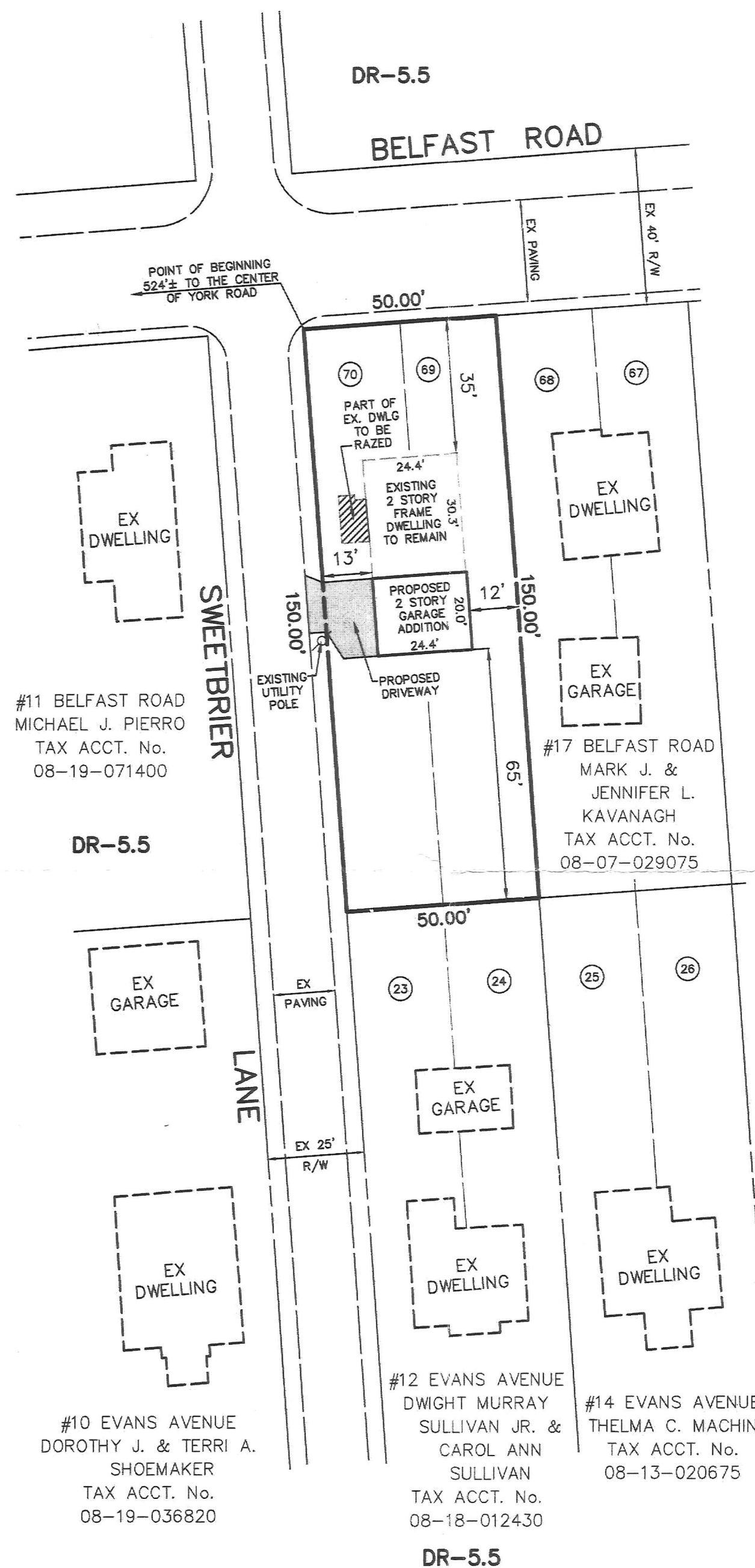
060C2

2018-0337-A



EXISTING HOUSE DETAIL

SCALE: 1" = 10'



VICINITY MAP

SCALE: 1" = 200'

NOTES:

1. EXISTING ZONING: DR 5.5
2. GROSS AREA OF LOT: 10,625 SF = 0.244 AC.
3. NET AREA OF LOT: 7,500 SF = 0.172 AC.
4. GIS MAP No.: 060C1
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER
6. THIS PROPERTY IS NOT HISTORIC
7. THIS PROPERTY IS NOT IN THE CBCA
8. THIS PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN
9. THERE ARE NO CURRENT ZONING VIOLATIONS ON THE PROPERTY
10. THERE ARE NO IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS PROPERTY
11. THERE ARE NO PREVIOUS ZONING HEARINGS FOR THIS PROPERTY

**PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
15 BELFAST ROAD**

LOTS 69 & 70
SECTION G
"YORKSHIRE"

PLAT REFERENCE: 07/21

8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

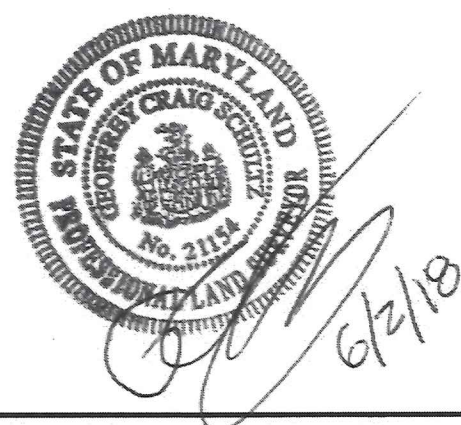
SCALE: 1" = 30' DATE: APRIL 19, 2018

OWNER INFORMATION

15 BELFAST LLC
5346 REISTERSTOWN ROAD
BALTIMORE, MD 21215
410-218-4877
TIMONIUM, MD 21093
MAP 60 - GRID 12 - PARCEL 579
TAX ACCT. No. 08-26-020200
DEED REF: 29904/79

PETITIONER'S

EXHIBIT NO. 1



Polaris
LAND CONSULTANTS

10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
PHONE: (410) 252-4444
FAX: (410) 252-4493
WWW.POLARISLC.COM

LAND SURVEYING • SUBDIVISION DESIGN • COMMERCIAL SITE DESIGN • LAND USE & PLANNING
STORM WATER MANAGEMENT • CONSTRUCTION SURVEYING • PROJECT MANAGEMENT • ZONING MATTERS

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD83 (1991), VERTICAL - NAVD88

JOB No. 18 - 024

2018-0337-A