

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. 2019-0107-A - Appeal Period Expired

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	*	BEFORE THE
(2721 Woodcourt Road)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
David N. & Avigail R. Wealcatch	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0107-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, David N. and Avigail R. Wealcatch (“Petitioners”). The Petitioners are requesting Variance relief from §§ 1B02.3.C.2 and 504 (§ 211.3 – 1963 regulations) of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed addition (family room) with a side yard setback as close as 3 ft. with a summation of side yard setbacks of 11 ft. in lieu of the minimum required 8 ft. and sum of 20 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. 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 October 14, 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 Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 11-1-18

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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

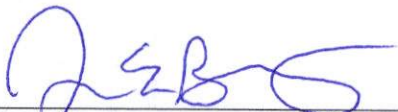
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1st day of **November, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.2 and 504 (§ 211.3 – 1963 regulations) of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed addition (family room) with a side yard setback as close as 3 ft. with a summation of side yard setbacks of 11 ft. in lieu of the minimum required 8 ft. and sum of 20 ft., 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 11-1-18 2

By 



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 2721 Woodcourt Rd Baltimore, MD 21209 Currently zoned DR 5.5 (vested R-6)
 Deed Reference 30428 / 00255 10 Digit Tax Account # 0319013720
 Owner(s) Printed Name(s) David + Arigail Wealcath

(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:

- X **ADMINISTRATIVE VARIANCE** from Section(s) ... Sections 1B02.3.C.2 and 504 (Section 211.3, 1963 regs) – to permit a proposed addition (family room) with a side yard setback as close as 3 feet with a summation of side yard setbacks of 11 feet in lieu of the minimum required 8 feet and sum of 20 feet.

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

- 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):

David Wealcath / ARIGAIL WEALCATH
 Name #1 – Type or Print Name #2 – Type or Print

[Signature] / [Signature]
 Signature #1 Signature #2

2721 Woodcourt Rd Baltimore MD
 Mailing Address City State

21209 / 410.486-2321 / davidwealcath@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 _____ day of _____, 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 2019-0107-A Filing Date 10/4/18 Estimated Posting Date 10/14/18 Reviewer [Signature]

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: 2721 Woodcourt Rd Baltimore MD 21209
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 are a growing family in need of additional living space. The best setup for the space needed can be accomplished only by getting this variance approved.

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

David Wealcach
Signature of Owner (Affiant)

David Wealcach
Name- Print or Type

Avigail Wealcach
Signature of Owner (Affiant)

AVIGAIL WEALCACH
Name- Print or Type

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

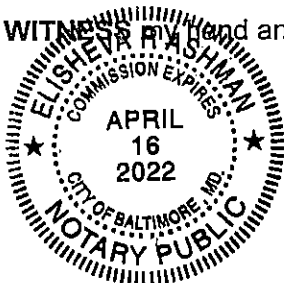
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of September, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: David & Avigail Wealcach

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

AS WITNESSED and Notaries Seal



Eliseva Fashman
Notary Public
April 16, 2022
My Commission Expires

Affidavit in Support of Administrative Variance

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

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best setup for the space needed can be accomplished only by getting this
variance approved

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

David M
Signature of Owner (Affiant)

David Wealcath
Name- Print or Type

David M
Signature of Owner (Affiant)

DAVID WEALCATH
Name- Print or Type

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

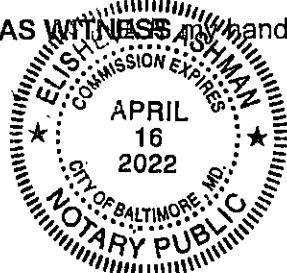
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of September, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: David & Aviceal Wealcath

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

AS WITNESS my hand and Notaries Seal



Elisha Ashman
Notary Public
April 16, 2022
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 2721 Woodcourt Rd Baltimore, MD 21209 Currently zoned DR 5.5 (vested RG)

Deed Reference 30428 / 00255 10 Digit Tax Account # 0319013720

Owner(s) Printed Name(s) David & Angail Wealcach

(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) ... Sections 1B02.3.C.2 and 504 (Section 211.3, 1963 regs) – to permit a proposed addition (family room) with a side yard setback as close as 3 feet with a summation of side yard setbacks of 11 feet in lieu of the minimum required 8 feet and sum of 20 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

David Wealcach Angail Wealcach
Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
Signature #1 Signature #2

2721 Woodcourt Rd Baltimore MD
Mailing Address City State

21209 / 410-486-2321 / davidwealcach@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 _____ day of _____, 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 _____ Filing Date ____/____/____ Estimated Posting Date ____/____/____ Reviewer _____

ZONING PROPERTY DESCRIPTION FOR 2721 WOODCOURT ROAD BALTIMORE MD 21209

Beginning at a point on the south side of Woodcourt Road, which is 60 feet wide, at a distance of 325.81 feet east of the centerline of the nearest improved intersecting street, Sanzo Road, which is 60 feet wide. Being Lot #41, Block I, Section #3 in the subdivision of Pickwick as recorded in Baltimore County Plat Book #29, Folio #145, containing 8,318 square feet. Located in the 3rd Election District and 2nd Council District.

Item #0107

CERTIFICATE OF POSTING

Date: 10/14/18

RE: Case Number: 2019-0107-A

Petitioner/Developer: David Wealcatch

Date of Hearing/Closing: 10-29-18

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2721 Woodcourt Rd

The signs(s) were posted on 10-14-18
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

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

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

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2019-0107-A

To PERMIT A PROPOSED ADDITION

(FAMILY ROOM) WITH A SIDE YARD SETBACK AS

CLOSE AS 3 FEET WITH A SIDE YARD SETBACK AS

8 FEET AND 5 FEET OF 20 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 10/21/2019

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,

111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 10/29/18
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE

CASE # 2019-0107-A
TO PERMIT A PROPOSED ADDITION (FAMILY ROOM)
WITH A SIDE YARD SETBACK AS CLOSE AS 3 FEET WITH
A SUBSTITUTION OF SIDE YARD SETBACKS OF 11 FEET IN
LIEU OF THE MINIMUM REQUIRED 8 FEET AND 50 IN
OF 26 FEET

ZONING
ADMINISTRATIVE
VARIANCE
NOTICE #2



#2
ZONING NOTICE

**ADMINISTRATIVE
VARIANCE**

CASE # 2019-0107-A

TO PERMIT A PROPOSED ADDITION (FAMILY ROOM)
WITH A SIDE YARD SETBACK AS CLOSE AS 3 FEET WITH
A SUMMATION OF SIDE YARD SETBACKS OF 11 FEET IN
LIEU OF THE MINIMUM REQUIRED 8 FEET AND SUM
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PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



ZONING NOTICE

#2

ADMINISTRATIVE

VARIANCE

CASE # 2019-0107-A

TO PERMIT A PROPOSED ADDITION (FAMILY ROOM)

WITH A SIDE YARD SETBACK AS CLOSE AS 3 FEET WITH

A SUBSTITUTION OF SIDE YARD SETBACKS OF 11 FEET IN

LIEU OF THE MINIMUM REQUIRED 8 FEET AND 5' 0"

OF 20 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

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PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,

111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0107-A
Property Address: 2721 Woodcourt Rd
Property Description: south side of Woodcourt Rd, 325'
east of Sanzo Rd
Legal Owners (Petitioners): David + Arigail Wealcatch
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Wealcatch
Company/Firm (if applicable): _____
Address: 2721 Woodcourt Rd
Baltimore, MD 21209

Telephone Number: 410-486-2321

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

No. **176256**

Date: **10/1/12**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
00	5126	0000		6150					575

Total: **575**

Rec
From:

Direct

For:

Training for - case # 1007-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*

David Wealcatch
2721 Woodcourt Rd.
Baltimore, MD 21209

Dear Mr. Wealcatch:

RE: Case Number: 2019-0107A, Address: 2721 Woodcourt Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 4, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel

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.

2018-0107-A
Administrative Variance
David & Aigail Wenatche
2721 Woodcreek Road

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

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0107 -A Address 2721 Woodcourt Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/4/18 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.

- 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.
- 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.
- 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.
- 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- 0107 -A Address 2721 Woodcourt Rd
Petitioner's Name David Wealcatch Telephone 410 486 2321
Posting Date: 10/14/18 Closing Date: 10/29/18
Wording for Sign: To Permit a proposed addition (family room) with a side yard setback as close as 3 feet with a summation of side yard setbacks of 11 feet in lieu of the minimum required 8 feet and sum of 20 feet

Revised 6/30/2019

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 23, 2018

FROM: 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

CHECKLIST

<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 _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-15</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</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>10-14-18</u> by <u>Pilson</u>	
SIGN POSTING (2 nd)	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 - 03 Account Number - 0319013720			
Owner Information					
Owner Name:		WEALCATCH DAVID N WEALCATCH AVIGAIL R		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		2721 WOODCOURT RD BALTIMORE MD 21209-2521		Deed Reference: /30428/ 00255	
Location & Structure Information					
Premises Address:		2721 WOODCOURT RD BALTIMORE 21209-2521		Legal Description: 2721 WOODCOURT RD PICKWICK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 1
0078	0005	0570		0000	3 I 41 2017 Plat Ref: 0029/0145
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1965	2,031 SF		8,318 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	SPLIT LEVEL	1/2 BRICK FRAME	2 full/ 1 half	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	92,300	92,300			
Improvements	122,500	213,100			
Total:	214,800	305,400	275,200	305,400	
Preferential Land:	0			0	
Transfer Information					
Seller: WEALCATCH DAVID N/AVIGAIL R		Date: 01/28/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /30428/ 00255		Deed2:	
Seller: MILLER STEFAN NOAH		Date: 12/05/2008		Price: \$320,000	
Type: ARMS LENGTH IMPROVED		Deed1: /27489/ 00398		Deed2:	
Seller: SCHNITZER SEYMOUR A		Date: 12/06/1979		Price: \$75,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06112/ 00436		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 05/12/2009					

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0106-A **Reviewer:** Aaron Tsui

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Jason & Alexis Timoll

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 509 EAST SEMINARY AVE

Location: SS of Seminary Ave; 835 feet E. of the center line of Dulaney Valley Rd

Existing Zoning: DR 1

Area: 2,033 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To allow an accessory structure to be 22' tall in lieu of the permitted 15', and 400.1 to allow an accessory structure to be in the front yard in lieu of the rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/29/2018

Miscellaneous Notes:

Case Number: 2019-0107-A **Reviewer:** Dave Duvall

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: David & Avigail Wealcatch

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 2721 WOODCOURT RD

Location: South side of Woodcourt Rd, 325' East of center line of Sanzo Rd.

Existing Zoning: DR 5.5

Area: 8318 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed addition (family room) with a side yard setback as close as 3 feet with a summation of side yard setbacks of 11 feet in lieu of the minimum required 8 feet and sum of 20 feet.

Attorney: Not Available

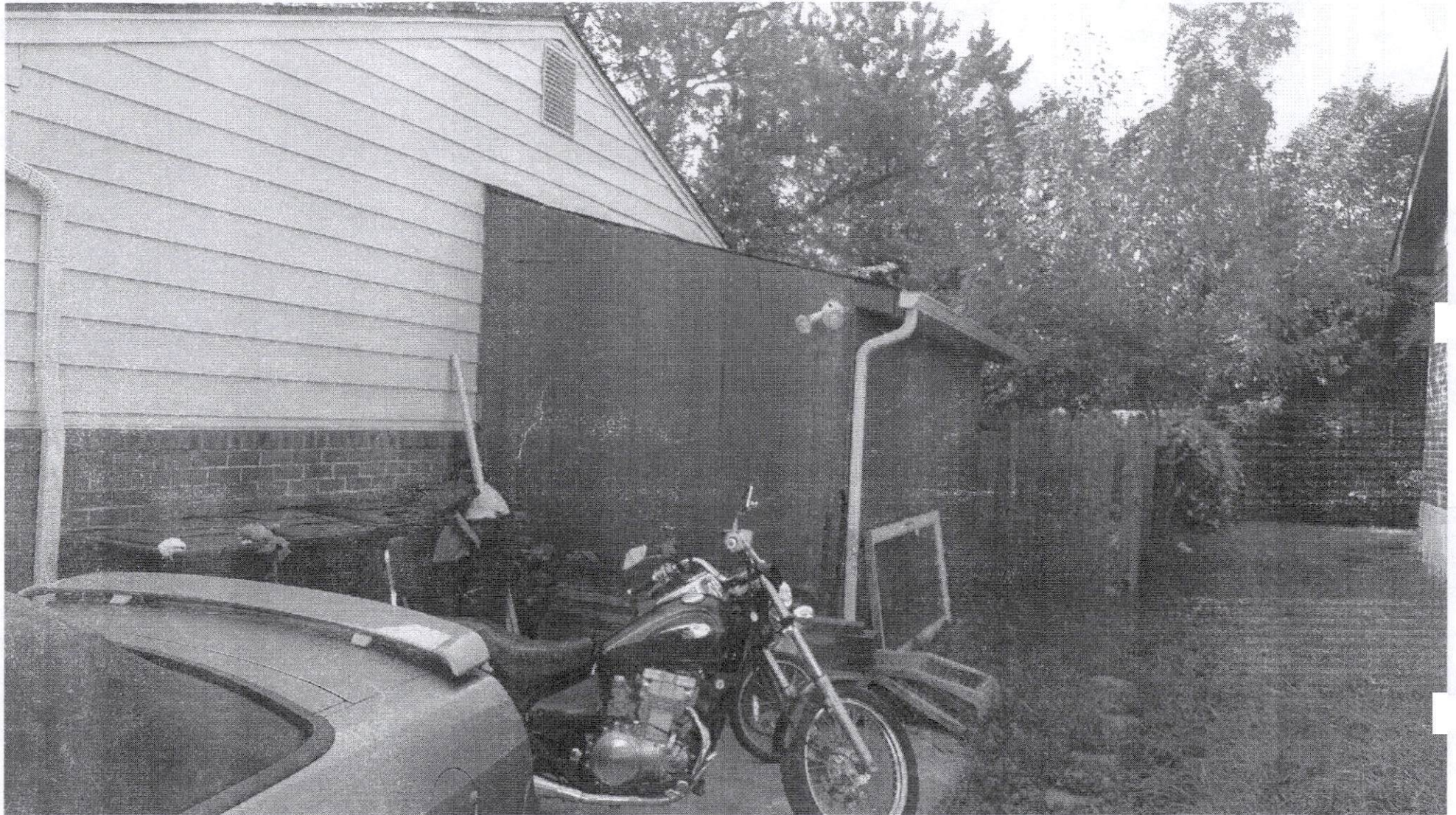
Prior Zoning Cases: 1947-1089-X

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/29/2018

Miscellaneous Notes:



Side of house where proposed addition to be located.

Existing shed to ~~be~~ be removed.

Item #0107



Front / Side of house where ~~a~~ proposed addition to be located
Existing shed to be removed.

Item # 0107

2721 Woodcourt Road, Tax #03-19-013-720



Publication Date: 10/4/2018



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



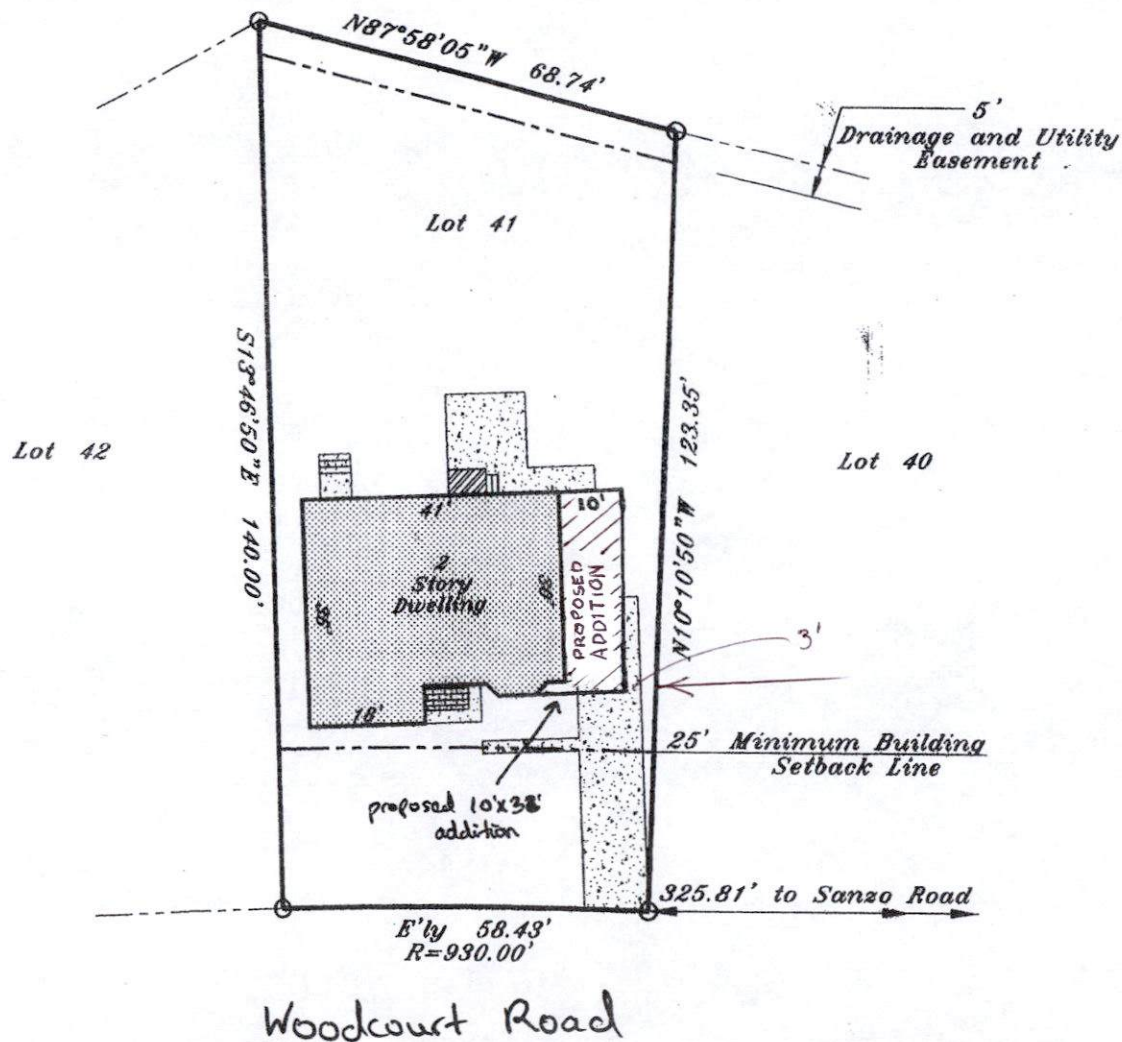
0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0107

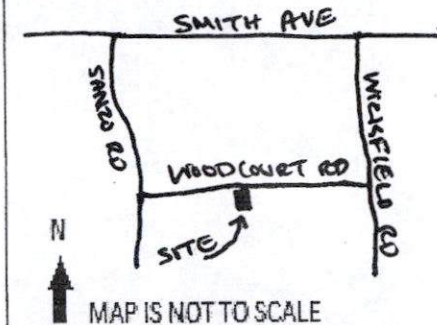
#2019-0107-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 2721 Woodcourt Rd OWNER(S) NAME(S) David + Arigail Wealcatch
SUBDIVISION NAME Pickwick LOT # 41 BLOCK # I SECTION # 3
PLAT BOOK # 29 FOLIO # 145 10 DIGIT TAX # 0319013320 DEED REF. # 30428/00255



PLAN DRAWN BY David Wealcatch DATE 9/5/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP# 0078C1
SITE ZONED DR5.5 (vested R-6)
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA ACREAGE 0.19
OR SQUARE FEET 8318
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:

#2019-0107-A

RID

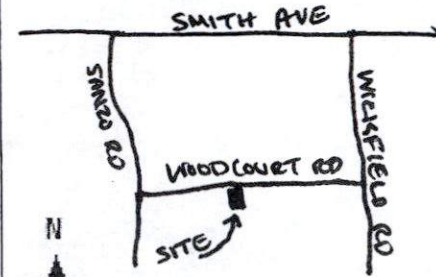
SITE VICINITY MAP

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

ADDRESS 2721 Woodcourt Rd OWNER(S) NAME(S) David + Arigail Wealcatch

SUBDIVISION NAME Pickwick LOT # 41 BLOCK # I SECTION # 3

PLAT BOOK # 29 FOLIO # 145 10 DIGIT TAX # 0319013720 DEED REF. # 30428100255



MAP IS NOT TO SCALE

ZONING MAP# 0078C1

SITE ZONED DR 5.5 (vested R-6)

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.19

OR SQUARE FEET 8318

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

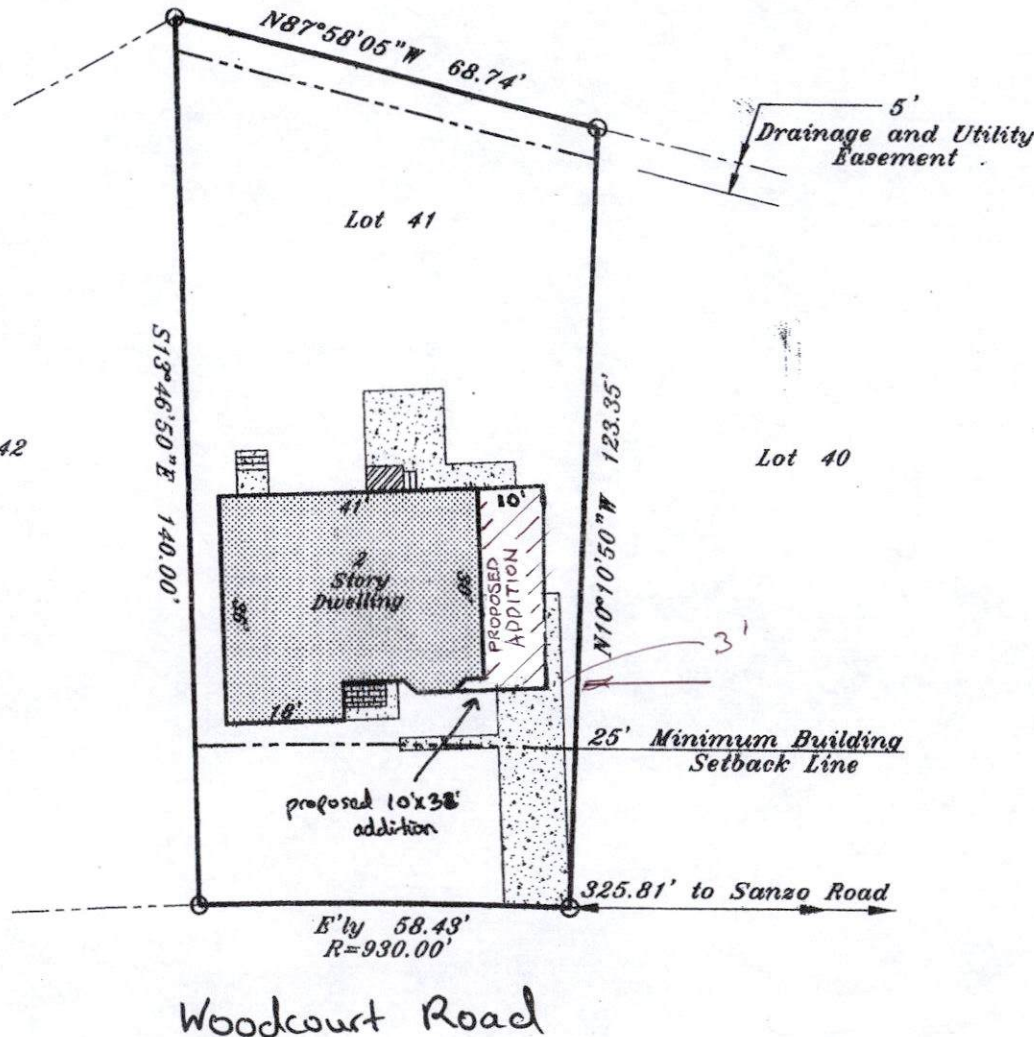
PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

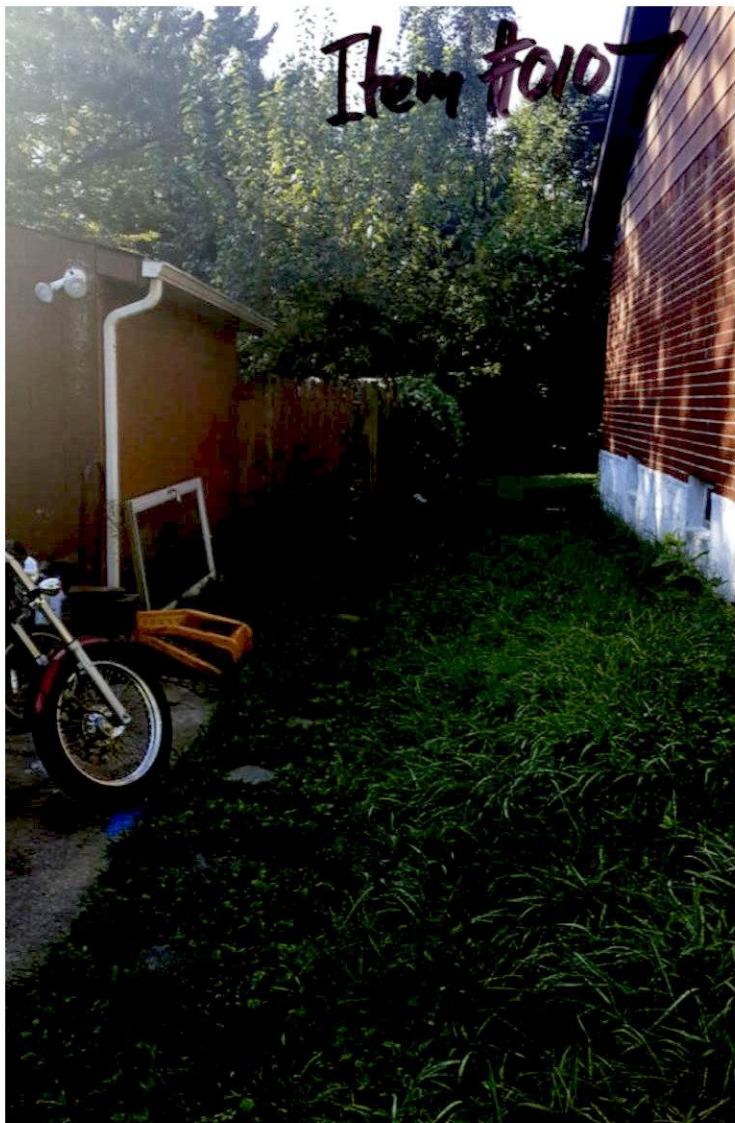
VIOLATION CASE INFO:



PLAN DRAWN BY David Wealcatch DATE 9/5/18 SCALE: 1 INCH = 30 FEET

Ret. Eob. 1

Item #0107



View between neighboring house
→ existing shed.

Item #0107

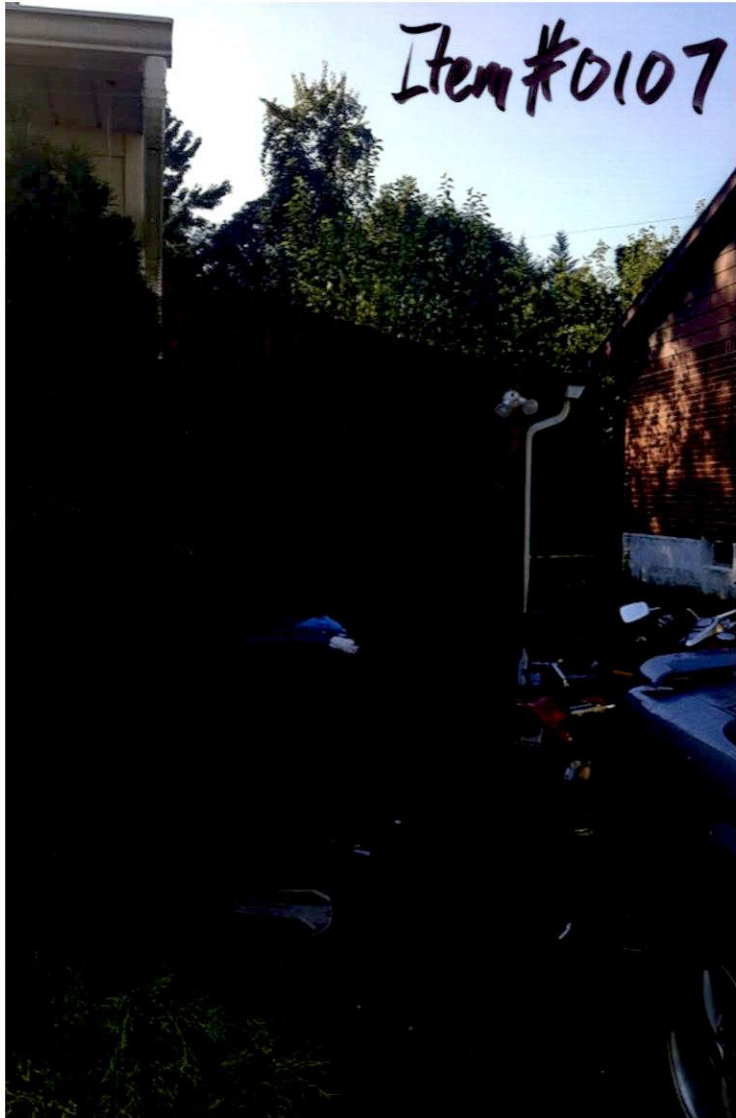


Front pic of house

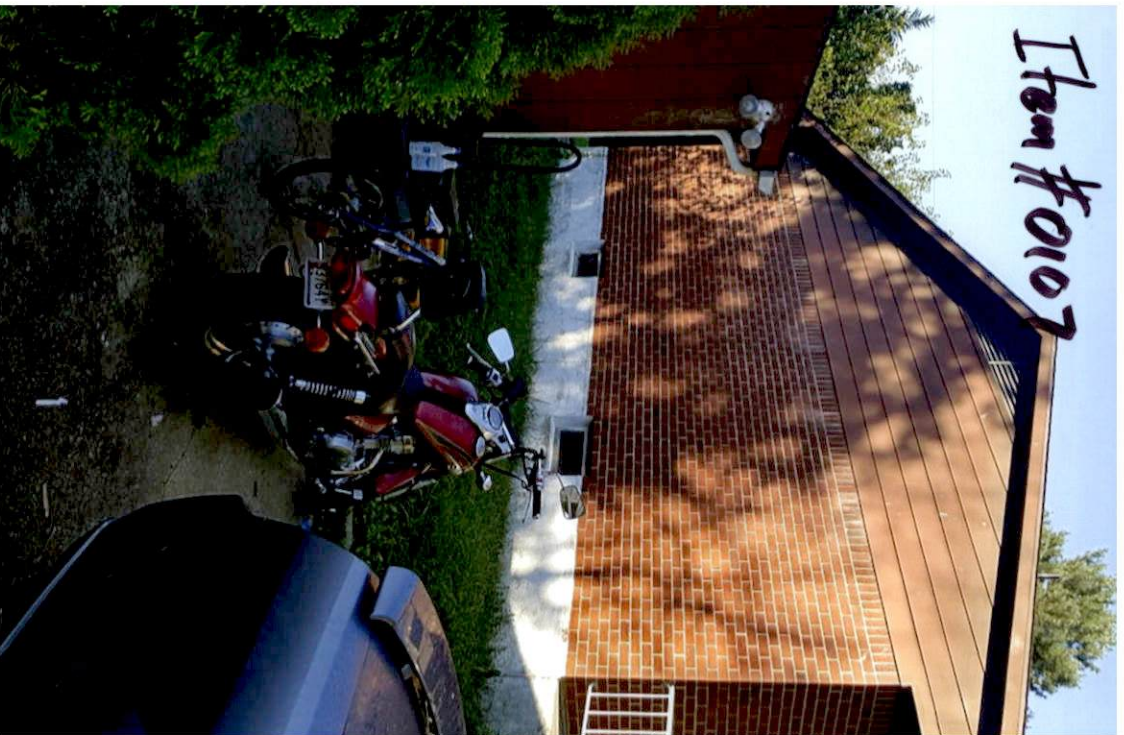
Item #0107



Item #0107



Item #0107



Item #0107



Item # 0107



From	To	R	L	Δ	Chord
511	1545	2470.00	164.52	03°48'42"	821.0
511	516	2470.00	136.52	05°03'50"	68.57
516	157	2470.00	245.06	05°42'20"	23.05
157	293	480.00	17.71	2°01'22"	5.5
293	281	480.00	79.87	0°52'02"	40.03
281	525	870.00	80.77	5°30'00"	11.47
525	498	870.00	14.84	7°40'30"	58.36
498	503	870.00	83.51	5°30'00"	1.7
503	497	870.00	14.58	7°40'30"	14.58
497	484	470.00	150.86	20°35'00"	14.26
484	2050	2530.00	108.90	02°20'38"	51.76
2050	2045	50.00	157.08	180°00'00"	—
2045	513	2530.00	280.99	00°21'40"	10.50
513	514	1030.00	14.06	08°39'50"	72.00
514	508	150.00	18.26	00°58'40"	9.15
508	75	250.00	19.40	35°17'40"	7.05
75	1545	2470.00	82.15	0°54'22"	4.08



COORDINATES					
No	West	North	No	West	North
477	2155.60	28497.07	544	21812.87	27925.00
478	21727.17	28142.22	545	21916.26	27918.80
1590	21688.49	25088.86	487	21741.38	21684.02
1540	21668.98	27261.58	70	21926.67	28530.90
174	21597.67	27175.71	486	21705.46	27588.97
1056	21249.45	27508.09	493	21690.53	27512.25
835	21218.81	27492.44	492	21600.01	27567.02
1857	21272.94	27446.48	508	21585.69	27599.04
1840	21405.73	27451.10	505	21498.12	27410.45
1849	21564.82	27442.31	500	21390.22	27425.23
1868	21674.82	27400.52	498	21285.46	27450.12
1869	21674.82	27400.52	497	21268.75	27592.49
1870	21734.82	27410.52	502	21390.35	27565.89
1879	21734.82	27410.52	503	21489.26	27551.11
1949	21841.22	27410.52	507	21571.15	27554.82
2090	21860.03	27516.99	491	21675.50	27508.80
2092	21901.70	27427.97	494	21681.45	27499.75
2095	22002.42	27455.90	481	21674.82	27420.21
76	22122.00	28503.45	482	21734.82	27420.21
507	22121.60	28489.73	484	21761.63	27567.87
508	22120.04	28489.47	489	21797.55	27663.52
600	22101.84	28490.92	2050	21831.95	27761.13
601	21953.56	28495.76	2047	21844.63	27767.73
603	21943.97	28489.26	2048	21916.87	27745.81
602	21875.58	28495.26	2045	21945.61	27841.50
604	21883.38	28485.10	2046	21813.07	27863.45
516	21879.76	28295.63	2049	21866.70	27875.96
511	21867.56	28159.77	513	21926.80	28150.22
1549	21836.03	27999.53	514	21939.74	28294.46
1542	21822.71	27999.84	2065	21999.04	27802.10
2056	22105.68	27728.56	2066	21258.16	27658.05
75	22105.40	27742.50			

RRG 29 FOLIO 145
 RECEIVED for Record
 JUN 19 1964 at 2:28
 same day recorded in Liber
 R.R.G. No. 1010
 One of the Records of
 Baltimore County and ex-
 hibited per
Shirley Lee
 Clerk

PLAT-1
 SECTION - 3
PICKWICK

3RD ELECTION DISTRICT BALTIMORE Co. MD.
 SCALE 1"=50' FEB 13, 1964

Item #0107

DEVELOPER
 TOWSON PLAZA INC
 700 Fairmount Ave
 Towson, Md.

MATZ, CHILDS & ASSOCIATES
 2129 N. CHARLES ST.
 BALTIMORE 18, MD.

COMPUTED: H.G.W. DRAWN: T.J.R. III CHECKED: L.E.M. JO-62277

MSA S31A136-4601

27-145

APPROVED
 DATE *William*
 DEPUTY STATE & COUNTY HEALTH OFFICER

APPROVED BALTIMORE COUNTY PLANNING BOARD

DATE CHAIRMAN

DATE COUNTY ROADS ENGINEER

NOTE:
 STREETS and/or ROADS shown hereon and
 mention thereof in deeds are for purposes of de-
 scription only and the same are not intended to be
 dedicated to public use. The fee simple title to the
 lands shown is expressly reserved in the grant of
 the deed to which this plat is attached their
 heirs and assigns.

NOTE:
 COORDINATES and BEARINGS shown on this
 plat are referred to the system of coordinates es-
 tablished in The Baltimore County Metropolitan
 District and are based on the following traverse
 stations:

X-G.G W 22216.55 N 284256.00
 X-G:5 W 22878.58 N 28402.07

OWNERS CERTIFICATE:
 The requirements of Section 72-B Article
 17 of the Annotated Code of Maryland (Buck
 1947 Supplement) as far as they relate to the
 preparation of this plat have been complied with.
TOWSON PLAZA INC

OWNER DATE

SURVEYORS CERTIFICATE:
 I JOHN C. CHILDS SR. a Registered Land
 Surveyor of the State of Maryland do hereby certify
 that the land shown hereon has been laid out, and
 the plat thereof prepared in accordance with the
 provisions of the law relating to the subdivision of
 land known as House Bill #459, Chapter 1016 of
 the Acts of 1945 and subsequent amendatory acts.

REGISTERED LAND SURVEYOR No. 3622 DATE