

M E M O R A N D U M

DATE: November 16, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0081-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 15, 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

/dlw

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(11502 Wallace Drive)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Gregory W. & Tracy L. Stolins	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0081-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, Gregory W. & Tracy L. Stolins (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 103.1, 103.3 and 1B02.3.B (Sections I.1-Accessory Buildings, III.A.13, and III.A.13(a) of the 1954 Zoning Regulations) of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed accessory building located partially in the side yard and rear yard in lieu of the required rear yard only and a height of 25 ft. in lieu of the maximum required 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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 30, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 10-16-18
By [Signature]

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 garage's height and usage, I will impose conditions that the 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 16th day of **October, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 103.1, 103.3 and 1B02.3.B (Sections I.1-Accessory Buildings, III.A.13, and III.A.13(a) of the 1954 Zoning Regulations) of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory building located partially in the side yard and rear yard in lieu of the required rear yard only and a height of 25 ft. in lieu of the maximum required 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.

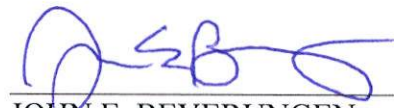
ORDER RECEIVED FOR FILING

Date 10-16-18

By [Signature]

2. Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The proposed 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 10-16-18

By dlw



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 11502 Wallace Drive Currently zoned RC2 (Vested "A" Residence)
Deed Reference 10579 / 54 10 Digit Tax Account # 1107000176
Owner(s) Printed Name(s) Gregory W. Stolins & Tracy L Stolins, his wife

(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) 103.1, 103.3, 1B02.3.B, BC2R (Sections I, 1-Accessory Buildings, III.A.13, III.A.13(a) of the 1954 Zoning Regulations) to permit a proposed accessory building located partially in the side yard and rear yard in lieu of the required rear yard only, and a height of 25 feet in lieu of the maximum required of the zoning regulations of Baltimore County, to the zoning law of Baltimore County. 15 feet.

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):

Gregory W. Stolins / Tracy L Stolins
Name #1 – Type or Print Name #2 – Type or Print

Gregory W. Stolins Tracy L Stolins
Signature #1 Signature #2

11502 Wallace Drive Glen Arm, MD
Mailing Address City State
21057 / 443-827-6089 / stol11502@comcast.net
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

J.S. Dallas

Name- Type or Print

Signature

P.O. Box 26 Baldwin, MD

Mailing Address City State

21013 / 410-817-4600 / jsdinc@aol.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 10-16-18 day of October, 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 2019-0081-A Filing Date 9/14/2018 Estimated Posting Date 9/23/2018 Reviewer JNP

Affidavit in Support of Administrative Variance

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

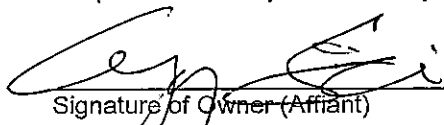
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 11502 Wallace Drive Glen Arm MD 21057
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)

We need to house a trailer requiring a 40' garage depth and the site
we have selected is the closest to the code (mostly in the rear of the
property). We need to be near our driveway and the remaining rear areas
are improved. The site we have selected is also farthest from our
well and septic system. Over half of the proposed garage is behind the
rear plane of the existing house.

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


Signature of Owner (Affiant)
Gregory W. Stolins
Name- Print or Type


Signature of Owner (Affiant)
Tracy L. Stolins
Name- Print or Type

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

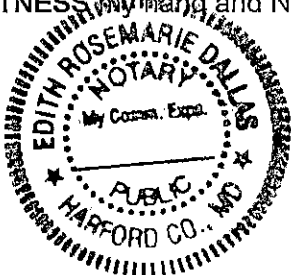
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of AUGUST, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: GREGORY W. STOLINS & TRACY L. STOLINS

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

AS WITNESS my hand and Notaries Seal



Edith Rosemarie Dallas
Notary Public
May 11, 2021
My Commission Expires

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26
Baldwin, MD 21013
(410)817-4600
FAX (410)817-4602

ZONING DESCRIPTION OF # 11502 WALLACE DRIVE

BEGINNING on the southwest corner of Wallace Drive, 50' wide, and Diedman Road, 50' wide.

BEING Lot # 8 Block 'A' as shown on the Plat of Section One of Greenwood Manor as recorded in Baltimore County Plat Book Number 20 folio 20.

CONTAINING 30,858 square feet or 0.708 acres of land, more or less (net) or 39,932 square feet or 0.917 acres of land, more or less (gross).

LOCATED the 11th Election District, 3rd Councilmanic District.



2019-0081-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/20/2018

Case Number: 2019-0081-A

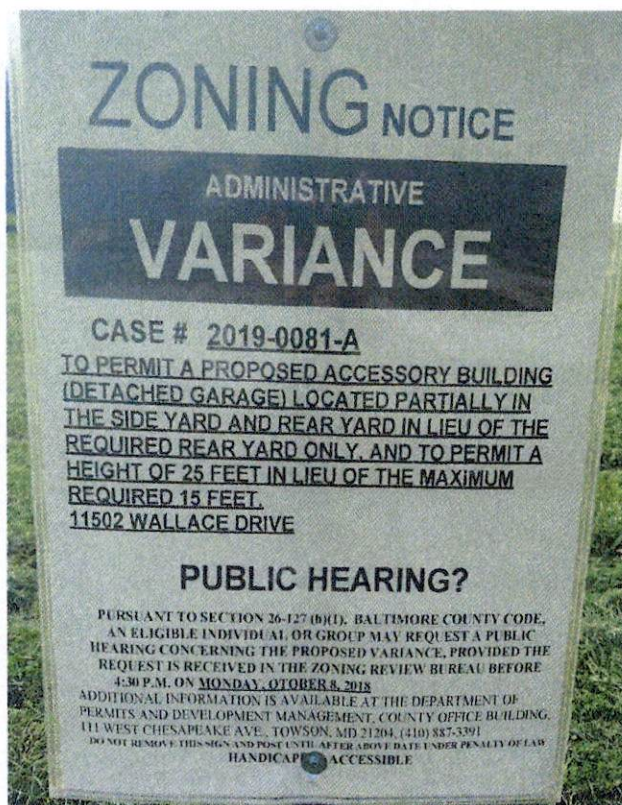
Petitioner / Developer: J. S. DALLAS, INC. ~

GREGORY & TRACY STOLINS

Date of Closing: OCTOBER 8, 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:
11502 WALLACE DRIVE

The sign(s) were posted on: SEPTEMBER 20, 2018



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign Background Photo 2nd Sign
CASE # 2019-0081-A @ 11502 WALLACE DRIVE ~ POSTED 9/20/2018

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0081 -A Address 11502 Wallace Drive

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/14/2018 Posting Date: 9/23/2018 Closing Date: 10/8/2018

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 2019- 0081 -A Address 11502 Wallace Drive

Petitioner's Name Gregory & Tracy Stolins Telephone 443-827-6089

Posting Date: 9/23/2018 Closing Date: 10/8/2018

Wording for Sign: To Permit a proposed accessory building (detached garage) located partially in the side yard and rear yard in lieu of the required rear yard only, and to permit a height of 25 feet in lieu of the maximum required 15 feet.

Revised 6/30/2019

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

No. **173223**

Date: **9/14/2018**

PAID RECEIPT

BUSINESS ACTUAL TIME INW

7/17/2018 9/14/2018 10:45:11 1

REC US01 WALKIN LJR

>> RECEIPT # 811853 9/14/2018 OFLN

5 528 ZONING VERIFICATION

NO. 173223

Recpt Tot 475.00

475.00 CK 0.00 CA

Baltimore County, Maryland

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

Total: **75.00**

Rec From: **J.S. Dallas, Inc.**

For: **Adm. Variance-11502 Wallace Drive**
2019-0081-A (50LINS)

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*

October 10, 2018

Gregory & Tracy Stolins
11502 Wallace Drive
Glen Arm, MD 21057

RE: Case Number: 2019-0081-A, Address: 11502 Wallace Drive

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 September 14, 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MK

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: October 1, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0081-A
Address 11502 Wallace Drive
(Stolins Property)

Zoning Advisory Committee Meeting of **October 1, 2018**.

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

Reviewer: Steve Ford

Date: 9/24/18

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

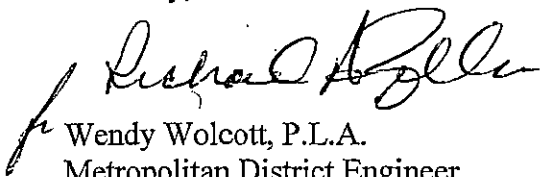
Dear Ms. Lewis:

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. 2018-0081-A.

*Administrative Variance
Gregory W. & Tracy L. Stolins
11502 Wallace Drive*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, 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: October 1, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0081-A
Address 11502 Wallace Drive
(Stolins Property)

Zoning Advisory Committee Meeting of **October 1, 2018.**

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

Reviewer: Steve Ford

1954 Regs.

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier:	District - 11 Account Number - 1107000176 ✓	
Owner Information		
Owner Name:	STOLINS GREGORY W STOLINS TRACY L	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	11502 WALLACE DR GLEN ARM MD 21057-9210	Deed Reference: /10579/ 00054
Location & Structure Information		
Premises Address:	11502 WALLACE DR 0-0000	Legal Description: 11502 WALLACE DR SS GREENWOOD MANOR
Map:	Grid:	Parcel:
0062	0006	0296
Sub District:	Subdivision:	Section:
	0000	1
Block:	Lot:	Assessment Year:
A	8	2018
Plat No:	Plat Ref:	
	0020/0020	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1957	1,638 SF	Property Land Area
		30,535 SF
County Use		
04		
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
BRICK	1 full	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	106,600	106,600
Improvements	152,100	155,600
Total:	258,700	262,200
Phase-in Assessments		
		As of 07/01/2018
		As of 07/01/2019
259,867		261,033
0		0
Transfer Information		
Seller: GARES KENNETH E	Date: 06/10/1994	Price: \$145,000
Type: ARMS LENGTH IMPROVED	Deed1: /10579/ 00054	Deed2:
Seller: HICKS HAROLD A JR & BARB	Date: 08/17/1966	Price: \$20,000
Type: ARMS LENGTH IMPROVED	Deed1: /04659/ 00217	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

GREENWOOD MANOR SECTION ONE

G. & R. No. 20 July 20

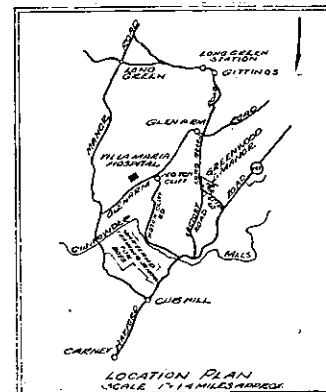
ALSO FOR CROSSING WITH

FROM

TO

MAY 29 1954

By *Robert L. Agnew*
Surveyor



THE STREETS AND ROADS AS SHOWN HEREON AND THE METHOD THEREIN IN CROSSING ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE EASES THEREON IS EXPRESSLY RESERVED IN THE SIGNATURES OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN SECTIONS 26, 27, AND 28, AND THE ADDED TO ARTICLE 17 OF THE ANNO 1800 CODE OF MARYLAND (LAW SUPPLEMENT) AS FAR AS THEY CONCERN THE MAKING OF THIS PLAN HAVE BEEN COMPLIED WITH.

Wallace Deideman
OWNER OF THE LAND SHOWN HEREON
SUBDIVIDED BY
WALLACE DEIDEMAN
355 SEMINARY AVENUE
TOWSON 4, MARYLAND

APPROVED BY BALTIMORE COUNTY ROADS DEPARTMENT

Robert L. Agnew
ROADS ENGINEER

May 19 1954
DATE

APPROVED BY THE PLANNING COMMISSION OF BALTIMORE COUNTY, MARYLAND

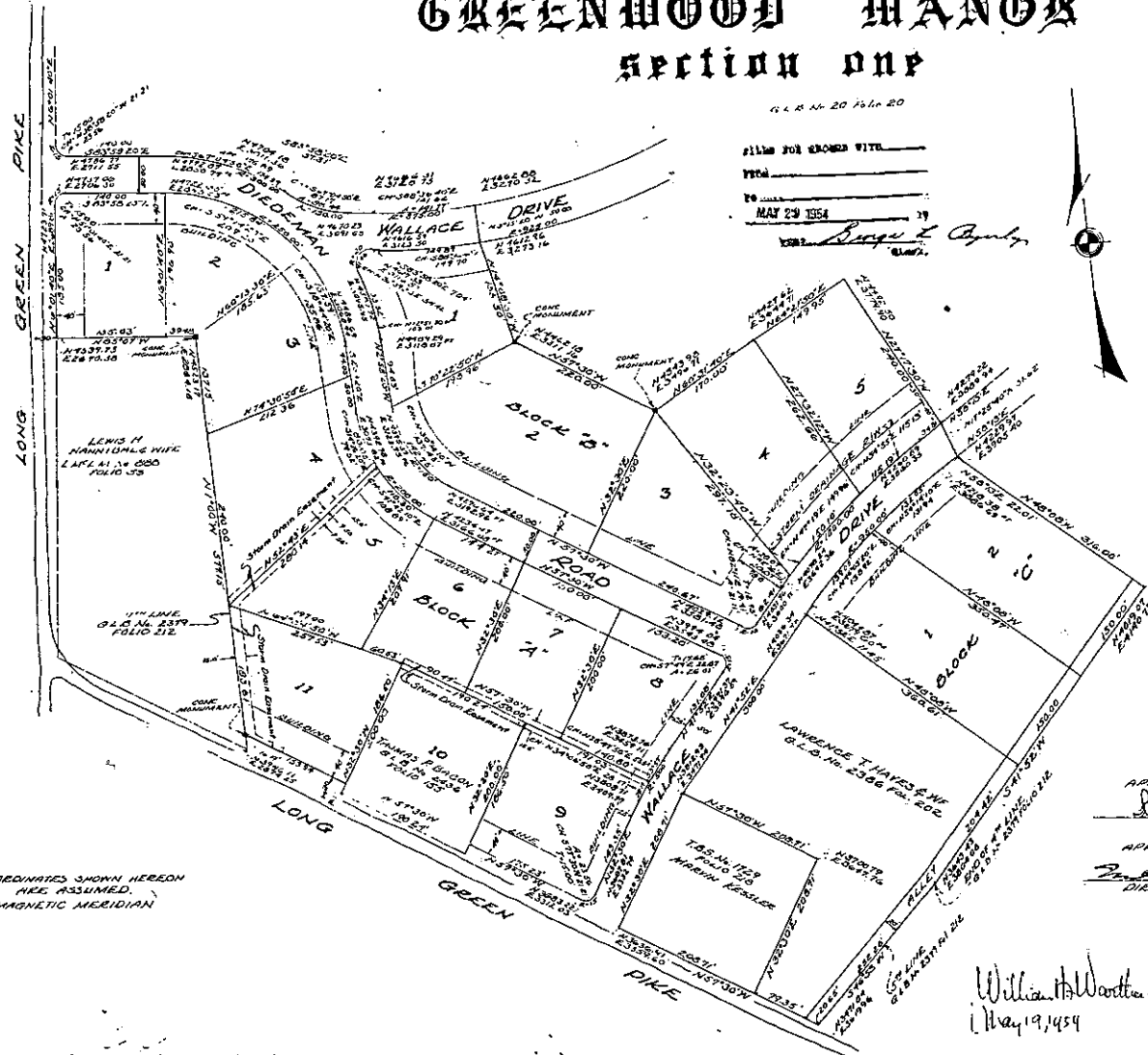
Francis J. Dill
DIRECTOR OF THE PLANNING COMMISSION

May 19 1954
DATE

William M. Maynadier
May 19 1954

WILLIAM M. MAYNADIER
COUNTY SURVEYOR
COURT HOUSE TOWSON 4, MARYLAND
SCALE: 1/4 MILE APPROX. MARCH 19, 1954

COORDINATES SHOWN HEREON ARE ASSUMED. MAGNETIC MERIDIAN



FROM SW
toward #11502

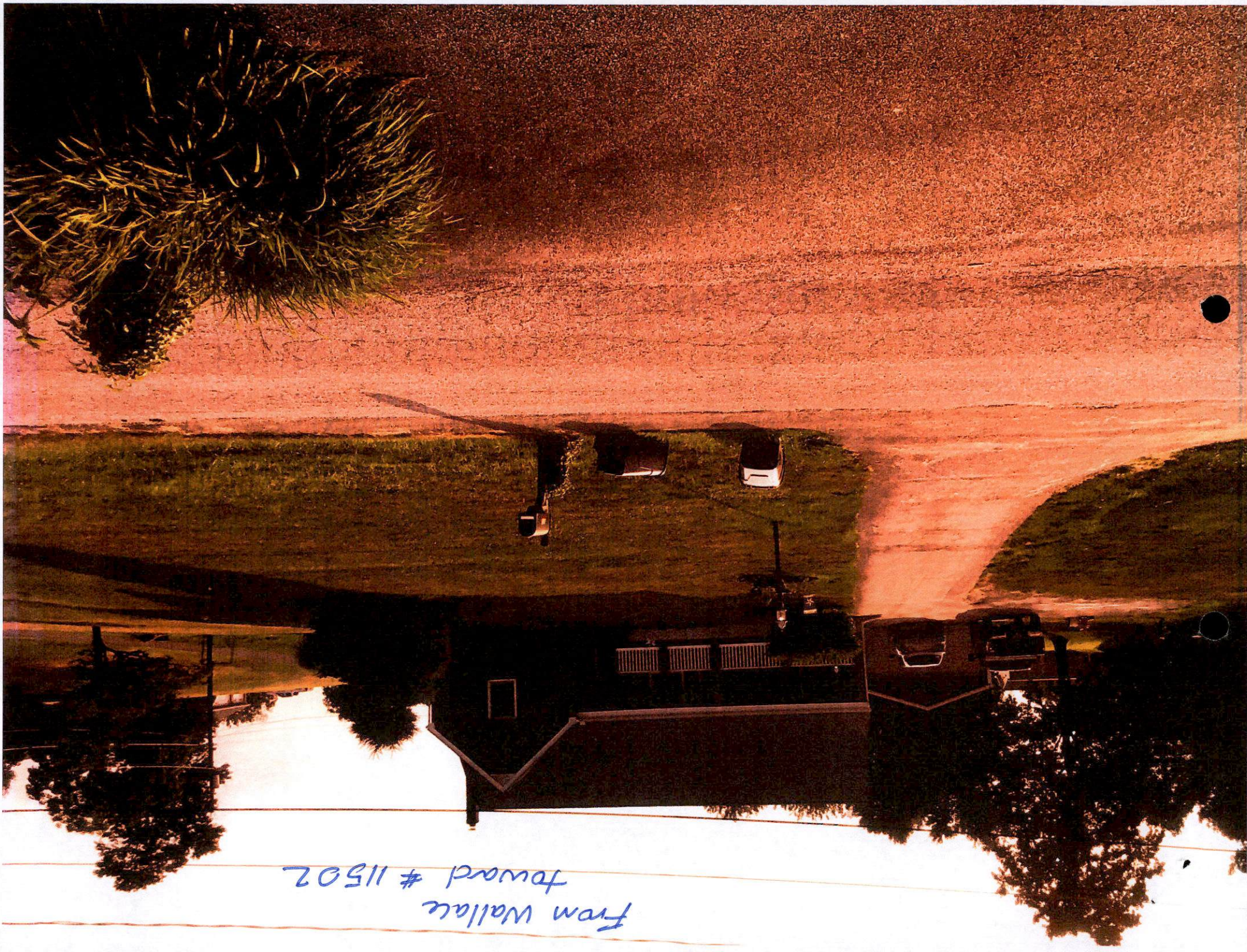
2019-0081-A



From Diedeman
toward #11502



From Wallace
toward # 11502



From rear yard
toward # 11502



(AV 10/18)

CASE NO. 2019- 0081-A

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>10-1</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-24</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>9-30-18</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

ZAC AGENDA

Case Number: 2019-0081-A **Reviewer:** Jeffrey Perlow

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Gregory W & Tracy L Stolins

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 11502 WALLACE DR

Location: NW/S of Wallace Drive at the corner of the SW/S of Diedman Road

Existing Zoning: RC 2

Area: .917 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed accessory building located partially in the side yard and rear yard in lieu of the required rear yard only and a height of 25 ft. in lieu of the maximum required 15 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/08/2018

Miscellaneous Notes:

11504

Lot # 2

1113057471

Lot # 4 1102023820

Pt. Bk. 0000020, Folio 0020 1113057476

Lot # 3

DRIVEWAY

NE 14-F

11500

1119089182

Lot # 6

PAI # 110059

PAI # 110059

Lot # 7

1113057475

Pt. Bk./Folio # 020020

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

3 CD

11 ED

062C1

RC 2

11502

Lot # 8

1107000176

SITE

1108032900

2001-0071-A

1105053210

Lot # 10

2001-0072-A 08003025

11503

Lot # 9

1123017590

NE 13-F

WALLACE DR

1111015050

LONG GREEN PIKE
LONG GREEN PIKE

1111067200

11525

2019-0081-A

2017-015

4-1800-6107

GENERAL NOTES:

1. OWNER: GREGORY W. STOLINS
TRACY L. STOLINS
11502 WALLACE DR.
BALTIMORE, MD. 21057
PHONE: 443-827-6089
CONTRACTOR: BARNES AND SON, LLC
PHONE: 443-463-3940

2. SITE AREA:
GROSS: 39,932 Sq.Ft. OR 0.917 Ac.+-
NET: 30,858 Sq. Ft. OR 0.708 Ac.+-

3. BUILDING AREA:
EX. DWELLING: 1460 Sq. Ft.
PROPOSED GARAGE: 1400 Sq. Ft.

4. UTILITIES:
PRIVATE SEWER
PRIVATE WATER

5. THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100280F DATED SEPTEMBER 26, 2008.

6. SETBACKS: (RC 2)

Height and Area Requirements		
A	Minimum front setback from centerline of road	75 feet
B	Minimum rear setback	35 feet
C	Minimum side setback	35 feet
E	Maximum building height	35 feet

8. EX. STRUCTURE = 15' HIGH

9. DEED REF.: SM 10579-54

10. TAX ACCOUNT: #1107000176

11. COUNCILMANIC DISTRICT: 3RD

12. CENSUS TRACT: 4112.02

13. WATERSHED: LOWER GUNPOWDER FALLS

14. ZONING: RC 2 (VESTED "A" RESIDENCE)

15. TAX MAP: #0062, GRID 006 PARCEL 0296 LOT 8, BLOCK "A"

16. NO KNOWN PREVIOUS ZONING CASES ON FILE.

17. NO KNOWN PERMITS ON FILE.

19. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

20. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR IS THE SITE ITSELF HISTORIC.

21. NO KNOWN PREVIOUS DRC MEETINGS
-
- VICINITY MAP
- NOT TO SCALE
-
- J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600
-
- 08-22-2018
DATE
- SITE PLAN TO ACCOMPANY
ADMINISTRATIVE ZONING
VARIANCE APPLICATION
- #11502 WALLACE DRIVE
LOT 8 BLOCK "A" (20:20)
GREENWOOD MANOR
SECTION ONE
- 11TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 1"=20' DATE: 08-22-2018
- | | | | | | |
|-----------|--------------|----------|-----------|----------|--------|
| FILE NAME | MISC2259.TRV | DATE | 8-22-2018 | DRAWN BY | R.N.G. |
| SCALE | 20 Ft/in | REVISION | 1/1 | SHEET | 1/1 |
| JOB | WALLACE DR | | | | |
- Per. ECA. 1

GENERAL NOTES:

1. OWNER: GREGORY W. STOLINS
TRACY L. STOLINS
11502 WALLACE DR.
BALTIMORE, MD. 21057
PHONE: 443-827-6089
CONTRACTOR: BARNES AND SON, LLC
PHONE: 443-463-3940

2. SITE AREA:
GROSS: 39,932 Sq.Ft. OR 0.917 Ac.+-
NET: 30,858 Sq. Ft. OR 0.708 Ac.+-

3. BUILDING AREA:
EX. DWELLING: 1460 Sq. Ft.
PROPOSED GARAGE: 1400 Sq. Ft.

4. UTILITIES:
PRIVATE SEWER
PRIVATE WATER

5. THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100280F DATED SEPTEMBER 26, 2008.

6. SETBACKS: (RC 2)

Height and Area Requirements		
A	Minimum front setback from centerline of road	75 feet
B	Minimum rear setback	35 feet
C	Minimum side setback	35 feet
E	Maximum building height	35 feet

8. EX. STRUCTURE = 15' HIGH

9. DEED REF.: SM 10579-54

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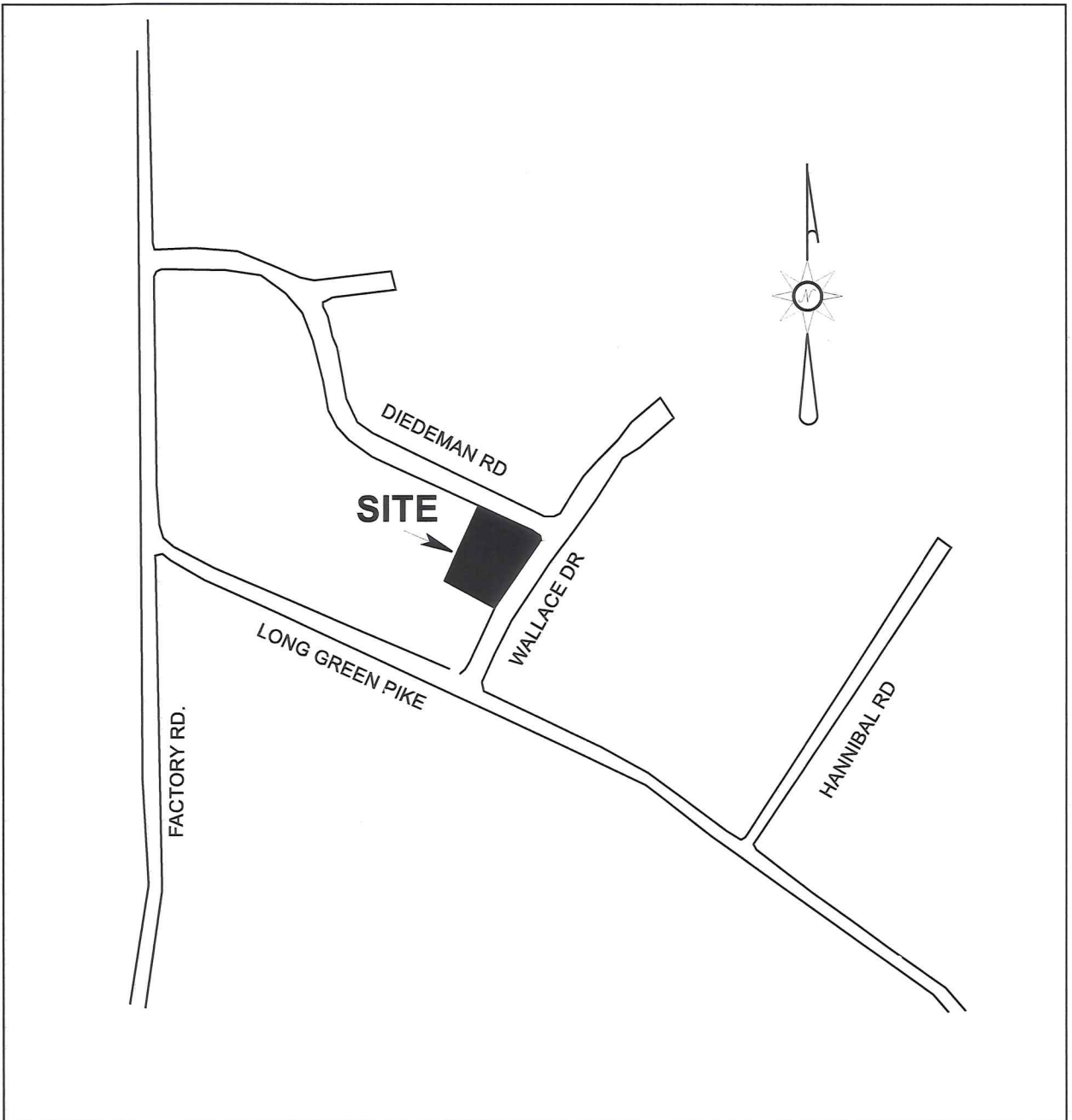
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21. NO KNOWN PREVIOUS DRC MEETINGS

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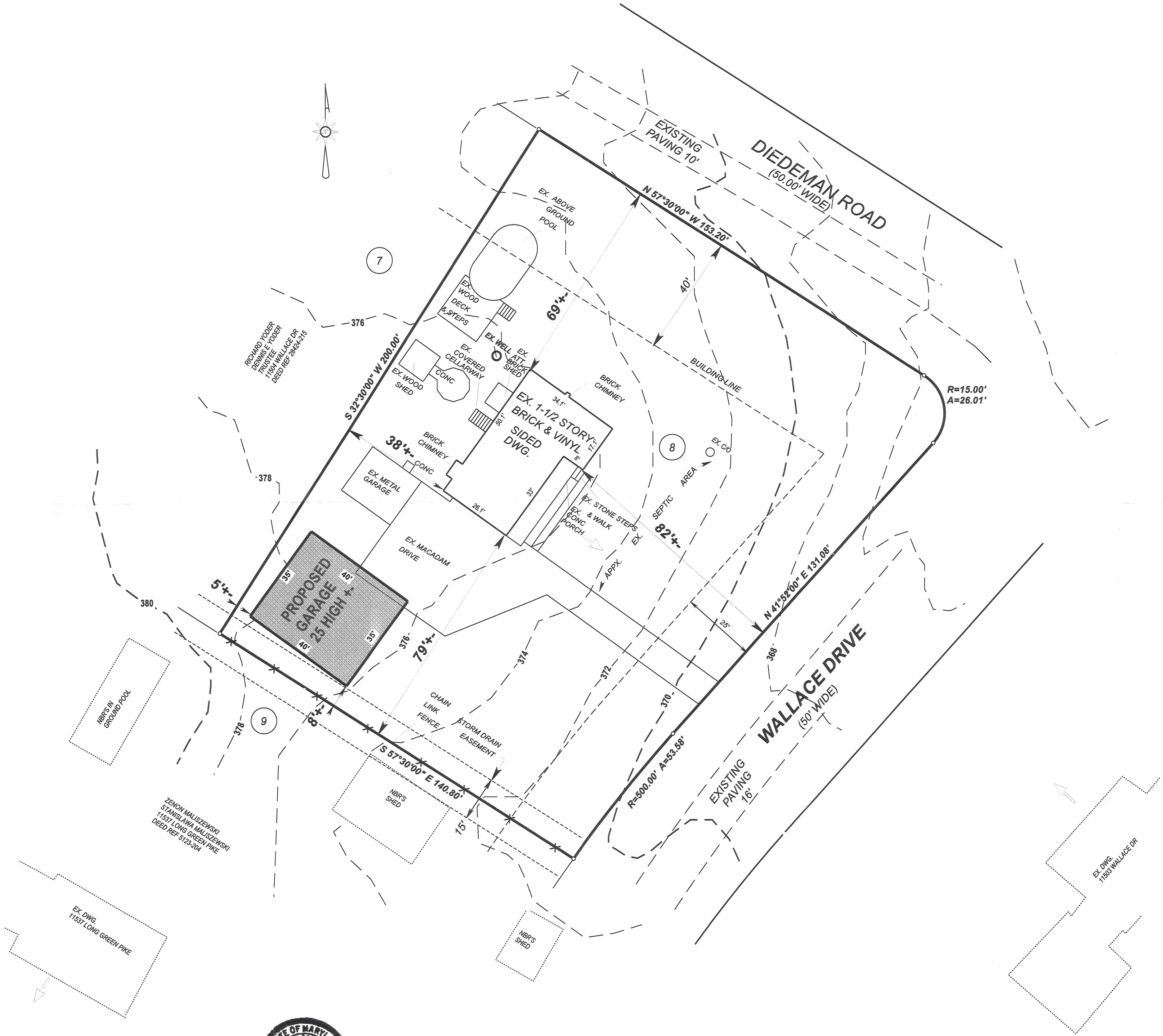


08-22-2018
DATE



VICINITY MAP

NOT TO SCALE



**SITE PLAN TO ACCOMPANY
ADMINISTRATIVE ZONING
VARIANCE APPLICATION**

#11502 WALLACE DRIVE
LOT 8 BLOCK "A" (20:20)
GREENWOOD MANOR
SECTION ONE

11TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 1"=20' DATE: 08-22-2018

FILE NAME	MISC2259.TRV	
SCALE	DATE	DRAWN BY
20 F/in	8-22-2018	R.N.G.
JOB	REVISION	SHEET
WALLACE DR	1/1	1/1