

MEMORANDUM

DATE: September 26, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0367-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 24, 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	*	BEFORE THE
(5 Periwinkle Court)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Charles S. Rehak, 3 rd & Linda M. Rehak	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0367-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Charles S. Rehak, 3rd and Linda M. Rehak (“Petitioners”). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit the enclosure (addition) of an existing deck for a single family dwelling with a rear setback of 20.8 ft. in lieu of the required 30 ft. and to amend the Final Development Plan (“FDP”) of Beachwood Estates for Lot 412 only. 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.

It is to be noted that this administrative variance case closed on July 23, 2018 but was not received by OAH until August 22, 2018; the whereabouts of the case file between these dates is unknown.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 6, 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 8-23-18

By lwj

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.

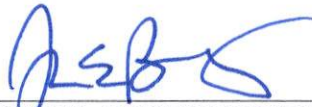
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 23rd day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit the enclosure (addition) of an existing deck for a single family dwelling with a rear setback of 20.8 ft. in lieu of the required 30 ft. and to amend the Final Development Plan ("FDP") of Beachwood Estates for Lot 412 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
ORDER RECEIVED FOR FILING

Date 8-23-18

2

By lw



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 5 PERIWINKLE CT Currently zoned DR 3.5
Deed Reference 17852 / 576 10 Digit Tax Account # 2 3 0 0 0 0 8 6 1 1
Owner(s) Printed Name(s) CHARLES STEVE REHAK & LINDA M. REHAK

(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) BCZR

Section: 1B02.3.C.1

To permit the enclosure (addition) of an existing deck for a single family dwelling with a rear setback of 20.8feet in lieu of the required 30 feet and to amend the Final Development plan of Beachwood Estates for lot 412 only.

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.

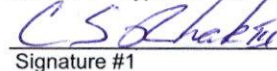
I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

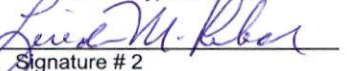
Owner(s)/Petitioner(s):

CHARLES STEVE REHAK / LINDA M. REHAK

Name #1 – Type or Print

Name #2 – Type or Print


Signature #1


Signature #2

5 PERIWINKLE CT, BALTIMORE, MD

Mailing Address

City

State

21219

443-928-0621

Linda_Rehak@yahoo

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:

GERARDO F. PEREZ

Name – Type or Print

Signature

3516 ASHBY CT, WOODBRIDGE, VA

Mailing Address

City

State

22192

703-944-0530

GFPEREZ@LIVE.COM

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 8 day of August, 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 2018-0367-A Filing Date 6/28/2018 Estimated Posting Date 7/8/18 Reviewer 

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: 5 Periwinkle Ct, Baltimore, MD 21219
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)

A variance is requested for relief from the rear yard setback to allow a 4.2' encroachment thereby reducing the setback to 20.8' due to the fact that the existing deck was built at this setback. We are proposing to enclose the existing 19' x 12' covered deck to be used as a sunroom. Need additional room due to the increase of family size.

(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)
Steve Rehak
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Linda Rehak
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 13th day of April, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: C. STEVE Rehak and Linda Rehak

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
11/21/21
My Commission Expires

REV. 5/5/2016

0367-A

ZONING PROPERTY DESCRIPTION FOR

5 PERIWINKLE CT, BALTIMORE, MD 21219.

PART A

West
Beginning at a point on the **west** side of **Periwinkle Court** which is **50** feet wide at a distance **170** feet ~~east~~ of the centerline of the nearest improved intersecting street **Greencove Circle** which is **50** feet wide.

PART B

Being Lot # **412**, in the subdivision of **Beachwood Estates** as recorded in Baltimore County Plat Book # **71/98**, Deed Reference # **17852/576**, containing **8,580** of total square feet. Located in the **15** Election District and **7** Council District.

2018-0367-A

CERTIFICATE OF POSTING

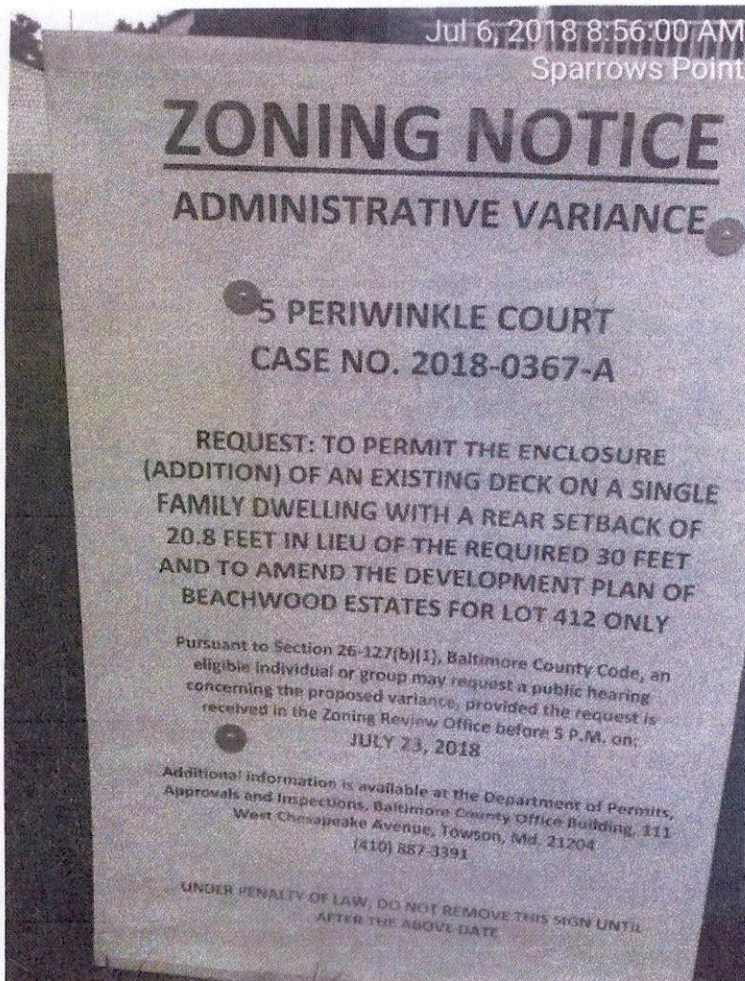
Date: JULY 6, 2018

RE: Project Name: 5 PERIWINKLE CT. # 1
Case Number /PAI Number: 2018-0367-A
Petitioner/Developer: REHACK
Date of Hearing/Closing: JULY 23, 2018

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 5 PERIWINKLE CT

The sign(s) were posted on JULY 6, 2018

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: JULY 6, 2018

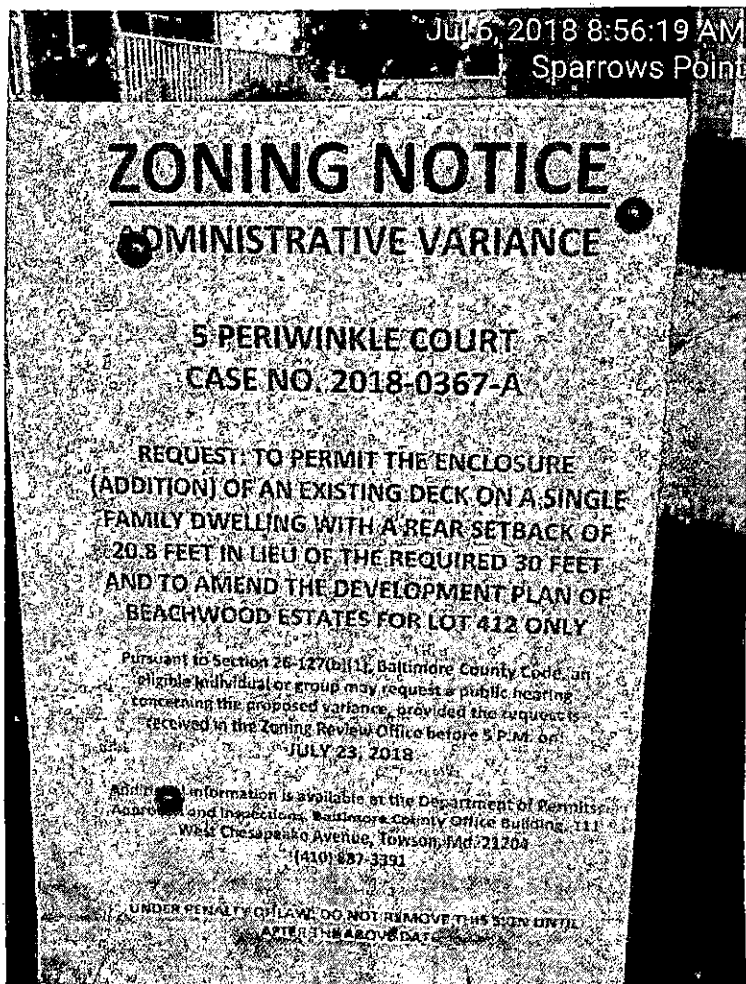
RE: Project Name: 5 PERIWINKLE CT. # 2
Case Number /PAI Number: 2018-0367-A
Petitioner/Developer: REHACK
Date of Hearing/Closing: JULY 23, 2018

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 5 PERIWINKLE CT

The sign(s) were posted on

JULY 6, 2018

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0367 -A Address 5 Periwinkle Ct.
Contact Person: LEONARD Nasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/28/18 Posting Date: 7/8/18 Closing Date: 7/23/18

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- 0367 -A Address 5 Periwinkle Ct
Petitioner's Name Charles & Linda Rehack Telephone 443-928-0621
Posting Date: 7/8/18 Closing Date: 7/23/18

Wording for Sign: To permit the enclosure (addition) of an existing deck for a single family dwelling with a rear setback of 20.8 feet in lieu of the required 30 feet and to amend the Final Development plan of Beachwood Estates for lot 412 only.

Revised 6/30/2018

CASHIER'S VALIDATION



DONALD I. MOHLER III
County Executive

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

August 21, 2018

Charles Steve & Linda M Rehak
5 Periwinkle Court
Baltimore MD 21219

RE: Case Number: 2018-0367 A, Address: 5 Periwinkle Court

Dear Mr. & Ms. Rehak:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 28, 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." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Gerardo F Perez, 3516 Ashby Court, Woodbridge VA 22192

8-23
Closing

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: August 9, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0367-A
Address 5 Periwinkle Court
(Rehak Property)

Zoning Advisory Committee Meeting of **July 9, 2018**.

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

Reviewer: Steve Ford

Date: 7/5/18

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. 2018-0367-A

*Administrative Variance
Charles Steve and Linda M. Rehak,
5 Perrywinkle Court*

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 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: August 9, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0367-A
Address 5 Periwinkle Court
(Rehak Property)

Zoning Advisory Committee Meeting of **July 9, 2018**.

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

Reviewer: Steve Ford

Debra Wiley

From: Administrative Hearings
Sent: Thursday, August 23, 2018 1:07 PM
To: gfperez@live.com
Subject: Decision - Case No. 2018-0367-A
Attachments: 20180823125741981.pdf

Good Afternoon Mr. Perez,

Per your conversation with our office, please find attached the decision in the above-referenced matter.

Thank you.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Thursday, August 23, 2018 12:58 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

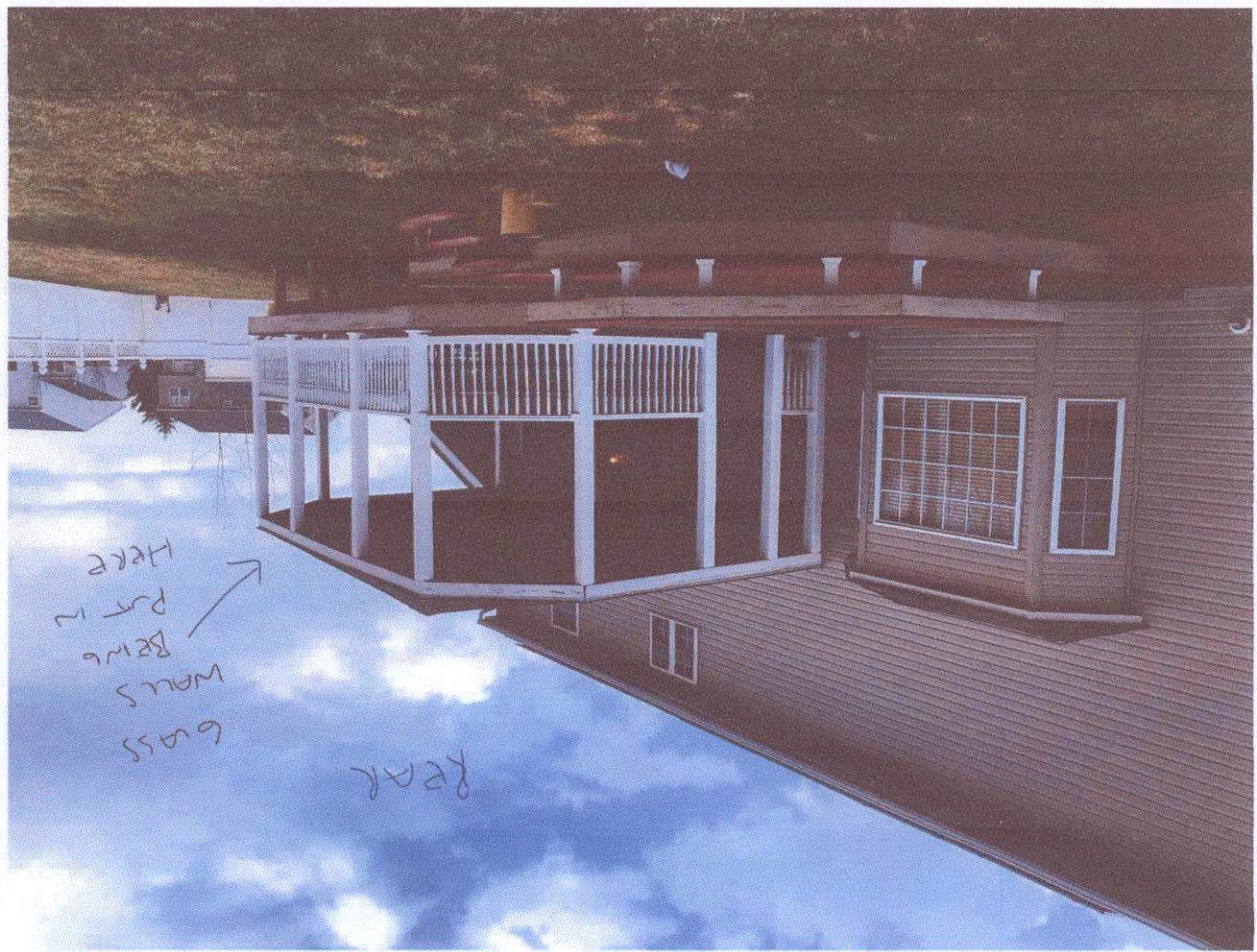
Scan Date: 08.23.2018 12:57:41 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov

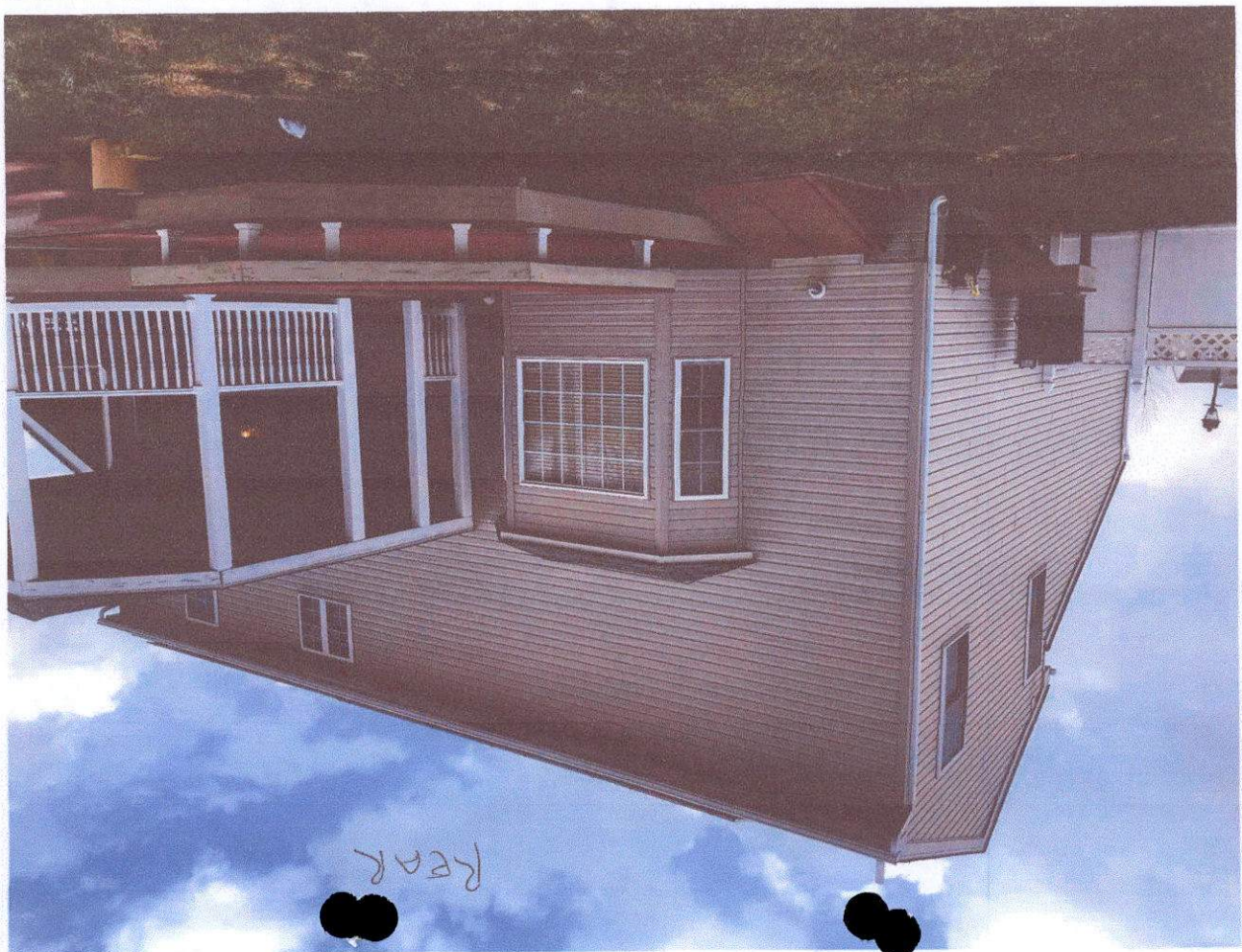


2018-0367-A





2018-03-07-14



C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>8-9</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-5</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 8-1993-0309)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 7-6-18 by Billingley

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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 2300008611			
Owner Information					
Owner Name:		REHAK CHARLES S 3RD REHAK LINDA M		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		5 PERIWINKLE CT BALTIMORE MD 21219		Deed Reference: /17852/ 00576	
Location & Structure Information					
Premises Address:		5 PERIWINKLE CT 0-0000		Legal Description: .1970 AC 5 PERIWINKLE CT WS BEACHWOOD ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0022	0597		0000	412 2018 0071/0098
Special Tax Areas:		Town: NONE Ad Valorem: Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2003		2,362 SF		8,580 SF	
County Use		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	
		01/01/2018		07/01/2017	
				As of	
				07/01/2018	
Land:	102,300	102,300			
Improvements	235,300	239,500			
Total:	337,600	341,800		337,600	339,000
Preferential Land:	0				0
Transfer Information					
Seller: BLUECOVE LLC		Date: 04/16/2003		Price: \$235,778	
Type: ARMS LENGTH IMPROVED		Deed1: /17852/ 00576		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 10/03/2013					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application Date:

ZAC AGENDA

Case Number: 2018-0367-A **Reviewer:** Leonard Wasilewski

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Charles Steve & Linda M Rehak

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 5 PERIWINKLE CT

Location: W/S of Periwinkle Court, +/- 170 ft. W of the centerline of Green Cove Circle.

Existing Zoning: DR 5.5

Area: 8580 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit the enclosure (addition) of an existing deck for a single family dwelling with a rear setback of 20.8 ft. in lieu of the required 30 ft. and to amend the Final Development Plan of Beachwood Estates for lot 412 only.

Attorney: Not Available

Prior Zoning Cases: 1993-0309

Concurrent Cases: None

Violation Cases: None

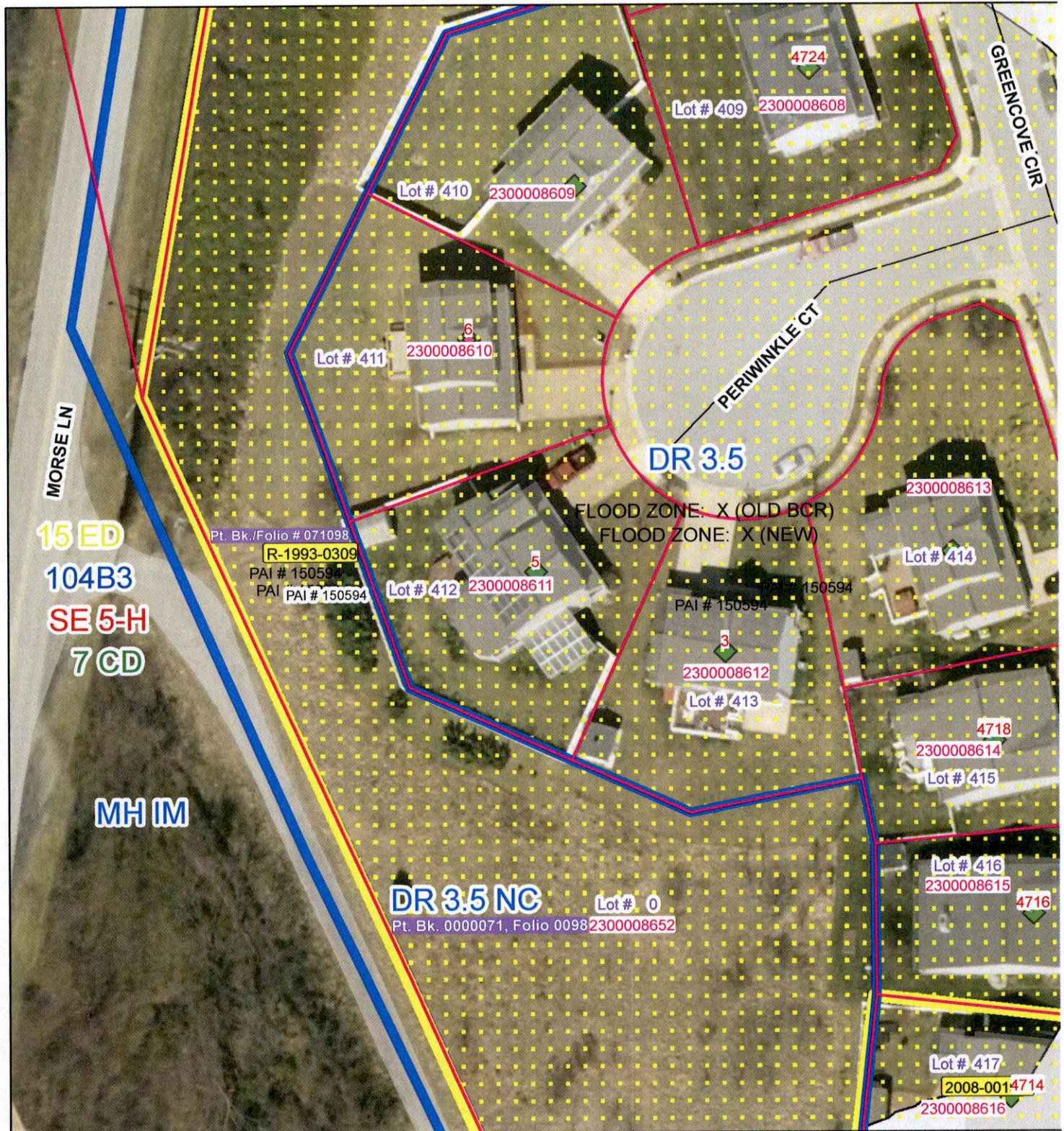
Closing Date: 08/23/2018

7/23

Miscellaneous Notes:

5 Periwinkle Court

2018-0367-A



Publication Date: 5/30/2018

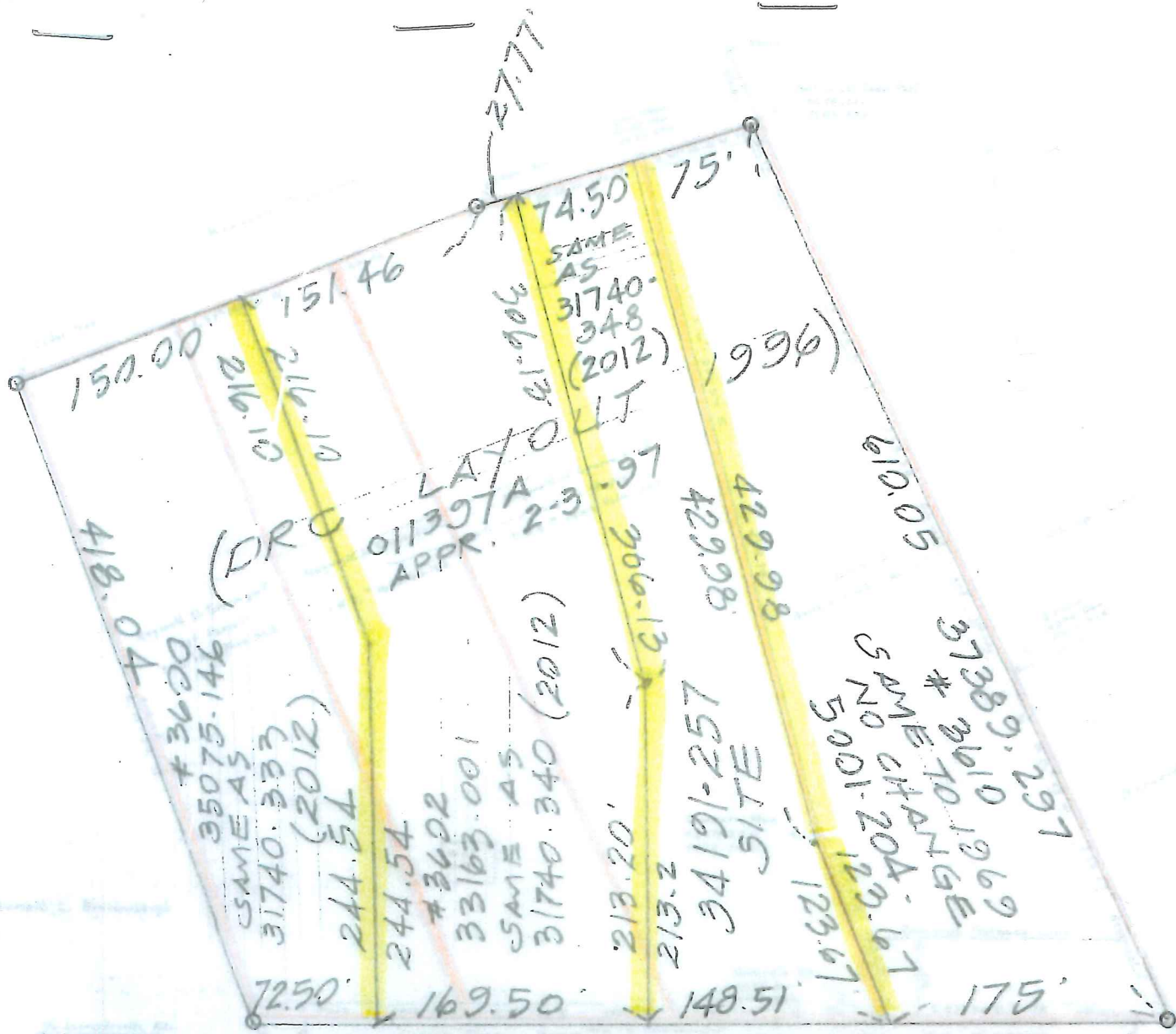


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.525 50 75 100 Feet

1 inch = 50 feet



SOUTH SIDE (CENTRAL) AVE

The straight and or made shown hereon and the location thereof is made for the purpose of recording only and the same are not intended to be construed as public use. The line shown here is the best line of the property shown on the plat and is subject to all other laws and regulations.

PLAT OF "SOUTH SIDE" LOTS

10' DEEDS - DEEDS REC. 2012

DEEDS REC. 2012

DEEDS REC. 2012

DEEDS REC. 2012

DEEDS REC. 2012

DEEDS REC. 2012

DEEDS REC. 2012

OVERLAY

1996 DRC 011397A

APPROVED 2-3-97

1"=100'

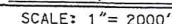
DEEDS REC. 2012

1369

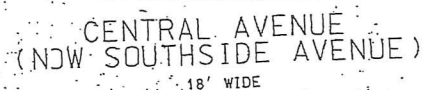
1"=100'

FOUR LOTS

APPR. PLNG. BOARD.



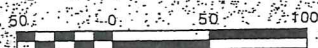
NOTE: THE PURPOSE OF THIS PLAT IS TO LAYOUT PARCELS TO CONFORM WITH REGINALD GROOMS WILL.



DEVELOPEMENT REVIEW COMMITTEE PLAT
FOR THE

GROOM ESTATES

LOCATED AT 3608 SOUTHSIDE AVENUE
TENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

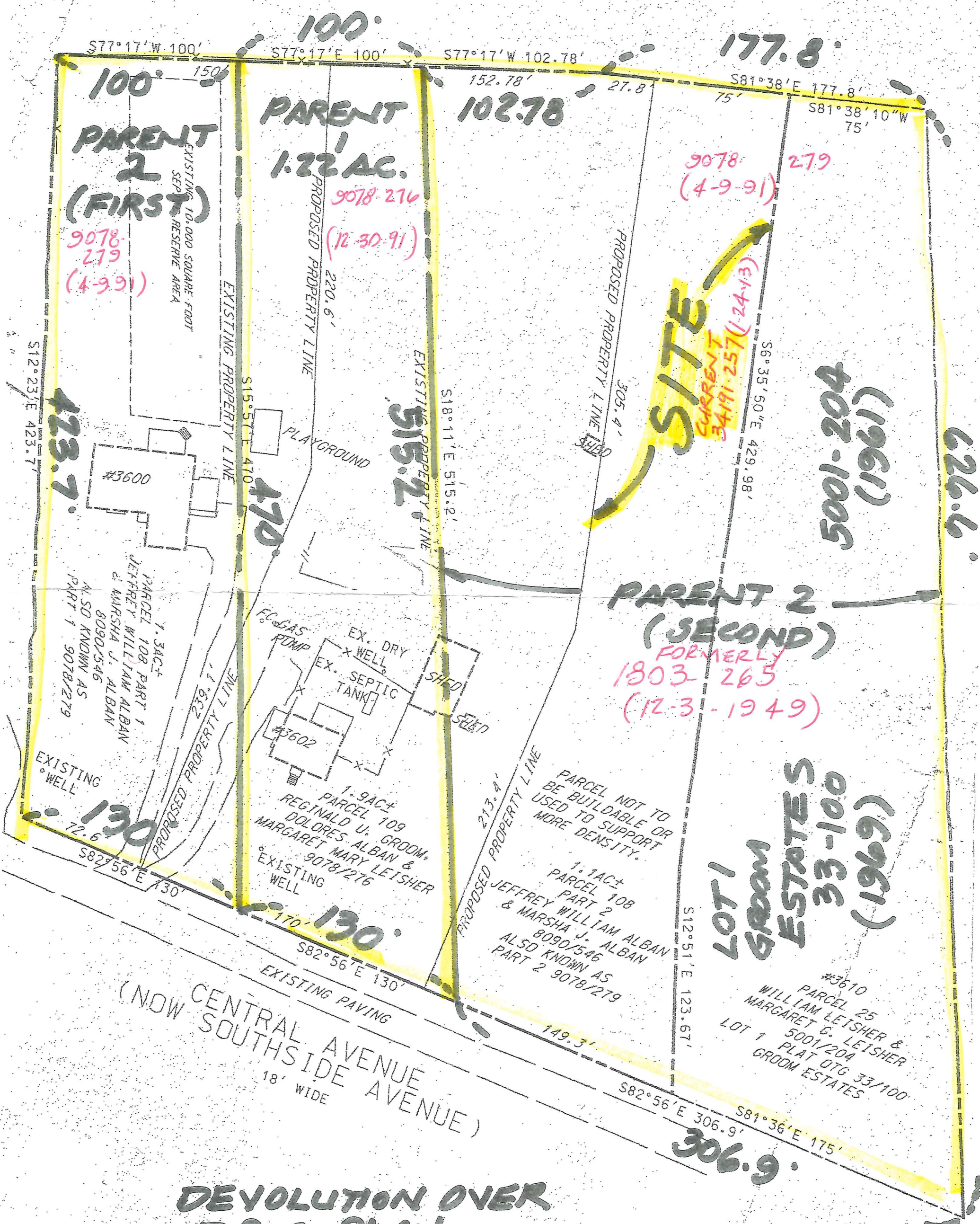


FREDERICK WARD ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • SURVEYORS
5 SOUTH MAIN STREET, DEPT. 20, ALBANY, N.Y. 12204 • 517/277-1111
(also 875-2000)

SCALE: 1" = 50'	DATE: 12/17/96	DRWN BY: SE	CHKD BY:	JOB NO.: 96217:00
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PET-NO. 2

1996 DRC Plan



(NOW CENTRAL AVENUE
SOUTHSIDE AVENUE)
18' WIDE

DEVOLUTION OVER
D.R.C. PLAN
011397A
1" = 50' ±

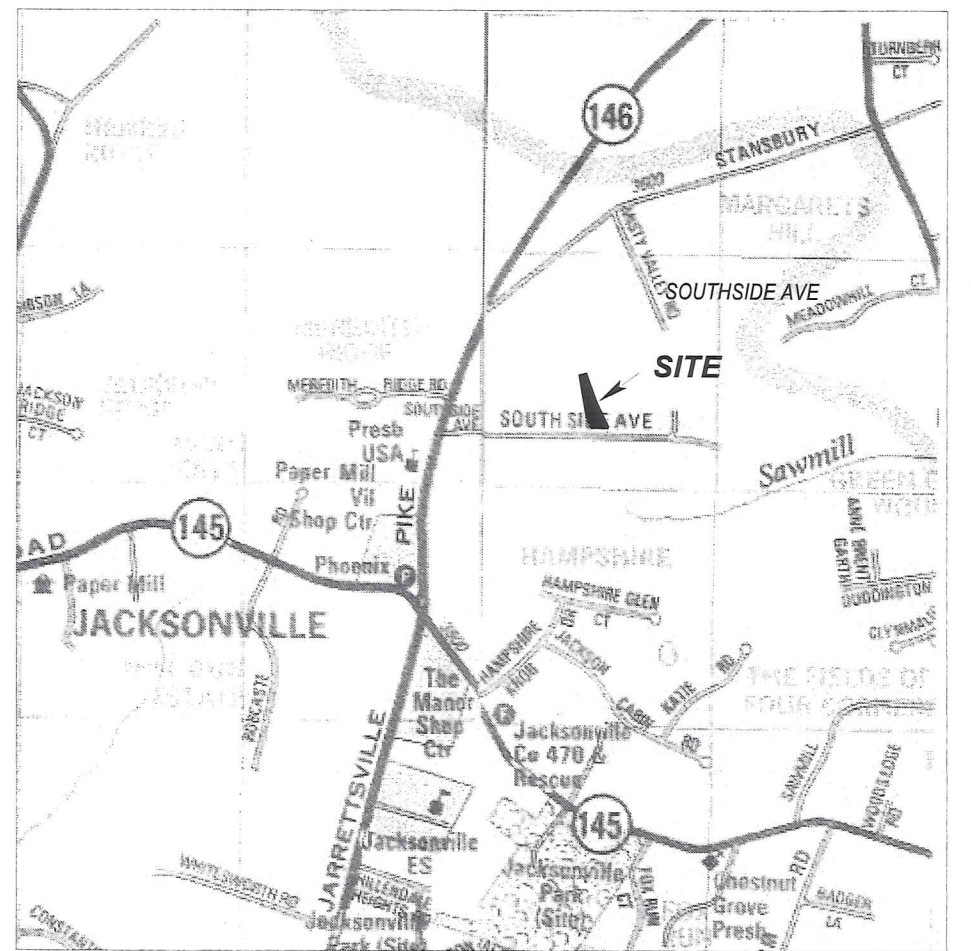
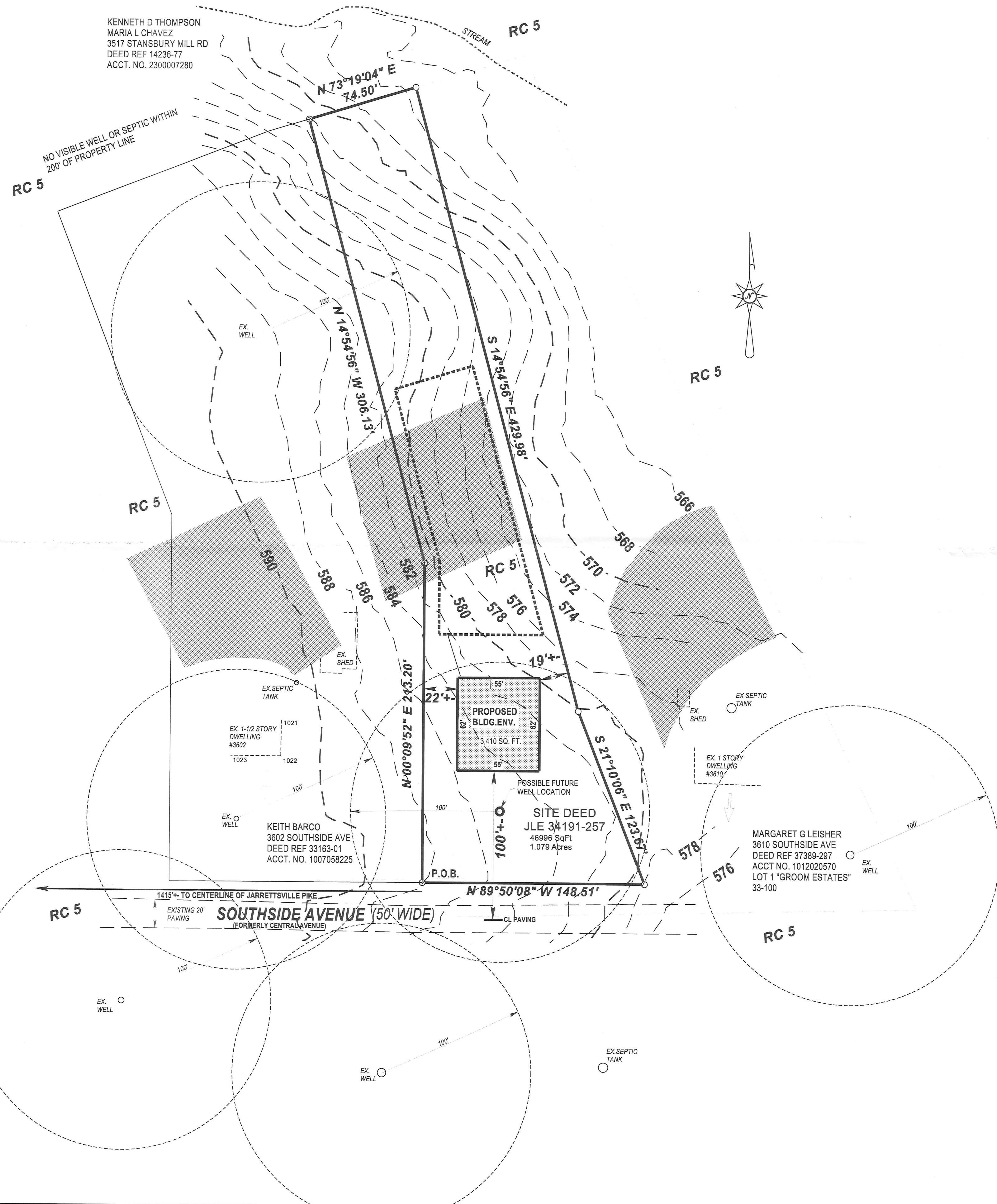
PET. No. 3

DEVELOPMENT REVIEW
G.D.

GENERAL NOTES:

- OWNER:
KEITH BARCO
3602 SOUTHSIDE AVENUE
PHOENIX, MD. 21131
- EXISTING LOT AREA
46996 Sq.Ft. OR 1.079 Ac.±
- PROPOSED BUILDING ENVELOPE:
TOTAL 3410 Sq. Ft.
- UTILITIES:
PRIVATE SEPTIC
PRIVATE WATER
- THE SITE LIES WITHIN ZONE "AE" (EL 9) AS SHOWN
ON F.I.R.M. 2400100145F DATED SEPTEMBER 26, 2008.
- EX. USE: VACANT
- DEED REF: JLE 34191-257
- TAX ACCOUNT: #1007058227
- COUNCILMANIC DISTRICT: 3RD
- CENSUS TRACT: 4102
- WATERSHED: LITTLE GUNPOWDER FALLS
- TAX MAP: #0035, GRID 0018, PARCEL 0035,
- ZONING: RC 5
(PER BALT. CO. WEBSITE)
- NO KNOWN PREVIOUS ZONING CASES ON FILE:
- SETBACKS:
RC 5
FRONT: 100' TO CL SOUTHSIDE AVE. REAR: 50'
SIDE: 50' MIN. BLDG HEIGHT: 35'
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
- PREVIOUS DRC HEARING: 01137A (LIMITED EXEMPTION
UNDER SECTION 26-171 (A) (9) APPROVAL DATED MAY 19, 1997
AND 02135C LIMITED EXEMPTION 26-171 (b) (c) APPROVED 11-08-1995
AND 072406B TABLED
- NO KNOWN PERMITS ON FILE.
- TOPOGRAPHY SHOWN HEREON PER BALT. CO. "MY NEIGHBORHOOD" WEBSITE
- NO BUFFER OR ACCESS EASEMENT DATA AVAILABLE
FROM D.E.P.S. BACK FILES.

-  DENOTES PERC SITES (SRA) PER
COUNTY BACK FILES D.E.P.S.
-  DENOTES POSSIBLE FUTURE SEPTIC AREA



VICINITY MAP 1"=2000'

**SITE PLAN TO ACCOMPANY
PETITION FOR ZONING HEARING
#3606 SOUTHSIDE AVENUE
"GROOM PROPERTY LOT 3"
MAP 0035 PARCEL 0110
10TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 1"=40' DATE: 06-27-2018**

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



06-27-2018
DATE

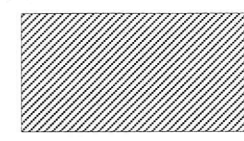
FILE NAME 18-1652.TRV		
SCALE 40 E/In	DATE 6-27-2018	DRAWN BY R.N.G.
JOB SOUTHSIDE	REVISION 1/1	SHEET 1/1

2018-0768-SHA

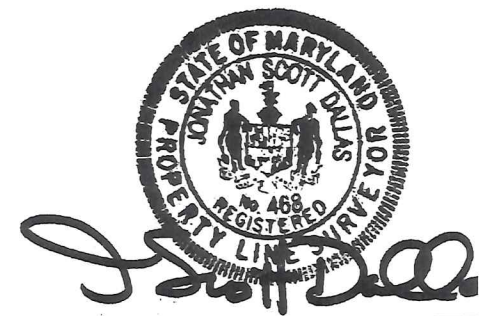
Pet. #1

GENERAL NOTES:

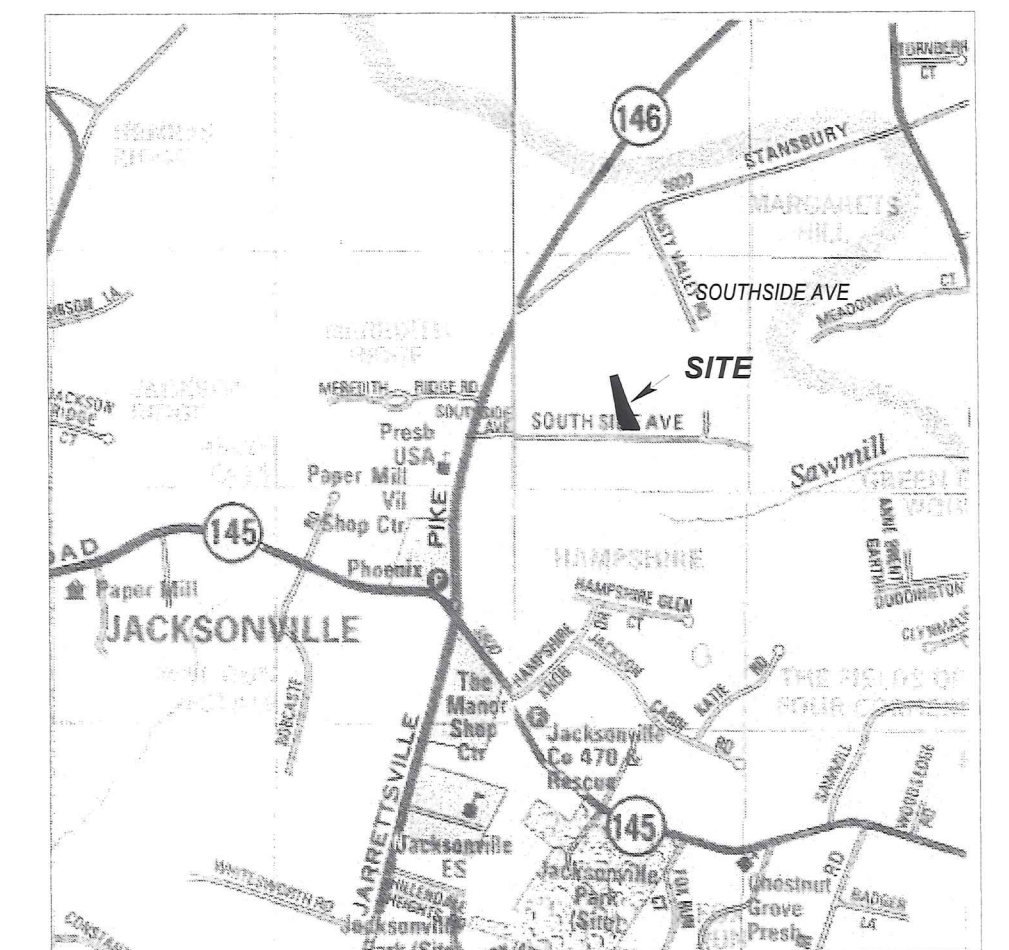
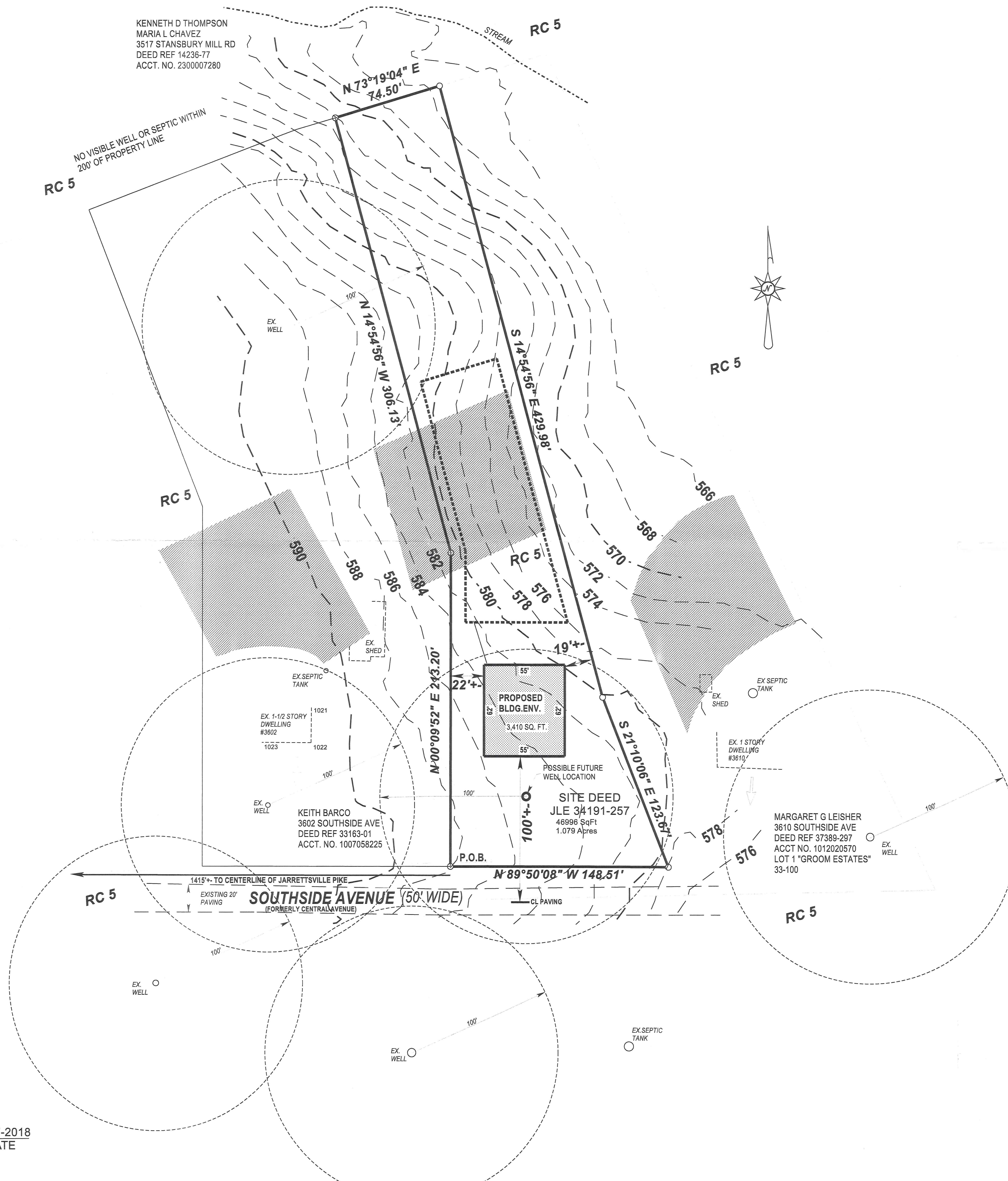
1. OWNER:
KEITH BARCO
3602 SOUTHSIDE AVENUE
PHOENIX, MD. 21131
2. EXISTING LOT AREA
46996 Sq.Ft. OR 1.079 Ac.+-
3. PROPOSED BUILDING ENVELOPE:
TOTAL 3410 Sq. Ft.
4. UTILITIES:
PRIVATE SEPTIC
PRIVATE WATER
5. THE SITE LIES WITHIN ZONE "AE" (EL 9) AS SHOWN
ON F.I.R.M. 2400100146F DATED SEPTEMBER 26, 2008.
6. EX. USE: VACANT
7. DEED REF: JLE 34191-257
8. TAX ACCOUNT: #1007058227
9. COUNCILMANIC DISTRICT: 3RD
10. CENSUS TRACT: 4102
11. WATERSHED: LITTLE GUNPOWDER FALLS
12. TAX MAP: #0035, GRID 0018, PARCEL 0035,
13. ZONING: RC 5
(PER BALT. CO. WEBSITE)
14. NO KNOWN PREVIOUS ZONING CASES ON FILE:
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VICINITY MAP 1"=2000'

**SITE PLAN TO ACCOMPANY
PETITION FOR ZONING HEARING
#3606 SOUTHSIDE AVENUE
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MAP 0035 PARCEL 0110
10TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 1"=40' DATE: 06-27-2018**

FILE NAME 18-1652.TRV	DATE 6-27-2018	DRAWN BY R.N.G.
SCALE 40' E=1"	REVISION 1/1	SHEET 1/1
JOB SOUTHSIDE		

2018-0368-SHA