

**M E M O R A N D U M**

DATE: December 4, 2018  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0104-A - Appeal Period Expired

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The appeal period for the above-referenced case expired on December 3, 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.'

/dlw

c: ✓ Case File  
Office of Administrative Hearings

**IN RE: PETITION FOR ADMIN. VARIANCE** \*  
**(1885 Northurst Drive N)**  
1<sup>st</sup> Election District \*  
1<sup>st</sup> Council District \*  
Michelle K. Weatherby \*  
Petitioner \*

BEFORE THE  
OFFICE OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
**CASE NO. 2019-0104-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Michelle K. Weatherby (“Petitioner”). The Petitioner is requesting Variance relief from §§ 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (“BCZR”) and § V.B.6.d of the Comprehensive Manual of Development Policies (“CMDP”), to permit an open projection (deck) with a 6 ft. setback in lieu of the required 11.25 ft. setback from window to window. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 14, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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

ORDER RECEIVED FOR FILING

Date 11-1-18

By WS

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 Petitioner.

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 1<sup>st</sup> day of **November, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations ("BCZR") and § V.B.6.d of the Comprehensive Manual of Development Policies ("CMDP"), to permit an open projection (deck) with a 6 ft. setback in lieu of the required 11.25 ft. setback from window to window, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner 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 11-1-18

2

By bw



# 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 1885 Northwest Way N Catonsville MD 21228 Currently zoned DR S.5  
Deed Reference 37718 1 00337 10 Digit Tax Account # 1900010991  
Owner(s) Printed Name(s) Michelle Weathersy

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

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

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 301.1 B02.3.B / V.B.6.d of the CMOP  
To permit an open projection with a 6 feet setback in lieu of the required 11.25 setback ~~area~~ from window to window.

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

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

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

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

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

Owner(s)/Petitioner(s):

Michelle Weathersy  
Name #1 – Type or Print Name #2 – Type or Print

[Signature]  
Signature #1 Signature #2

1885 Northwest Way N Catonsville MD 21228  
Mailing Address City State  
21228 410 2978412 Michelle Weathersy 200@gmail.com  
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s)

Name- Type or Print  
Signature  
Mailing Address City State  
Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print  
Signature  
Mailing Address City State  
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 11-1-18 day of Nov 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 2019-0104-A Filing Date 10/3/18 Estimated Posting Date 10/14/18 Reviewer gh

# 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: 1885 Norhurst Way N Catersville MD 21228  
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)

I am a single Mother who lives in this town house with two very young children. The current back decking is old and splintering which has resulted in many splinters. My current front steps are concrete and sinking, which has led to a significant height difference in some of the steps. For my children, as well as older family members who visit, it can be dangerous to enter and exit from the front door. This project is the only affordable way that I am able to remedy both safety concerns.

(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)

Michelle Weatherby 9/26/18  
Name- Print or Type

[Signature]  
Signature of Owner (Affiant)

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 26<sup>th</sup> day of Sept, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michelle Kathleen Weatherby

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

August 04, 2021  
My Commission Expires



# Affidavit in Support of Administrative Variance

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

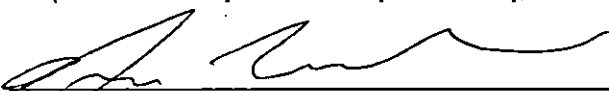
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in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

Address: 1885 Northeast Way N Catonsville MD 21228  
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)

I am a single mother who lives in this townhouse with two very young children. The current back deck is old and splintering which has resulted in many splinters. My current front steps are concrete and cracking, which has led to a significant height difference in some of the steps. For my children, as well as older family members who visit, it can be dangerous to enter and exit from the front door. This project is the only affordable way that I am able to remedy both safety concerns.

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

  
Signature of Owner (Affiant)

Michelle Weatherby 9/26/18  
Name- Print or Type

\_\_\_\_\_  
Signature of Owner (Affiant)

\_\_\_\_\_  
Name- Print or Type

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

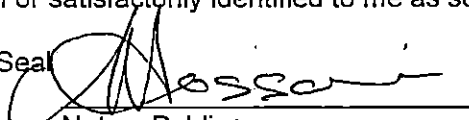
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

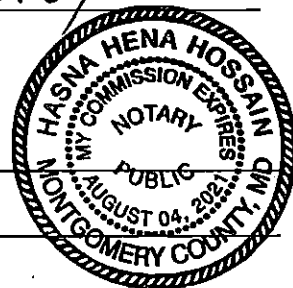
I HEREBY CERTIFY, this 26<sup>th</sup> day of Sept, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michelle Kathleen Weatherby

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

AS WITNESS my hand and Notaries Seal

  
Notary Public  
August 04, 2021  
My Commission Expires





# ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING  
To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1885 Norhurst Way N Catonsville MD 21228 Currently zoned DR 5.5  
Deed Reference 37718 / 00337 10 Digit Tax Account # 1900010941  
Owner(s) Printed Name(s) Michelle Weatherly

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 301.1 B02.3.B / V.B.G.d of the CMOP

To permit an open projection with a 6 feet setback in lieu of the required 11.25 feet from window to window.

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

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

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

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

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

## Owner(s)/Petitioner(s):

Michelle Weatherly /  
Name #1 – Type or Print Name #2 – Type or Print

[Signature] /  
Signature #1 Signature #2

1885 Norhurst Way N Catonsville MD  
Mailing Address City State

21228 / 410 699 8412 / M. Weatherly 206 926 5116  
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 11-1-18 day of Nov, 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 2014-0104-A Filing Date 10/3/18 Estimated Posting Date 10/14/18 Reviewer gh

The Zoning Petition Property Description

Part A:

Zoning property description for 1885 Norhurst Way N, Catonsville, MD 21228

Beginning on the east side of Norhurst Way North which is 62' wide and South of Winehurst Rd.

Part B:

Being known and designated as Lot No. 10, Block A, as shown on Plat entitled, "Resubdivision of Lots 10 through 23, Block A, "Garywood, Section Two," which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 50, folio 129.

2019-0104-A

# CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/14/2018

Case Number: 2019-0104-A

Petitioner / Developer: MICHELLE WEATHERBY

Date of Closing: OCTOBER 29, 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:  
1885 NORHURST WAY

The sign(s) were posted on: OCTOBER 14, 2018

**ZONING NOTICE**

**ADMINISTRATIVE**

**VARIANCE**

CASE # 2019-0104-A

TO PERMIT AN OPEN PROJECTION (DECK) WITH A  
SIDE YARD SETBACK OF 6 FEET IN LIEU OF THE  
REQUIRED 11.25 FEET FROM WINDOW TO  
PROPERTY LINE.  
1885 NORHURST WAY

**PUBLIC HEARING?**

PERMITS TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE  
ANY ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC  
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE  
REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE  
THE PUBLIC HEARING ON WEDNESDAY, OCTOBER 24, 2018  
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING  
111 WEST CHESAPEAKE AVE., LOVING, MD 21113-1401  
FOR MORE INFORMATION, CONTACT THE ZONING REVIEW BUREAU AT 410-386-5366  
HANDICAPPED ACCESSIBLE

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)



1<sup>st</sup> Sign @ 1885 Norhurst Way posted 10/14/2018



2<sup>nd</sup> Sign @ 1885 Norhurst Way posted 10/14/2018  
CASE # 2019-0104-A

**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.**

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**For Newspaper Advertising:**

Case Number: 2019 - 0104 - A  
Property Address: 1885 Norhurst Way N, Catonsville, MD 21228  
Property Description: \_\_\_\_\_  
\_\_\_\_\_  
Legal Owners (Petitioners): Michelle Weatherby  
Contract Purchaser/Lessee: \_\_\_\_\_

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Michelle Weatherby  
Company/Firm (if applicable): \_\_\_\_\_  
Address: 1885 Norhurst Way N  
Catonsville, MD 21228  
\_\_\_\_\_  
Telephone Number: 410 299 8412

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

No. **176213**

Date: **10/13/18**

**PAID RECEIPT**

10/04/2018 10/04/2018 09:04:32

RECEIPT # **069971** 10/03/2018

2B ZONING VERIFICATION

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

Recd Tot \$75.00  
 00.00 \$75.00  
 Baltimore County, Maryland

Total: **75.00**

Rec From: **Mitchell Weatherby**

For: **1885 Northcot Way**  
**Case # 2017-0194-A**

**DISTRIBUTION**

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

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**



DONALD I. MOHLER III  
*County Executive*

October 30, 2018

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

Michelle Weatherby  
1885 Norhurst Way  
Catonsville, MD 21228

Dear Ms. Weatherby:

RE: Case Number: 2019-0104A, Address: 1885 Norhurst Way

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 3, 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,

  
W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals

**DATE:** October 23, 2018

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 15, 2018  
Item No. 2019-0100-XA, 0102-A, 0103-A, 0104-A, 0106-A, 0107-A,  
0108-A, 0109-A, and 0110-A

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

\*

\*

\*

\*

\*

VKD: cen  
cc: file

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor

Boyd K. Rutherford  
Lt. Governor

Pete K. Rahn  
Secretary

Gregory Slater  
Administrator

Date: 10/15/18

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

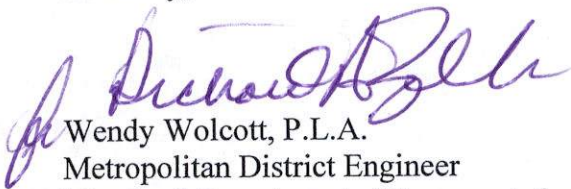
Dear Ms. Lewis:

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. 2019-0104-A

Administrative Variance  
Michelle Weatherly  
1885 Northhurst 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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2019- 0104 -A Address 1885 Norhurst Way 21228

Contact Person: Gary Hucik Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 10/3/18 Posting Date: 10/14/18 Closing Date: 10/29/18

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 2019- 0104 -A Address 1885 Norhurst Way 21228

Petitioner's Name Michelle Weatherby Telephone 410-299-8412

Posting Date: 10/14/18 Closing Date: 10/29/18

Wording for Sign: To Permit an open projection (Deck) with a  
side yard set back of 6 feet in lieu of the  
required 11.25 feet from window to property line

Revised 6/30/2019

10/29

CASE NO. 2019- 0104-A

**C H E C K L I S T**

| <u>Comment<br/>Received</u>     | <u>Department</u>                                                     | <u>Support/Oppose/<br/>Conditions/<br/>Comments/<br/>No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------|
| _____                           | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | _____                                                               |
| _____                           | DEPS<br>(if not received, date e-mail sent _____)                     | _____                                                               |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                               |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                               |
| <u>10-15</u>                    | STATE HIGHWAY ADMINISTRATION                                          | <u>No object.</u>                                                   |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                               |
| <hr/>                           |                                                                       |                                                                     |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                               |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                               |
| <hr/>                           |                                                                       |                                                                     |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                                     |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                                     |
| SIGN POSTING (1 <sup>st</sup> ) | Date: <u>10-14-18</u>                                                 | by <u>O'Keefe</u>                                                   |
| SIGN POSTING (2 <sup>nd</sup> ) | Date: _____                                                           | by _____                                                            |
| <hr/>                           |                                                                       |                                                                     |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| Comments, if any: _____         |                                                                       |                                                                     |
| <hr/>                           |                                                                       |                                                                     |

## Real Property Data Search ( w2)

Search Result for BALTIMORE COUNTY

| View Map                           |                                                | View GroundRent Redemption                       |                             | View GroundRent Registration |                                                    |
|------------------------------------|------------------------------------------------|--------------------------------------------------|-----------------------------|------------------------------|----------------------------------------------------|
| <b>Tax Exempt:</b>                 |                                                | <b>Special Tax Recapture:</b>                    |                             |                              |                                                    |
| <b>Exempt Class:</b>               |                                                | <b>NONE</b>                                      |                             |                              |                                                    |
| <b>Account Identifier:</b>         |                                                | <b>District - 01 Account Number - 1900010941</b> |                             |                              |                                                    |
| Owner Information                  |                                                |                                                  |                             |                              |                                                    |
| <b>Owner Name:</b>                 | WEATHERBY MICHELLE K                           |                                                  | <b>Use:</b>                 | RESIDENTIAL                  |                                                    |
| <b>Mailing Address:</b>            | 1885 NORHURST WAY N<br>BALTIMORE MD 21228-4123 |                                                  | <b>Principal Residence:</b> | YES                          |                                                    |
|                                    |                                                |                                                  | <b>Deed Reference:</b>      | 137718/ 00337                |                                                    |
| Location & Structure Information   |                                                |                                                  |                             |                              |                                                    |
| <b>Premises Address:</b>           |                                                | 1885 NORHURST WAY N<br>BALTIMORE 21228-4123      |                             | <b>Legal Description:</b>    | .0812 AC<br>1885 NORHURST WAY<br>NORTH<br>GARYWOOD |
| <b>Map:</b>                        | <b>Grid:</b>                                   | <b>Parcel:</b>                                   | <b>Sub District:</b>        | <b>Subdivision:</b>          | <b>Section:</b>                                    |
| 0100                               | 0005                                           | 0105                                             |                             | 0000                         | 2                                                  |
| <b>Block:</b>                      | <b>Lot:</b>                                    | <b>Assessment Year:</b>                          | <b>Plat No:</b>             | <b>Plat Ref:</b>             |                                                    |
| A                                  | 10                                             | 2019                                             |                             | 0050/0129                    |                                                    |
| <b>Special Tax Areas:</b>          |                                                |                                                  | <b>Town:</b>                | NONE                         |                                                    |
|                                    |                                                |                                                  | <b>Ad Valorem:</b>          |                              |                                                    |
|                                    |                                                |                                                  | <b>Tax Class:</b>           |                              |                                                    |
| <b>Primary Structure Built</b>     | <b>Above Grade Living Area</b>                 | <b>Finished Basement Area</b>                    | <b>Property Land Area</b>   | <b>County Use</b>            |                                                    |
| 1985                               | 1,296 SF                                       | 420 SF                                           | 3,546 SF                    | 04                           |                                                    |
| <b>Stories</b>                     | <b>Basement</b>                                | <b>Type</b>                                      | <b>Exterior</b>             | <b>Full/Half Bath</b>        | <b>Garage</b>                                      |
| 2                                  | YES                                            | END UNIT                                         | SIDING                      | 2 full/ 1 half               |                                                    |
| <b>Last Major Renovation</b>       |                                                |                                                  |                             |                              |                                                    |
|                                    |                                                |                                                  |                             |                              |                                                    |
| Value Information                  |                                                |                                                  |                             |                              |                                                    |
| <b>Base Value</b>                  |                                                | <b>Value</b>                                     | <b>Phase-in Assessments</b> |                              |                                                    |
|                                    |                                                | As of                                            | As of                       | As of                        |                                                    |
|                                    |                                                | 01/01/2016                                       | 07/01/2018                  | 07/01/2019                   |                                                    |
| <b>Land:</b>                       | 60,000                                         | 60,000                                           |                             |                              |                                                    |
| <b>Improvements</b>                | 199,700                                        | 199,700                                          |                             |                              |                                                    |
| <b>Total:</b>                      | 259,700                                        | 259,700                                          | 259,700                     |                              |                                                    |
| <b>Preferential Land:</b>          | 0                                              |                                                  |                             |                              |                                                    |
| Transfer Information               |                                                |                                                  |                             |                              |                                                    |
| <b>Seller:</b> MECHTAT LHOUSSAIN   |                                                | <b>Date:</b> 06/30/2016                          | <b>Price:</b> \$280,000     |                              |                                                    |
| <b>Type:</b> ARMS LENGTH IMPROVED  |                                                | <b>Deed1:</b> /37718/ 00337                      | <b>Deed2:</b>               |                              |                                                    |
| <b>Seller:</b> SEGUNDO JESUS H     |                                                | <b>Date:</b> 12/23/2005                          | <b>Price:</b> \$249,900     |                              |                                                    |
| <b>Type:</b> ARMS LENGTH IMPROVED  |                                                | <b>Deed1:</b> /23116/ 00006                      | <b>Deed2:</b>               |                              |                                                    |
| <b>Seller:</b> GRAMPO DALE         |                                                | <b>Date:</b> 06/21/1999                          | <b>Price:</b> \$120,000     |                              |                                                    |
| <b>Type:</b> ARMS LENGTH IMPROVED  |                                                | <b>Deed1:</b> /13835/ 00626                      | <b>Deed2:</b>               |                              |                                                    |
| Exemption Information              |                                                |                                                  |                             |                              |                                                    |
| <b>Partial Exempt Assessments:</b> | <b>Class</b>                                   | 07/01/2018                                       | 07/01/2019                  |                              |                                                    |
| <b>County:</b>                     | 000                                            | 0.00                                             |                             |                              |                                                    |
| <b>State:</b>                      | 000                                            | 0.00                                             |                             |                              |                                                    |
| <b>Municipal:</b>                  | 000                                            | 0.00                                             | 0.00                        |                              |                                                    |
| <b>Tax Exempt:</b>                 |                                                | <b>Special Tax Recapture:</b>                    |                             |                              |                                                    |
| <b>Exempt Class:</b>               |                                                | <b>NONE</b>                                      |                             |                              |                                                    |

2019-0104-A

# ZAC AGENDA

**Case Number:** 2019-0103-A      **Reviewer:** Dave Duvall  
**Existng Use:** RESIDENTIAL    **Proposed Use:**  
**Type:** VARIANCE  
**Legal Owner:** DKW non-GST Trust  
**Contract Purchaser:** DKW Non-GST Trust, David K. Wells, Trustee

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 4    **Council Dist:** 2

**Property Address:** 12416 HUNTERS GLEN

**Location:** W/S Hunters Glen, +/- 13000' NW of center line of Worthington Rd.

**Existing Zoning:** RC-5

**Area:** 1.85 SQ FT

**Proposed Zoning:**

VARIANCE:

to permit a proposed single family dwelling with side yard setbacks as close as 35 feet in lieu of the minimum required 50 feet; and to amend the Final Development Plan of Worthington Valley, lot #34 only.

**Attorney:** Christopher D. Mudd, Esquire

**Prior Zoning Cases:** 1953-2509-X

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

**Case Number:** 2019-0104-A      **Reviewer:** Gary Hucik

**Existng Use:** RESIDENTIAL    **Proposed Use:**

**Type:** ADMINISTRATIVE VARIANCE

**Legal Owner:** Michelle Weatherby

**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 1    **Council Dist:** 1

**Property Address:** 1885 NORTHRST DR

**Location:** East side of Northurst Way. South 84 feet to center line of Winehurst.

**Existing Zoning:** DR 5.5

**Area:** 3,546 SQ FT

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

To permit an open projection with a 6 foot setback in lieu of the required 11.25 setback from window to window.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 10/29/2018

**Miscellaneous Notes:**

PLAT BOOK # 50 FOLIO # 129 10 DIGIT TAX # 1900010941 DEED REF. # -----/-----

A hand-drawn map showing the intersection of Winnebago Rd. and N. Hwy. 100. A circled 'X' marks the intersection point, labeled 'Site'. A north arrow points upwards.

承

MAP IS NOT TO SCALE

ZONING MAP# 100 C1

SITE ZONED DR 5.5

ELECTION DISTRICT 1 ED

COUNCIL DISTRICT 1 CD

LOT AREA ACREAGE 3546 Sq. ft

OR SQUARE FEET 5

HISTORIC? No

IN CBGA? NO

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

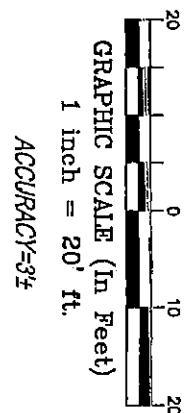
PUBLIC ☒ PRIVATE

PRIOR HEARING? NO

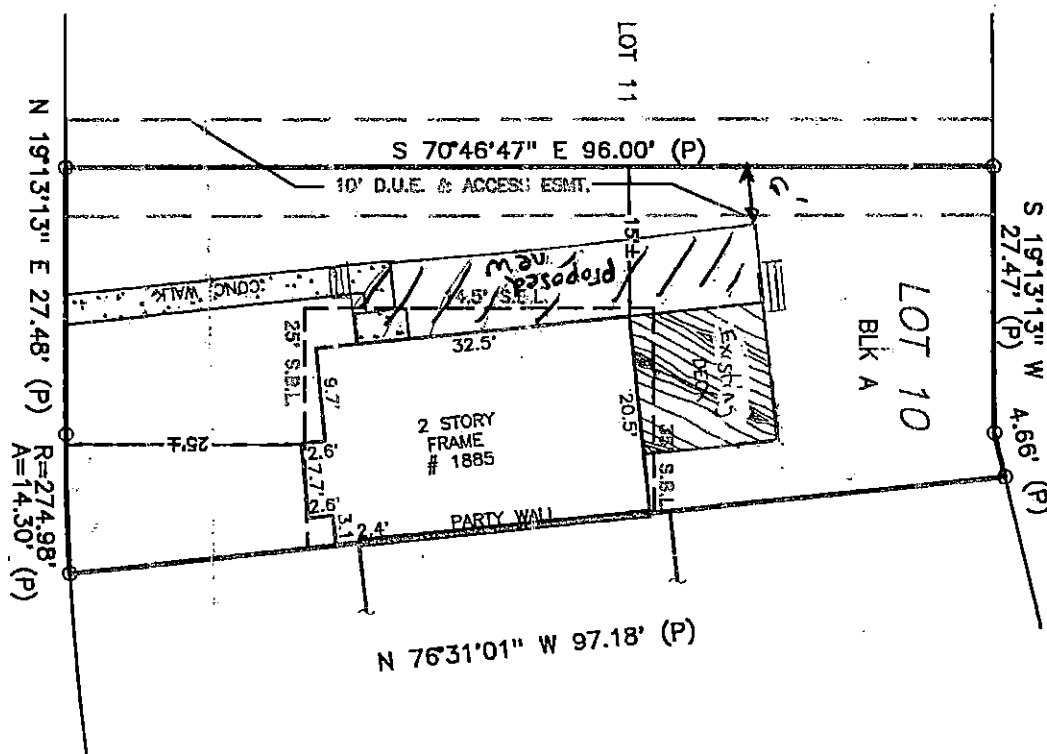
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

**VIOLATION CASE INFO:**



NORTHURST WAY N  
(52' R/W)



PLAN DRAWN BY Michelle Weatherby DATE 10/3/18 SCALE: 1 INCH = 20 FEET

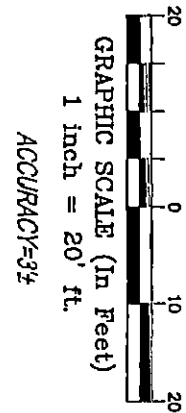
2019-0104-A

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

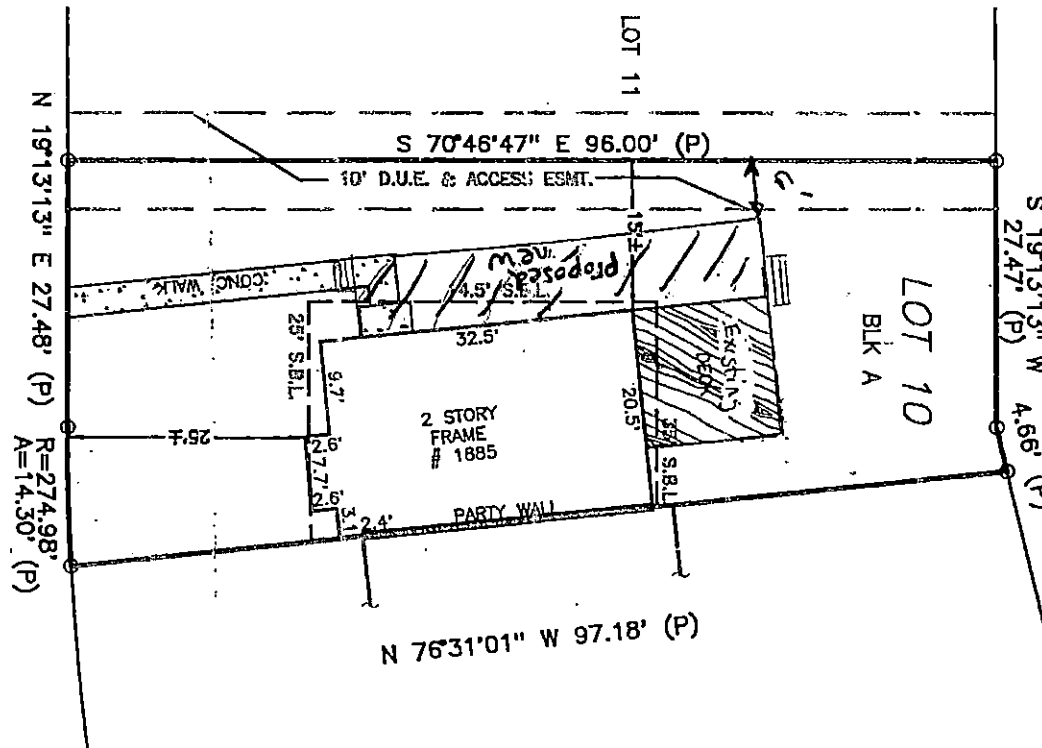
ADDRESS 1885 Northurst Way N OWNER(S) NAME(S) Michelle Weatherly

SUBDIVISION NAME Garywood LOT # 10 BLOCK # A SECTION # \_\_\_\_\_

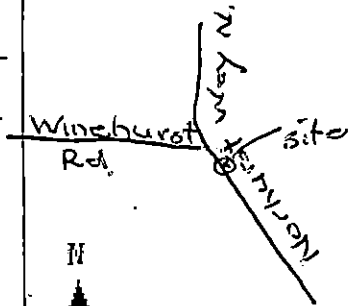
PLAT BOOK # 50 FOLIO # 129 10 DIGIT TAX # 1900010941 DEED REF. # \_\_\_\_\_



NORHURST WAY N  
(62' R/W)



SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP # 100 C1

SITE ZONED DR 5.5

ELECTION DISTRICT 1 ED

COUNCIL DISTRICT 1 CD

LOT AREA ACREAGE 3546 sq. ft

OR SQUARE FEET 5

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE \_\_\_\_\_

SEWER IS:

PUBLIC ☒ PRIVATE \_\_\_\_\_

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

VIOLATION CASE INFO:

\_\_\_\_\_

\_\_\_\_\_



PLAN DRAWN BY Michelle Weatherly DATE 10/3/18 SCALE: 1 INCH = 20 FEET

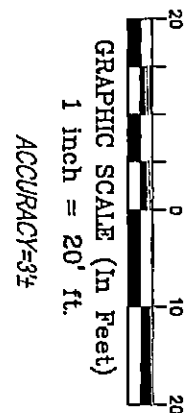
2019-0104-A

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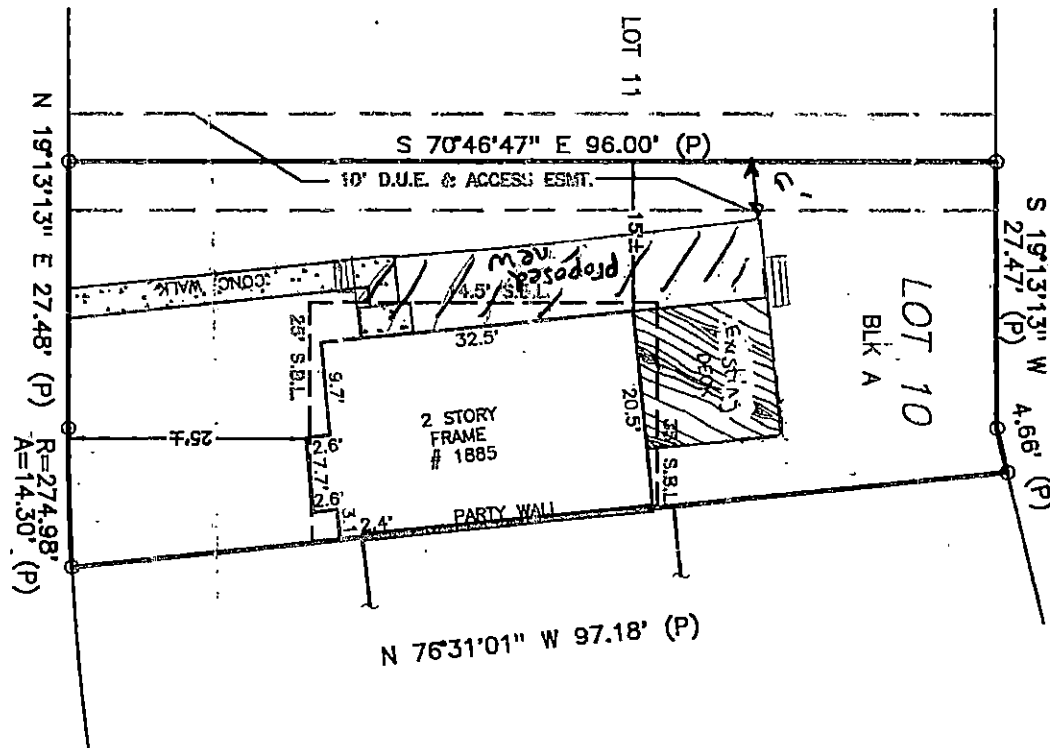
ADDRESS 1885 Northurst Way N OWNER(S) NAME(S) Michelle Weathersy

SUBDIVISION NAME Garywood LOT # 10 BLOCK # A SECTION # \_\_\_\_\_

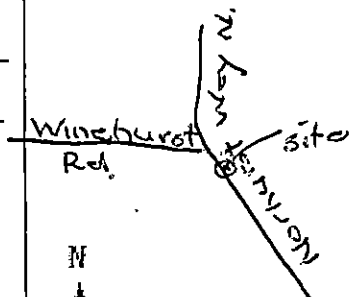
PLAT BOOK # 50 FOLIO # 129 10 DIGIT TAX # 1900010941 DEED REF. # \_\_\_\_\_



NORHURST WAY N  
(62' R/W)



SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP # 100 C1

SITE ZONED DR S.5

ELECTION DISTRICT 1 ED

COUNCIL DISTRICT 1 CD

LOT AREA ACREAGE 3546 Sq. ft

OR SQUARE FEET 5

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE \_\_\_\_\_

SEWER IS:

PUBLIC ☒ PRIVATE \_\_\_\_\_

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

VIOLATION CASE INFO:

\_\_\_\_\_

\_\_\_\_\_



PLAN DRAWN BY Michelle Weathersy DATE 10/3/18 SCALE: 1 INCH = 20 FEET

2019-0104-A

Ret. E-1

WINEHURST RD

NORHURST WAY N

Lot # 17  
1900009286

PAI # 010156

1 ED SW 2-G  
100C1 DR 5.5

1900009291

1900009287

1 CD

PAI # 010156

PAI # 010156

PAI # 010156

Lot # 10

1900010941  
Pt. Bk. 0000050, Folio 0129  
1885

Pt. Bk./Folio # 050044

Lot # 9 1900009230

Lot # 8 1900009229

1891  
Lot # 7 1900009228

1893  
Lot # 6 1900009227

1895  
Lot # 5  
Pt. Bk. 0000050, Folio 0044  
1900009226

4 1900009225

1873 Lot # 16 1900010947

Lot # 15 1900010946

1875

Lot # 14 1900010945

1877

Lot # 13 1900010944

1879

Lot # 12 1900010943

Pt. Bk./Folio # 050129A

1881

Lot # 11 1900010942

2200010053

2200010054

1900010948

PAI # 010369

Pt. Bk./Folio # 063103

1993-0344-A  
1990-0444-A

PAI # 010369

PAI # 010369

28  
Lot # 14 2200010040 PAI # 010369  
Pt. Bk. 0000063, Folio 0103

26

Lot # 13 2200010039

Lot # 12 2200010038



18260009287

1900009291

Lot # 17  
19000009286

1ED SW 2-G  
100C1 DR 5.5

PAI # 010156

NORHURST WAY N

WINEHURST RD

Lot # 4  
19000009225

Lot # 5  
Pl. Bk. 0000050, Folio 0044  
1900009226  
1895

Lot # 6  
1900009227  
1893

Lot # 7  
1900009228  
1891

Lot # 8  
1900009229

Lot # 9  
1900009230

Pl. Bk./Folio # 050044

Lot # 10  
1900010941  
Pl. Bk. 0000050, Folio 0129  
1885

1CD

Lot # 11  
1900010942

Pl. Bk./Folio # 050129A  
1881

Lot # 12  
1900010943

1879

Lot # 13  
1900010944

1877

Lot # 14  
1900010945

1875

Lot # 15  
1900010946

Lot # 16  
1900010947

1900010948

Lot # 12  
2200010038

Lot # 13  
2200010039  
26

Pl. Bk. 0000063, Folio 0103  
2200010040  
PAI # 010369

28  
PAI # 010369

1993-0344-A  
1990-0444-A  
PAI # 010369

Pl. Bk./Folio # 063103

PAI # 010369

2200010053

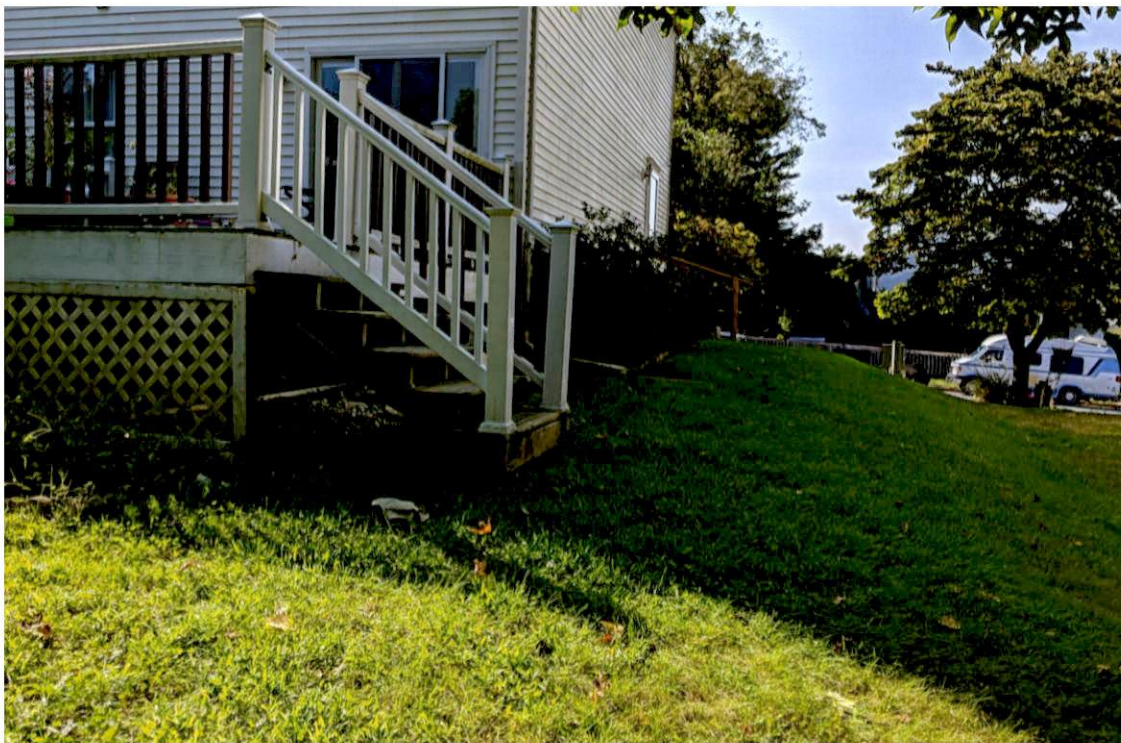
2200010054



2014-10-14



2014-010-7102



2019-0104A



2019-0104-A



2019-01-06



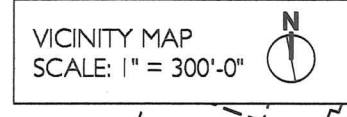
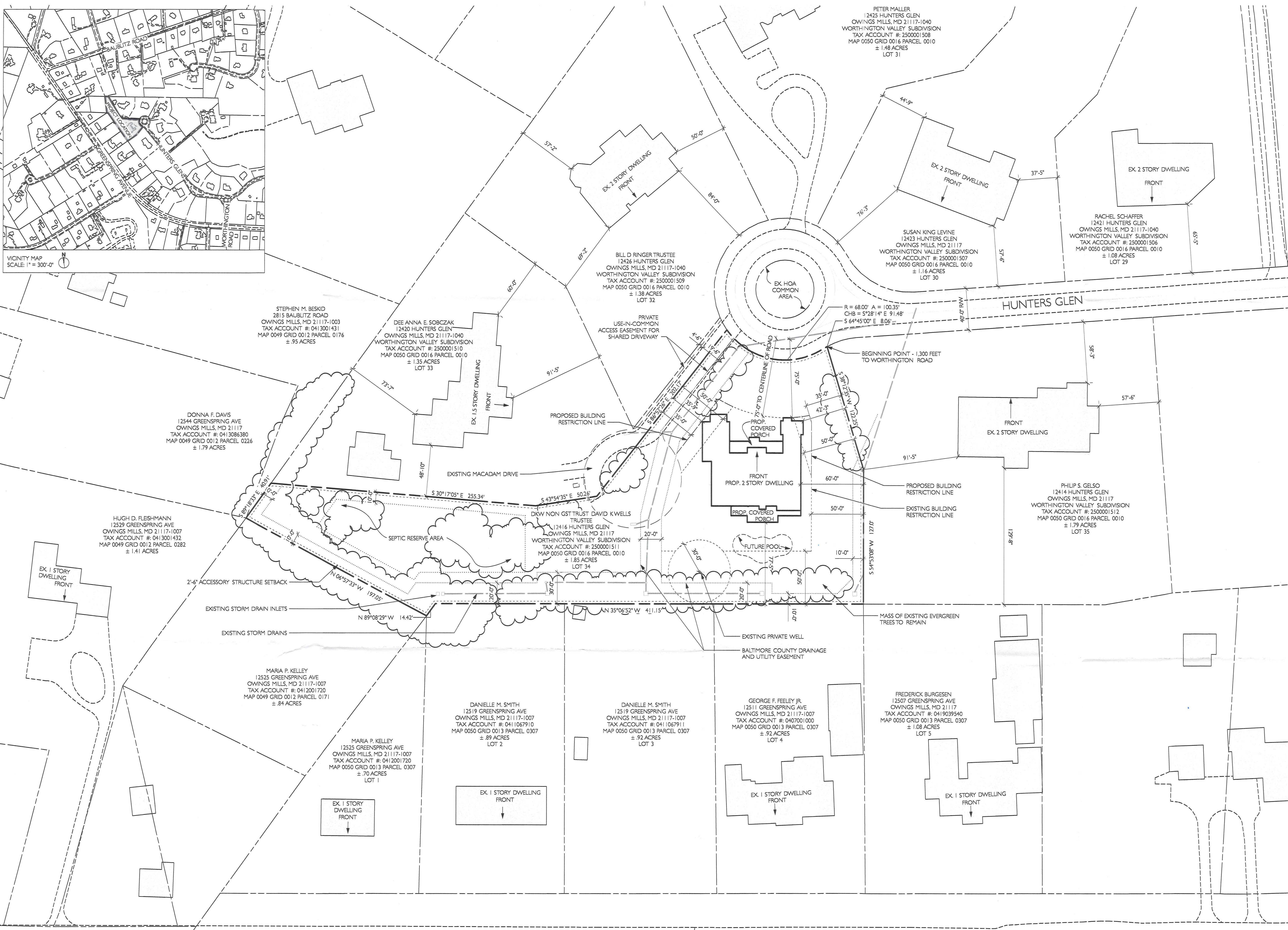
2010-0102



2019-01-07

OCTOBER 2, 2018

WELLS SD4.VVX



**BEECHBROOK**  
landscape architecture  
(Mailing Address) P.O. Box 100  
Ridewood  
MD 21139  
(Office Address) 326 St. Paul Place  
Suite 201  
Baltimore, MD 21202  
(office) 410.685.5263  
(fax) 410.685.5264  
beechbrookla.com

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**-DESIGN TEAM-**  
**ARCHITECT**  
J.E. SCHRAM ARCHITECT  
5 ST. DUNSTON'S GARTH  
BALTIMORE, MD 21212  
443.708.2412  
**INTERIOR DESIGN**  
LAUREN HURLBRINK INTERIORS  
1725 CIRCLE ROAD  
RUXTON, MD 21204  
410.458.8637

**-ZONING INFORMATION-**  
ZONING MAP # 049C2  
SITE ZONED: R3  
ELECTION DISTRICT: 4TH  
COUNCIL DISTRICT: 2ND  
LOT AREA ACREAGE: 1.85 AC.  
SQUARE FEET: 80,686 SF  
HISTORIC: NO  
IN CBQ? NO  
IN FLOOD PLAIN? NO  
UTILITIES: WATER IS: PRIVATE  
SEWER IS: PRIVATE  
PRIOR HEARING? NO  
IF SO GIVE CASE NUMBER AND ORDER  
RESULT BELOW: N/A  
DEED REFERENCE #: 29451/00000  
VIOLATION CASE #: NO PRIOR VIOLATIONS

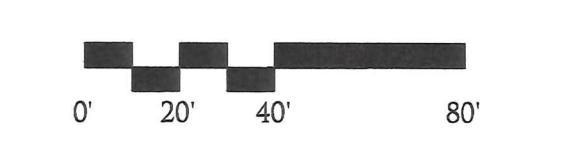
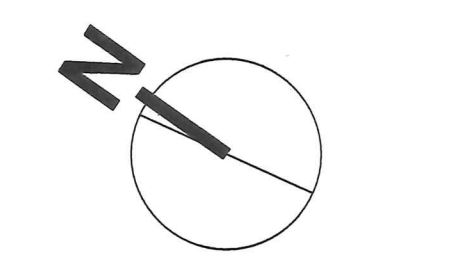
## WELLS RESIDENCE



**WELLS RESIDENCE**  
12416 HUNTERS GLEN  
OWINGS MILLS, MD 21117

**-DRAWING TITLE-**

**ZONING HEARING PLAN  
FOR VARIANCE**



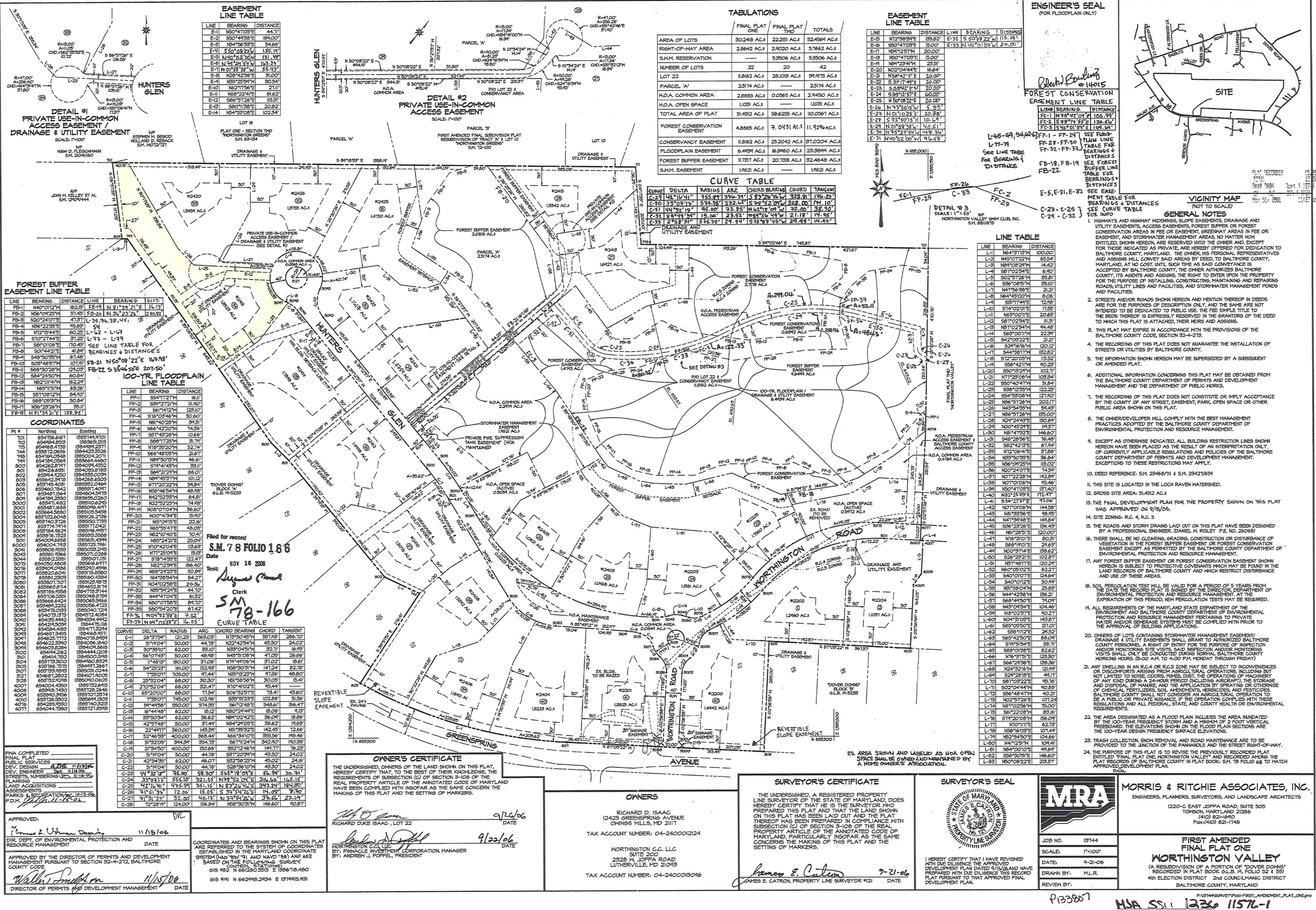
**-SCALE-**  
1" = 40'-0"

**-SHEET NUMBER-**  
**L0.01**

**-DATE-**  
OCTOBER 2, 2018

**PETITIONER'S**

**EXHIBIT NO.**



**EASEMENT LINE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| E-1  | N50°47'09"E | 44.71'   |
| E-2  | S50°47'09"E | 104.00'  |
| E-3  | N50°47'09"E | 54.66'   |
| E-4  | S50°47'09"E | 156.11'  |
| E-5  | N50°47'09"E | 153.21'  |
| E-6  | N50°47'09"E | 153.21'  |
| E-7  | N50°47'09"E | 153.21'  |
| E-8  | N50°47'09"E | 153.21'  |
| E-9  | N50°47'09"E | 153.21'  |
| E-10 | N50°47'09"E | 153.21'  |
| E-11 | N50°47'09"E | 153.21'  |
| E-12 | N50°47'09"E | 153.21'  |
| E-13 | N50°47'09"E | 153.21'  |
| E-14 | N50°47'09"E | 153.21'  |

**TABULATIONS**

| AREA OF LOTS                 | FINAL PLAT ONE | FINAL PLAT TWO | TOTALS         |
|------------------------------|----------------|----------------|----------------|
| RIGHT-OF-WAY AREA            | 2,864.42 AC.   | 2,864.42 AC.   | 5,728.84 AC.   |
| S.W.M. RESERVATION           | ---            | 5,350.6 AC.    | 5,350.6 AC.    |
| NUMBER OF LOTS               | 22             | 20             | 42             |
| LOT 22                       | 1,866.62 AC.   | 28,103 AC.     | 34,975 AC.     |
| PARCEL 'A'                   | 2,514 AC.      | ---            | 2,514 AC.      |
| H.O.A. COMMON AREA           | 2,865 AC.      | 0.0565 AC.     | 2,921.0565 AC. |
| H.O.A. OPEN SPACE            | 1,031 AC.      | ---            | 1,031 AC.      |
| TOTAL AREA OF PLAT           | 5,492 AC.      | 58,625 AC.     | 11,056 AC.     |
| FOREST CONSERVATION EASEMENT | 4,886 AC.      | 7,041 AC.      | 11,927 AC.     |
| CONSERVANCY EASEMENT         | 1,862 AC.      | 25,204 AC.     | 37,020 AC.     |
| FLOODPLAIN EASEMENT          | 6,431 AC.      | 16,860 AC.     | 23,291 AC.     |
| FOREST BUFFER EASEMENT       | 11,731 AC.     | 20,731 AC.     | 32,462 AC.     |
| S.W.M. EASEMENT              | 1,962 AC.      | ---            | 1,962 AC.      |

**CURVE TABLE**

| CURVE | DELTA      | RADIUS  | ARC     | CHORD BEARING | CHORD   | TANGENT |
|-------|------------|---------|---------|---------------|---------|---------|
| C-29  | 142°10'41" | 455.94' | 334.34' | S83°26'46"W   | 328.91' | 136.23' |
| C-30  | 33°03'11"  | 534.32' | 332.44' | S34°52'04"W   | 328.00' | 114.10' |
| C-31  | 142°10'41" | 455.94' | 334.34' | S83°26'46"W   | 328.91' | 136.23' |
| C-32  | 33°03'11"  | 534.32' | 332.44' | S34°52'04"W   | 328.00' | 114.10' |
| C-33  | 2°58'31"   | 535.35' | 29.84'  | S15°59'45"W   | 29.84'  | 14.43'  |

**FOREST BUFFER EASEMENT LINE TABLE**

| LINE  | BEARING     | DISTANCE | LINE  | BEARING     | DIST.   |
|-------|-------------|----------|-------|-------------|---------|
| FB-1  | N50°47'09"E | 162.15'  | FB-19 | N51°39'21"E | 16.13'  |
| FB-2  | N50°47'09"E | 51.49'   | FB-20 | N56°23'24"E | 12.92'  |
| FB-3  | N50°47'09"E | 47.31'   | FB-21 | N50°47'09"E | 16.13'  |
| FB-4  | N50°47'09"E | 49.83'   | FB-22 | S53°46'50"E | 201.50' |
| FB-5  | N50°47'09"E | 60.25'   | ---   | ---         | ---     |
| FB-6  | N50°47'09"E | 31.25'   | ---   | ---         | ---     |
| FB-7  | N50°47'09"E | 110.49'  | ---   | ---         | ---     |
| FB-8  | N50°47'09"E | 41.84'   | ---   | ---         | ---     |
| FB-9  | N50°47'09"E | 61.49'   | ---   | ---         | ---     |
| FB-10 | N50°47'09"E | 107.11'  | ---   | ---         | ---     |
| FB-11 | N50°47'09"E | 124.03'  | ---   | ---         | ---     |
| FB-12 | N50°47'09"E | 60.84'   | ---   | ---         | ---     |
| FB-13 | N50°47'09"E | 162.24'  | ---   | ---         | ---     |
| FB-14 | N50°47'09"E | 68.34'   | ---   | ---         | ---     |
| FB-15 | N50°47'09"E | 84.40'   | ---   | ---         | ---     |
| FB-16 | N50°47'09"E | 50.84'   | ---   | ---         | ---     |
| FB-17 | N50°47'09"E | 95.11'   | ---   | ---         | ---     |
| FB-18 | N50°47'09"E | 129.24'  | ---   | ---         | ---     |

**COORDINATES**

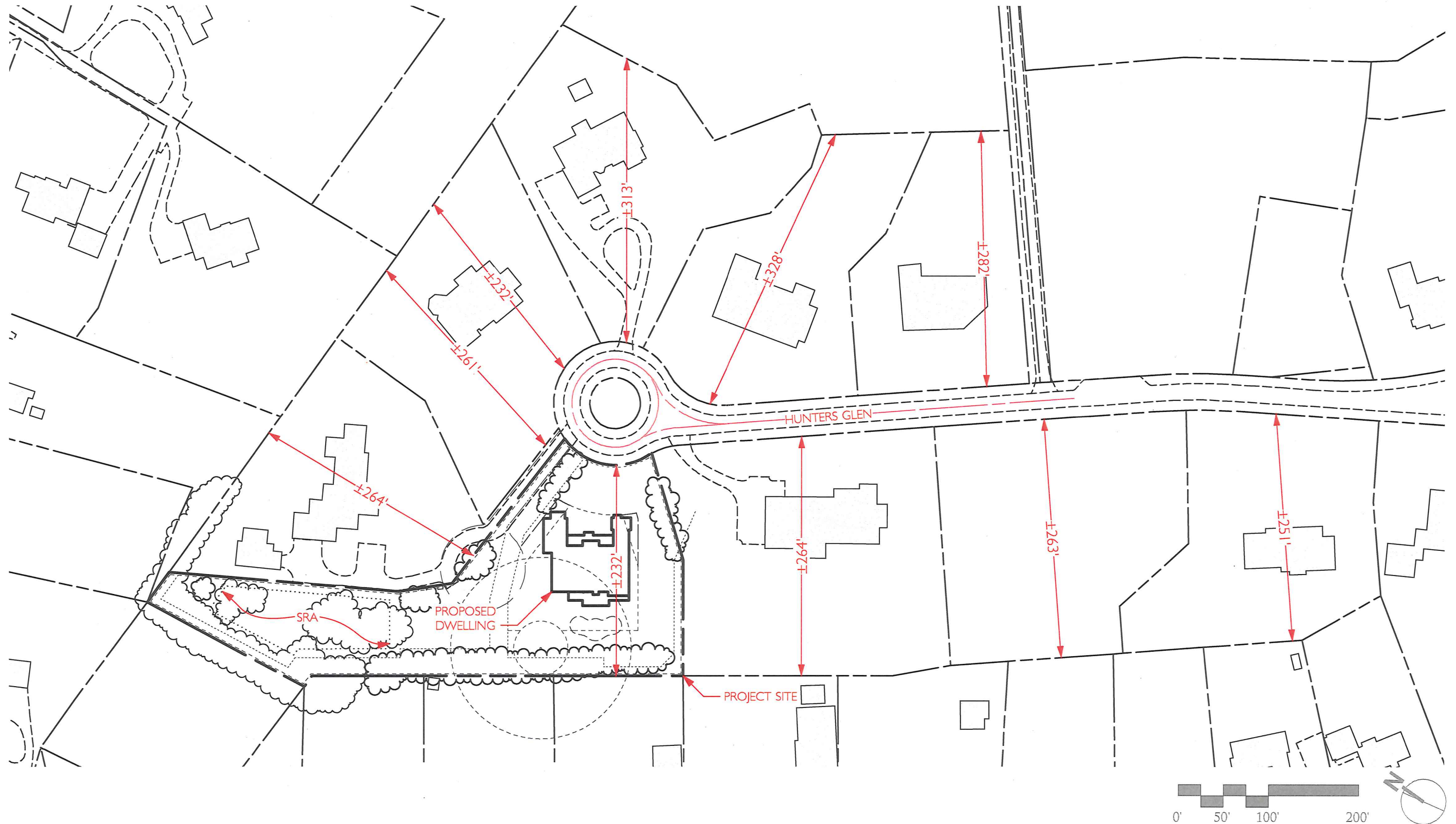
| PL # | Northing    | Eastings    |
|------|-------------|-------------|
| 701  | 654756.6167 | 185744.7101 |
| 702  | 654756.6167 | 185744.7101 |
| 703  | 654756.6167 | 185744.7101 |
| 704  | 654756.6167 | 185744.7101 |
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**FOR FILED FOR RECORD**  
**S.M. 78 FOLIO 166**  
Date: NOV 16 2006  
Clerk: *[Signature]*  
**SM 78-166**

12416 Hunters Glen Aerial



# THE WELLS RESIDENCE



**BEECHBROOK**  
landscape architecture

t 410.685.5263  
f 410.685.5264  
beechbrookla.com

**PETITIONER'S**

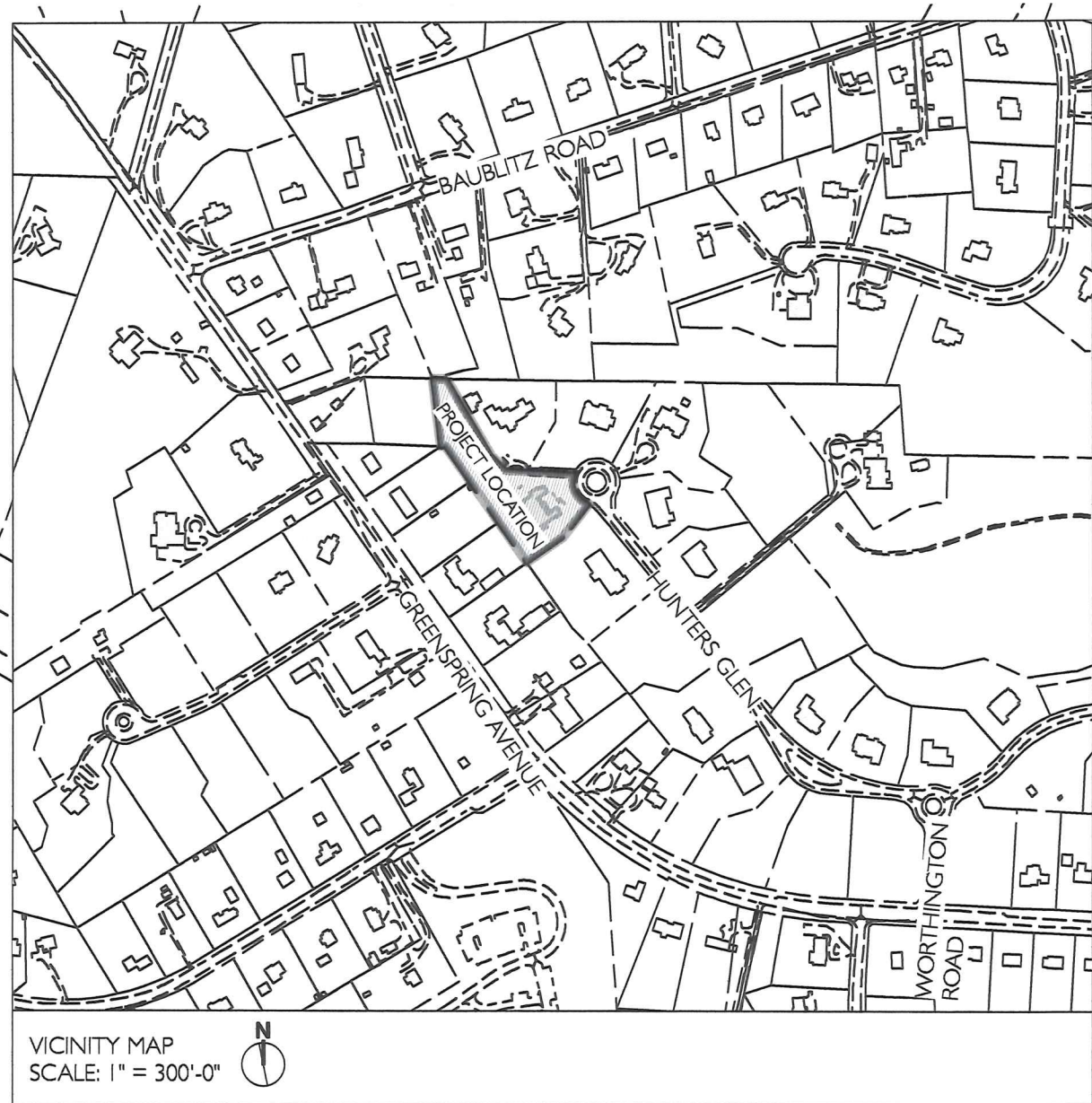
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8

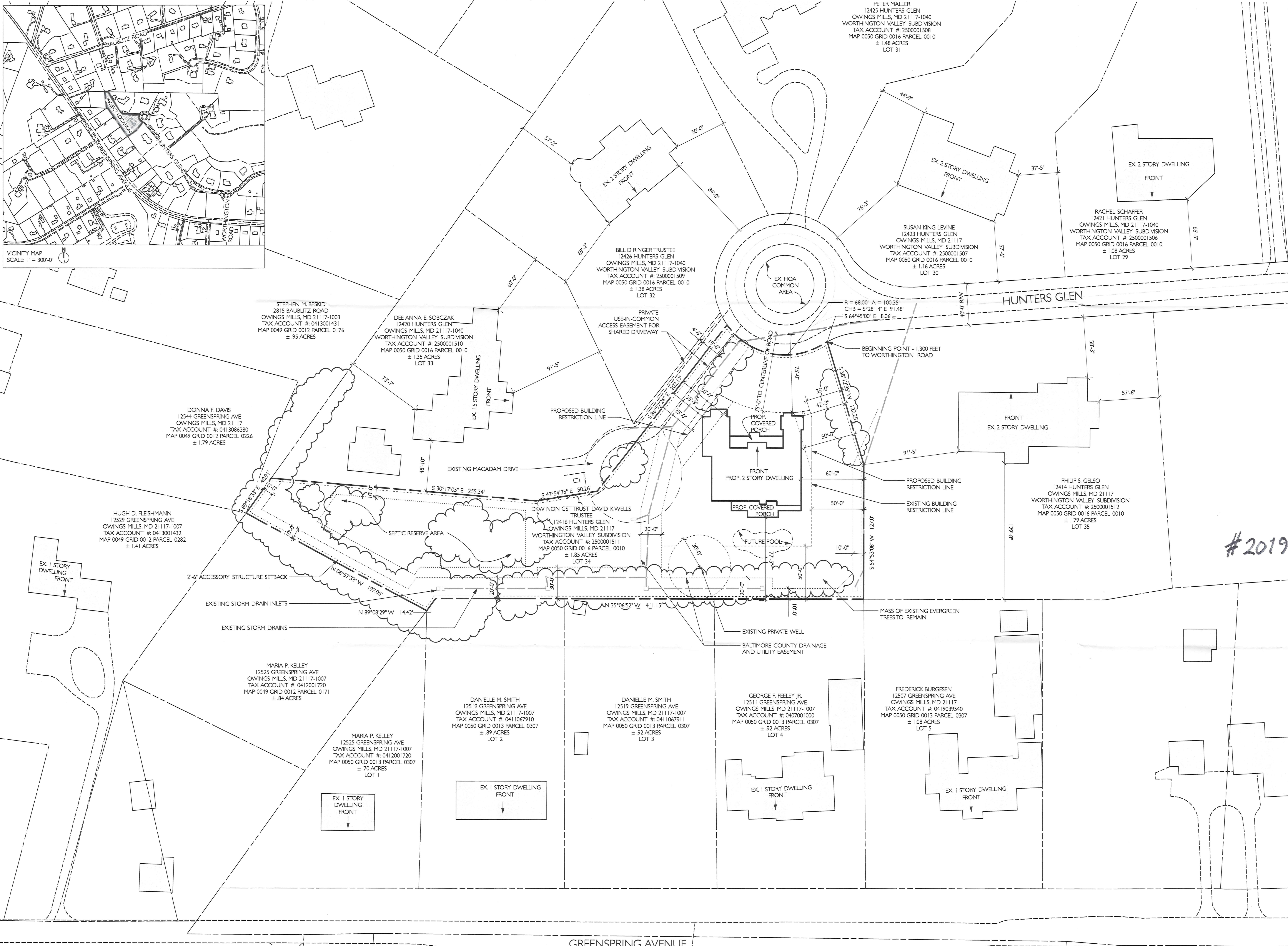
**NEIGHBORING LOT DEPTH DIAGRAM**

NOVEMBER 30, 2018

OCTOBER 2, 2018



WELLS SDA.VWX



**BEECHBROOK**  
landscape architecture

(Mailing Address) 326 St. Paul Place  
Ridewood Suite 201  
MD 21139 Baltimore, MD 21202  
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beechbrookia.com

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**-DESIGN TEAM-**

**ARCHITECT**  
J.E. SCHRAM ARCHITECT  
5 ST. DUNSTON'S GARTH  
BALTIMORE, MD 21212  
443.708.2412  
**INTERIOR DESIGN**  
LAUREN HURLBRINK INTERIORS  
1725 CIRCLE ROAD  
RUXTON, MD 21204  
410.458.8637

**-ZONING INFORMATION-**

ZONING MAP # 049C2  
SITE ZONED: RS  
ELECTION DISTRICT: 5TH  
COUNCIL DISTRICT: 2ND  
LOT AREA ACREAGE: 1.85 AC.  
SQUARE FEET: 80,686 SF  
HISTORIC? NO  
IN CBCT? NO  
IN FLOOD PLAIN? NO  
UTILITIES:  
WATER IS: PRIVATE  
SEWER IS: PRIVATE  
PRIOR HEARING? NO  
IF SO GIVE CASE NUMBER AND ORDER  
RESULT BELOW: N/A  
DEED REFERENCE #: (39451/00000)  
VIOLATION CASE #: NO PRIOR  
VIOLATIONS

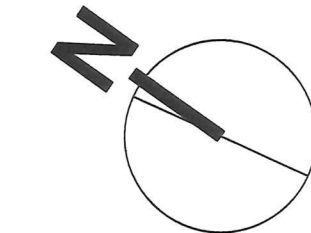
**WELLS  
RESIDENCE**

#2019-0103-A

**WELLS RESIDENCE**  
12416 HUNTERS GLEN  
OWINGS MILLS, MD 21117

**-DRAWING TITLE-**

**ZONING HEARING PLAN  
FOR VARIANCE**



0' 20' 40' 80'

**-SCALE-**  
1" = 40'-0"

**-SHEET NUMBER-**

**L0.01**

**-DATE-**  
OCTOBER 2, 2018