

M E M O R A N D U M

DATE: February 4, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0133-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on February 1, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

/dlw

IN RE: **PETITIONS FOR SPECIAL HEARING ***

AND VARIANCE

(1907 Ridge Road)

8th Election District

2nd Council District

Alexa Gagliardi

Legal Owner

Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0133-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Alexa Gagliardi, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve an accessory structure (garage) with a footprint larger than the principal dwelling. A petition for variance seeks to permit an accessory structure (garage) with a height of 25 ft. in lieu of the maximum 15 ft.

Alexa Gagliardi and surveyor Bruce Doak appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the reviewing County agencies. The subject property is 2.085 acres in size and zoned RC-5. The property is improved with a single-family dwelling constructed in 1980.

SPECIAL HEARING

Petitioner purchased the property in August 2017. She and her husband collect and restore classic BMW automobiles. The proposed garage would be used to store and work on the vehicles as well as for storage of personal and household items. The property is over two acres in size and is surrounded by mature trees and vegetation. As such I do not believe the accessory structure

ORDER RECEIVED FOR FILING

Date

11/21/19

By

Sen

would have any discernable impact upon the community, and three neighbors in the immediate vicinity wrote letters supporting the request. Pet. Ex. 5A-C.

VARIANCE

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

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

As shown on the subdivision plat (Pet. Ex. 2) the property is triangular in shape and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because she would be unable to construct the proposed accessory structure with a roof line to match the principal dwelling. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this 2nd day of **January, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to Section 500.7 of the BCZR to approve an accessory structure (garage) with a footprint larger than the principal dwelling, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance pursuant to Section 400.3 of the BCZR to permit an accessory structure (garage) with a height of 25 ft. in lieu of the maximum 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

ORDER RECEIVED FOR FILING

Date

1/2/19

By

Sen

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The accessory structure (garage) may not be used for commercial purposes.
3. The accessory structure (garage) shall not have a kitchen and/or living quarters.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 11/2/19
By Sen



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

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

Address 1907 RIDGE ROAD which is presently zoned RCS
Deed References: 39337/135 10 Digit Tax Account # 1800010551
Property Owner(s) Printed Name(s) ALEXA GAGLIARDI

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

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

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See attached page

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

SEE ATTACHED PAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

ALEXA GAGLIARDI / _____
Name #1 - Type or Print Name #2 - Type or Print
Signature #1 *Alexa Gagliardi* Signature #2 _____
1907 RIDGE ROAD REISTERSTOWN MD
Mailing Address City State
21136 / 410-627-1171 / _____
Zip Code Telephone # Email Address
ALEXAGAGLIARDI@GMAIL.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING
Name - Type or Print
Signature *Bruce E. Doak* _____
3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address City State
21053 / 410-419-4906 / _____
Zip Code Telephone # Email Address
BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2019-0133-JPHA Filing Date 11/23/19

Do Not Schedule Dates: _____ Reviewer JF

ORDER RECEIVED FOR FILING

Date 11/21/19
By Sen

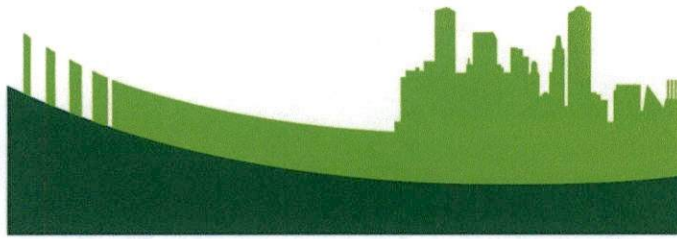
Petitions Requested

Variance:

To permit an accessory structure (garage) with a height of 25 feet in lieu of the required 15 feet per Section 400.3 BCZR

SPECIAL HEARING

TO APPROVE AN ACCESSORY STRUCTURE (GARAGE) WITH A FOOTPRINT LARGER THAN THE FOOTPRINT OF THE PRINCIPAL STRUCTURE (DWELLING).



Zoning Description

1907 Ridge Road
Eighth Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at a point on the southeast side of Ridge Road, said beginning point being approximately 850 feet northeasterly of the extension of the centerline of Bridlepath Road.

Being Lot 9 of the plat entitled "Owings Ridge" recorded in the Land Records of Baltimore County in Plat Book EHK Jr 44, page 66.

Containing 2.085 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

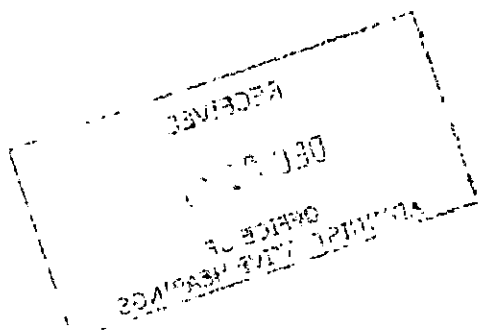
Sherry.Nuffer

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Sunday, December 30, 2018 11:38 AM
To: Sherry Nuffer
Subject: Case #2018-0133-SPHA posting cert
Attachments: Sign Posting & Inspection Cert 12 30 18.pdf

Thanks!!
Bruce

Bruce E. Doak Consulting
410-419-4906
bdoak@bruceedoakconsulting.com
3801 Baker Schoolhouse Road
Freeland, MD 21053







CERTIFICATE OF POSTING

December 11, 2018
December 30, 2018 amended for second inspection

Re:
Zoning Case No. 2018-0133-SPHA
Legal Owner: Alexa Gagliardi
Hearing date: December 31, 2018

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 1907 Ridge Road.

The signs were initially posted on December 10, 2018.

The subject property was also inspected on December 28, 2018.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0133-SPHA

1907 Ridge Road

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

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Monday December 31, 2018 10:00 AM

REQUESTS: SPECIAL HEARING TO APPROVE AN ACCESSORY
STRUCTURE (GARAGE) WITH A FOOTPRINT LARGER THAN THE
FOOTPRINT OF THE PRINCIPAL STRUCTURE (DWELLING).
VARIANCE TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
WITH A HEIGHT OF 25 FEET IN LIEU OF THE REQUIRED 15 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM THE HEARING CALL 410-767-3391.

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

THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE NO. 2019-0133-SPHA

1907 Ridge Road

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THE HEARING IS HANDICAPPED ACCESSIBLE

The Daily Record

11 East Saratoga Street
 Baltimore, MD 21202-2199
 (443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

12/11/2018

Order #: 11649245
 Case #: 2019-0133-SPHA
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
 2019-0133-SPHA



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County**NOTICE OF ZONING HEARING**

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

CASE NUMBER: 2019-0133-SPHA

1907 Ridge Road

S/east side of Ridge Road at a distance of 850 ft. northeast of Bridepath Road

8th Election District - 2nd Councilmanic District

Legal Owners: Alexa Gagliardi

Special Hearing to approve an accessory structure (garage) with a footprint larger than the footprint of the principal structure (dwelling). Variance to permit an accessory structure (garage) with a height of 25 ft. in lieu of the required 15 feet.

Hearing: Monday, December 31, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

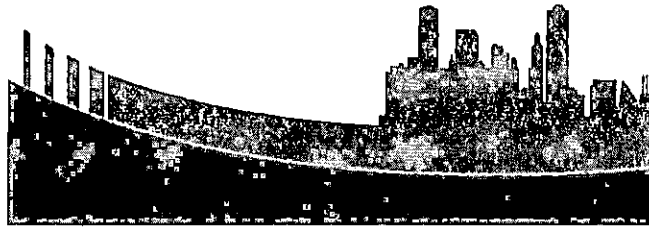
Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

d11



CERTIFICATE OF POSTING

December 11, 2018 (amended _____)

Re:

Zoning Case No. 2019-0133-SPHA

Legal Owner: Alexa Gagliardi

Hearing date: December 31, 2018

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 1907 Ridge Road.

The signs were posted on December 10, 2018.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0133-SPHA

1907 Ridge Road

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LAW JUDGE IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Monday December 31, 2018 10:00 AM

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NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

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

THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE NO. 2019-0133-SPHA

1907 Ridge Road

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LAW JUDGE IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

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

THE HEARING IS HANDICAPPED ACCESSIBLE

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
1907 Ridge Road; SE/S Ridge Road, 850' NE * OF ADMINISTRATIVE
of c/line of Bridepath Road *
8th Election & 2nd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Alexa Gagliardi *
Petitioner(s) * BALTIMORE COUNTY
* 2019-133-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

NOV 08 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of November, 2018, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



DONALD I. MOHLER III
County Executive

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

November 8, 2018

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0133-SPHA

1907 Ridge Road

S/east side of Ridge Road at a distance of 850 ft. northeast of Bridepath Road

8th Election District – 2nd Councilmanic District

Legal Owners: Alexa Gagliardi

Special Hearing to approve an accessory structure (garage) with a footprint larger than the footprint of the principal structure (dwelling). Variance to permit an accessory structure (garage) with a height of 25 ft. in lieu of the required 15 feet.

Hearing: Monday, December 31, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Alexa Gagliardi, 1907 Ridge Road, Reisterstown 21136
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 11, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Tuesday, December 11, 2018 - Issue

Please forward billing to:
Alexa Gagliardi
1907 Ridge Road
Reisterstown, MD 21136

410-627-1171

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0133-SPHA

1907 Ridge Road

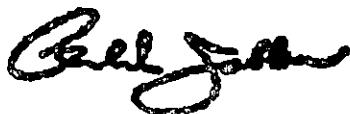
S/east side of Ridge Road at a distance of 850 ft. northeast of Bridepath Road

8th Election District – 2nd Councilmanic District

Legal Owners: Alexa Gagliardi

Special Hearing to approve an accessory structure (garage) with a footprint larger than the footprint of the principal structure (dwelling). Variance to permit an accessory structure (garage) with a height of 25 ft. in lieu of the required 15 feet.

Hearing: Monday, December 31, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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 fifteen (15) 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 - 0133 - SP4 A

Property Address: 1907 RIDGE ROAD

Property Description: LOT 9 OWINGS RIDGE PB EHK Jr 44/66

Legal Owners (Petitioners): ALEXA GAGLIARDI

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: ALEXA GAGLIARDI

Company/Firm (if applicable): N/A

Address: 1907 RIDGE ROAD
KEISTOWNTOWN MD 21136

Telephone Number: 410-627-1171

Revised 5/20/2014

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

No. **176294**

Date: **10/23/18**

PAID RECEIPT

BUSINESS ACTUAL TIME ISS
 10/23/2018 10/23/2018 09:30:49 5

REC-1303 NALIN LRB
 RECEIPT # 176294 10/23/2018 OPEN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				150.00

Dept 5 528 ZONING VERIFICATION
 176294
 Recd Tot \$150.00
 \$150.00 CK \$1.00 CA
 Baltimore County, Maryland

Total: **150.00**

Rec

From: **BRUCE DANK**

For:

1907 Ridge Rd.

Petition for Special Hearing & Varnance

Case # 2019-0133-SOUX

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
*Department of Permits,
Approvals & Inspections*

December 27, 2018

Alexa Gagliardi
1907 Ridge Road
Reisterstown, MD 21136

RE: Case Number: 2019-0133-A, Address: 1907 Ridge Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 23, 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, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

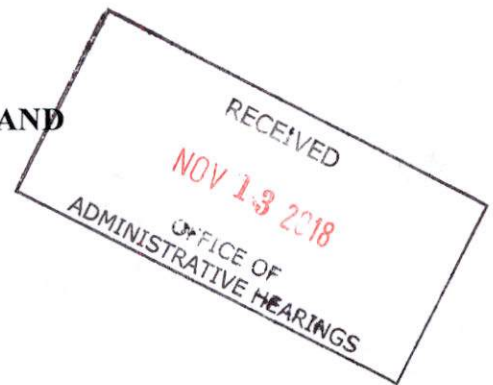
WCR/kl

Enclosures

c: People's Counsel
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 13, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0133-SPHA
Address 1907 Ridge Road
(Gagliardi Property)

Zoning Advisory Committee Meeting of **November 12, 2018.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 13, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0133-SPHA
Address 1907 Ridge Road
(Gagliardi Property)

Zoning Advisory Committee Meeting of **November 12, 2018**.

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

Reviewer: Steve Ford

JGS 12-51-18
10 AM

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 12/4/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-133



INFORMATION:

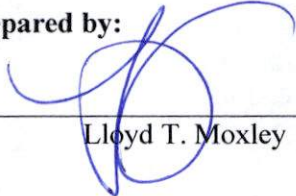
Property Address: 1907 Ridge Road
Petitioner: Alexa Gagliardi
Zoning: RC 5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether the Administrative Law Judge should approve an accessory structure with a footprint larger than the principle structure and the petition for variance to permit an accessory structure with a height of 25 feet in lieu of 15 feet.

The Department of Planning has no objection to granting the petitioned zoning relief.

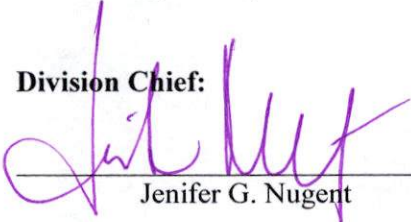
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

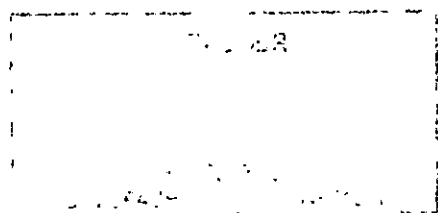
Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: November 26, 2018

SUBJECT: Zoning Advisory Committee Meeting
For November 12, 2018
Item No. 2019-0129-A, 0130-A, 0131-A, 0132-A, 0133-SPHA, 0134-A,
0135-A, 0136-A, 0137-A, 0096-A, 0139-A, 0140-A, 0144-SPHA and 0149-A

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

*

*

*

*

*

VKD: cen
cc: file

Date: 11/7/18

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

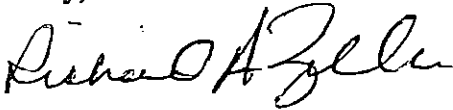
Dear Ms. Lewis:

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. 2018-0133-SPHA.

*Special Hearing Varianco
Alexa Gagliardi
1907 Ridge 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

Greater Baltimore Board of REALTORS®

The nation's first real estate association, founded in 1858



Alan R. Ingraham

Chief Executive Officer

Zoning Commissioner
Jefferson Building
105 W. Chesapeake Ave.
Towson, MD 21204
Dec. 27, 2018

Re: Case# 2019-0133-SPHA
1907 Ridge Rd.
Reisterstown, MD 21136
Hearing date: Dec. 31st, 2018 10:00 AM Rm. 205

To whom it may concern:

After reviewing the proposed changes for the property at 1907 Ridge Rd. Reisterstown, MD 21136 in detail, we are in support of the requested variance which includes an accessory structure (garage) with a footprint larger than the footprint of the principal structure(dwelling), and to permit a height of 25 feet in lieu of the required 15 feet.

We have also reviewed the future landscaping plan and feel that the requested variance will allow the property to maintain the current look and feel that the community was originally designed around.

Regards,

Al Ingraham
12/27/18

Address: 1901 Ridge Rd.
Reisterstown, MD.
21136

PETITIONER' S

EXHIBIT NO. 5A-C

Zoning Commissioner
Jefferson Building
105 W. Chesapeake Ave.
Towson, MD 21204
Dec. 27, 2018

Re: Case# 2019-0133-SPHA
1907 Ridge Rd.
Reisterstown, MD 21136
Hearing date: Dec. 31st, 2018 10:00 AM Rm. 205

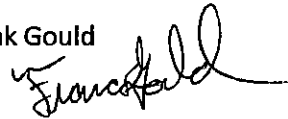
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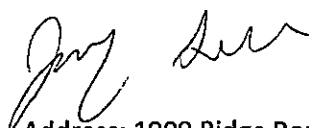
We have also reviewed the future landscaping plan and feel that the requested variance will allow the property to maintain the current look and feel that the community was originally designed around.

Regards,

Frank Gould

 12/28/2018

Jennifer Gould

 12/28/2018

Address: 1909 Ridge Road Reisterstown, MD 21136

Zoning Commissioner
Jefferson Building
105 W. Chesapeake Ave.
Towson, MD 21204
Dec. 27, 2018

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1907 Ridge Rd.
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Regards,

The block contains two handwritten signatures in blue ink. The first signature is for David B. Hamilton and the second is for Dana E. Hamilton. Both signatures are fluid and cursive.

David B. and Dana E. Hamilton
1913 Ridge Road
Reisterstown, MD 21136

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment11/26DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)No Comment11/13DEPS
(if not received, date e-mail sent _____)NO COMMENT12/5

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)NO Objection11/7

STATE HIGHWAY ADMINISTRATION

NO Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 12/11/18SIGN POSTING (1st) Date: 12/10/18 by DOAKSIGN POSTING (2nd) Date: 12/28/18 by DOAKPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Account Identifier:			District - 08 Account Number - 1800010551							
			Owner Information							
Owner Name:			GAGLIARDI ALEXA		Use:		Principal Residence:		RESIDENTIAL	
Mailing Address:			1907 RIDGE RD REISTERSTOWN MD 21136-		Deed Reference:				/39337/ 00135	
			Location & Structure Information							
Premises Address:			1907 RIDGE RD REISTERSTOWN 21138-		Legal Description:		2.085 AC 90822 SQ FT 1907 RIDGE RD OWINGS RIDGE			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0050	0003	0353		0000			9	2017	Plat Ref:	0044/ 0066
Special Tax Areas:						Town:		NONE		
						Ad Valorem:				
						Tax Class:				
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1980			2,268 SF		710 SF		2.0800 AC		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1 Attached					
Value Information										
			Base Value		Value		Phase-In Assessments			
					As of		As of		As of	
					01/01/2017		07/01/2018		07/01/2019	
Land:			277,000		277,000					
Improvements			169,500		179,000					
Total:			446,500		456,000		452,833		456,000	
Preferential Land:			0						0	
Transfer Information										
Seller: DONNELLY MARTIN J			Date: 08/30/2017				Price: \$535,000			
Type: ARMS LENGTH IMPROVED			Deed1: /39337/ 00135				Deed2:			
Seller: LITTLE RICHARD J			Date: 12/19/2001				Price: \$395,000			
Type: ARMS LENGTH IMPROVED			Deed1: /15880/ 00105				Deed2:			
Seller: RHYNE STEPHEN W			Date: 07/31/1984				Price: \$169,000			
Type: ARMS LENGTH IMPROVED			Deed1: /06758/ 00816				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 05/04/2018										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application										
Date:										

CASE NAME _____
CASE NUMBER #2019-0133-SPHA
DATE 12/31/18

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]



Alan R. Ingraham
Chief Executive Officer

Zoning Commissioner
Jefferson Building
105 W. Chesapeake Ave.
Towson, MD 21204
Dec. 27, 2018

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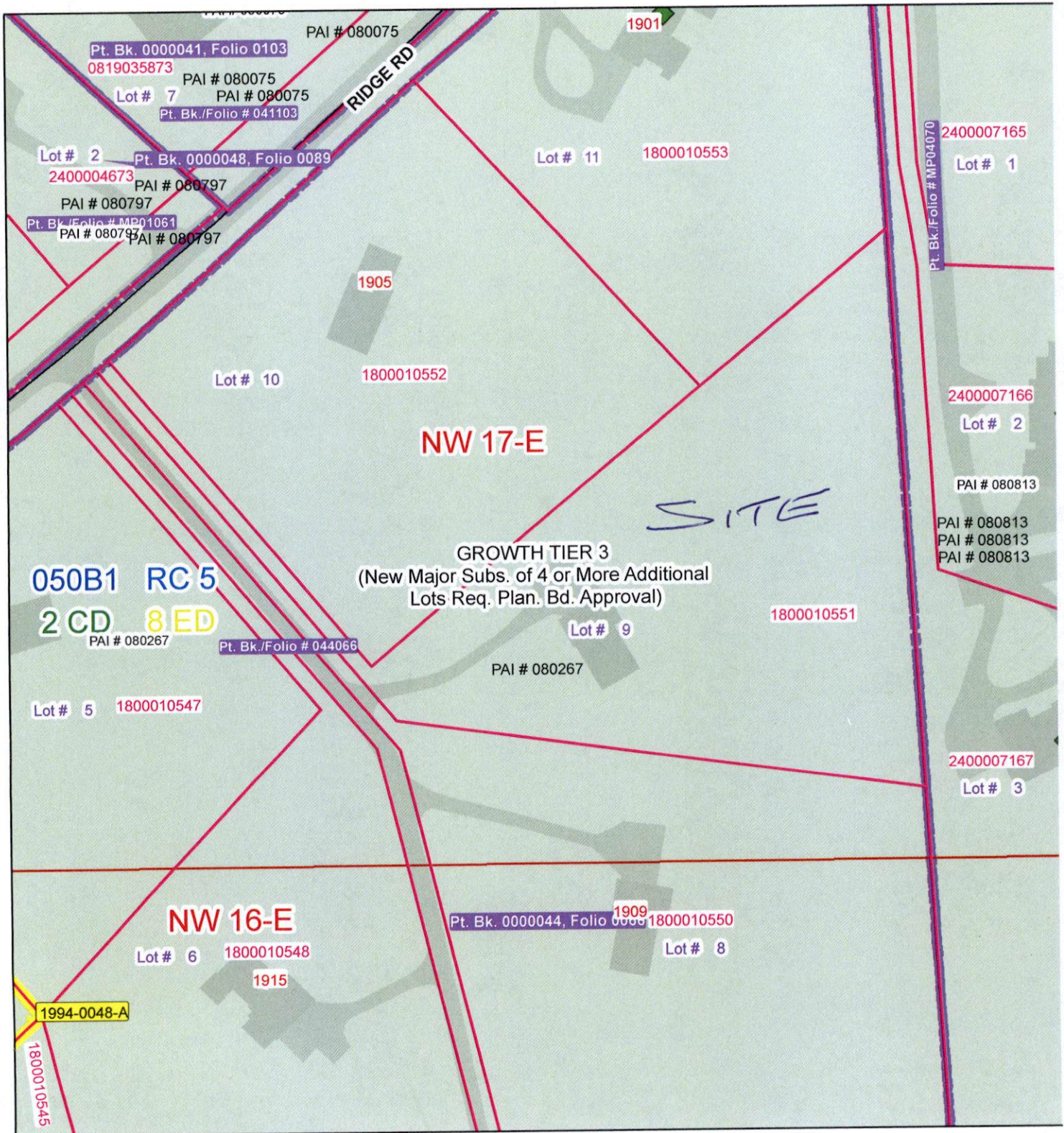
Regards,


12/27/18

Address: 1901 Ridge Rd.
Reisterstown, MD.
21136

SECRET
NO FOREIGN
DISSEMINATION

1907 Ridge Road, Tax #18-00-010-551



Publication Date: 10/23/2018



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

Real Property Data Search (w2)

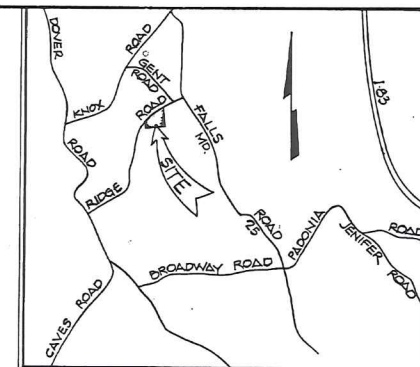
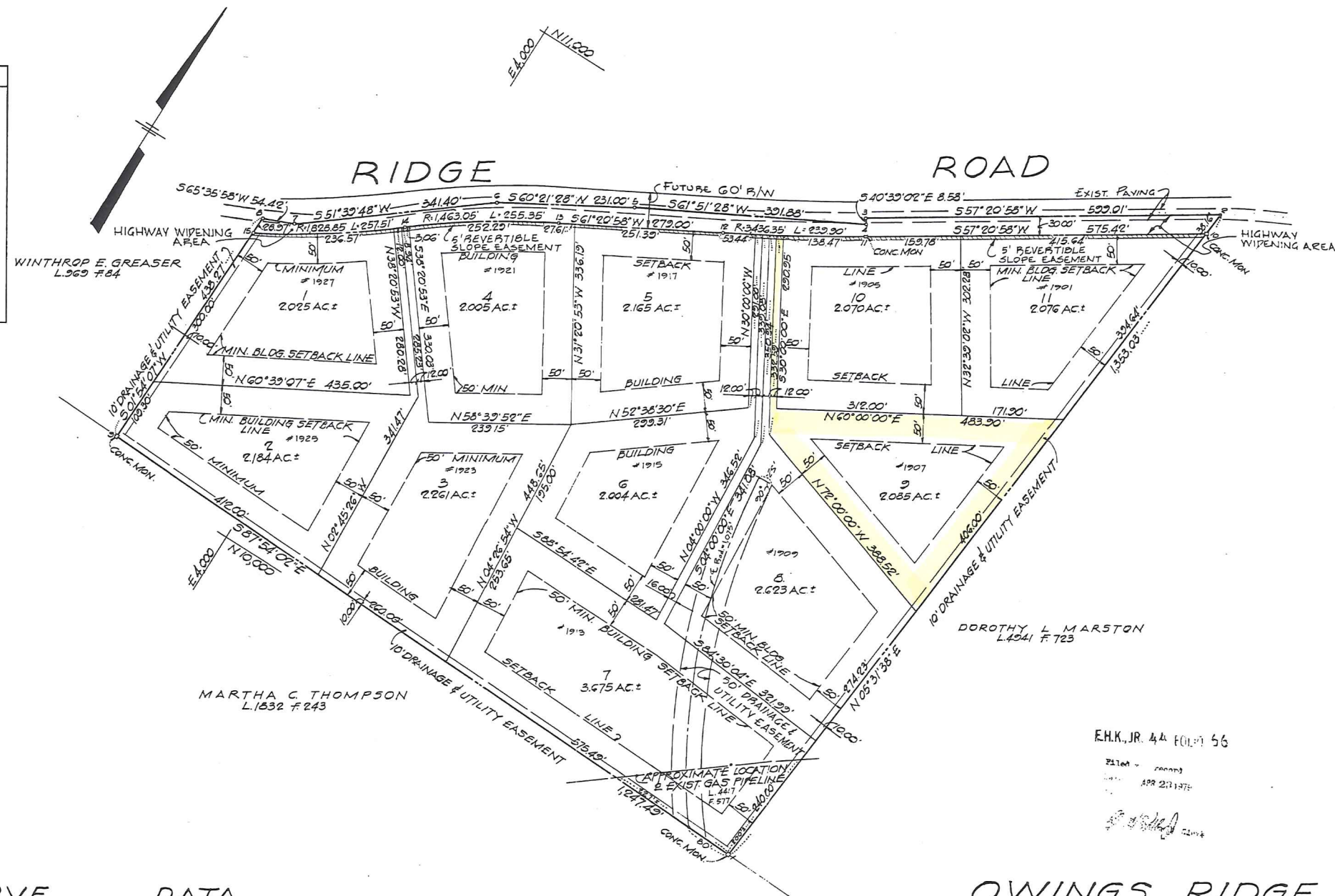
Search Result for BALTIMORE COUNTY

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Exempt Class:			NONE						
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Owner Information									
Owner Name:			GAGLIARDI ALEXA			Use:		RESIDENTIAL	
						Principal Residence:		YES	
Mailing Address:			1907 RIDGE RD REISTERSTOWN MD 21136-			Deed Reference:		/39337/ 00135	
Location & Structure Information									
Premises Address:			1907 RIDGE RD REISTERSTOWN 21136-			Legal Description:		2.085 AC 90822 SQ FT 1907 RIDGE RD OWINGS RIDGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0050	0003	0353		0000			9	2017	Plat Ref: 0044/0066
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1980		2,268 SF		710 SF		2.0800 AC		04	
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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 05/04/2018									



COORDINATES

NO.	NORTH	EAST
1	10,000.00	5,000.00
2	11,346.74	5,130.32
3	11,023.57	4,625.97
4	11,017.06	4,631.56
5	10,832.22	4,286.01
6	10,717.97	4,085.24
7	10,506.21	3,817.45
8	10,483.73	3,767.89
9	10,045.70	3,753.35
10	11,305.75	5,126.65
11	10,298.31	4,642.16
12	10,876.03	4,435.81
13	10,742.26	4,190.97
14	10,600.94	3,978.68
15	10,454.77	3,766.93



VICINITY MAP
SCALE: 1"=1 MILE

DENSITY CALCULATIONS

EXISTING ZONING	RC-5
MINIMUM LOT SIZE	20 ACRES
GROSS AREA	26.244 ACRES
NET AREA	25.174 ACRES
PERMITTED NUMBER OF LOTS	13
PROPOSED NUMBER OF LOTS	11
GROSS DENSITY	0.419 LOT/ACRE
NET DENSITY	0.437 LOT/ACRE

NOTE: HIGHWAY AND HIGHWAY WIDENING SLOPE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

CURVE DATA

FROM	TO	RADIUS	LENGTH	TANGENT	DELTA	L.C.B.	CHORD
11	12	3,436.35'	239.30'	120.00'	04°00'00"	555°20'58"W	239.85'
13	14	1,463.05'	255.35'	128.00'	10°00'00"	556°20'58"W	255.03'
14	15	1,828.85'	257.51'	128.97'	08°04'04"	555°23'00"W	257.30'

OWINGS RIDGE

6TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1/4"=100 FT. JANUARY 15, 1979

OWNER'S CERTIFICATE

THE REQUIREMENTS OF SECTION 72-B ARTICLE 17, OF THE ANNOTATED CODE OF MARYLAND (FLICK 1971 SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT, HAVE BEEN COMPLIED WITH.

OWNER: *John F. Williams* DATE: *1/15/79*

SURVEYOR'S CERTIFICATE

I, DAVID E. WILDER, 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 LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL 459, CHARTER 101C OF THE ACTS OF 1968, AND THE SUBSEQUENT ACTS AMENDATORY THEREOF.

David E. Wilder PROFESSIONAL LAND SURVEYOR NO. 48 DATE: *1/15/79*

NOTES

THE STREETS AND/OR ROADS AS SHOWN HEREON, AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FREE SIMPLE TITLE THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THIS DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE BASED ON ASSUMED DATUM.

APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT

DEPUTY STATE & COUNTY HEALTH OFFICER *ARM* DATE: *1/15/79*

APPROVED BY BALTIMORE COUNTY PLANNING BOARD

DIRECTOR *John F. Williams* DATE: *1/15/79*

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS

ROADS ENGINEER OF BALTIMORE COUNTY MD. DATE: *1/15/79*

DEVELOPMENT ENGINEERS ENGINEERS - PLANNERS - SURVEYORS

342 OLD JOPPA ROAD
FALLSTON, MARYLAND
21047
879-3253

MSA 554.1036-6506

44-68

1. Ownership: Alexo Gagliardi
1907 Ridge Road Reisterstown, MD 21136
2. Address: 1907 Ridge Road Reisterstown, MD 21136
3. Deed references: JLE 39371 / 137 / Lot 9 "Owings Ridge" PB 44 / 66
4. Area: 2.085 acres (per PB 44/66)
5. Tax Map / Parcel / Tax account #: 50 / 353 / 18-00-010551
6. Election Districts: 8 Councilmanic Districts
7. ADC Map: 050B1 GIS tile: 050B1 Position sheet: 65NW19
Census tract: 408303 Census block: 2400540B3031
8. Schools: Fort Garrison ES Pikesville MS Owens Mills HS
9. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 050B1 and the information provided by Baltimore County on the Internet.
10. Improvements: Single family dwelling & driveway. The existing dwelling and driveway will remain.

Zoning: R.C. 5 There are no previous zoning cases on the subject parcels.

Required parking spaces: 2
Parking spaces provided on site: 2

Front: 100 feet from the centerline of a road leading to a collector road
Side / Rear: 50 feet from the property line

Watershed: Loch Raven Reservoir URDL land type: 1

1. The existing dwelling is currently served by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

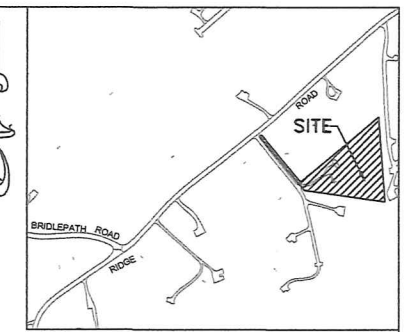
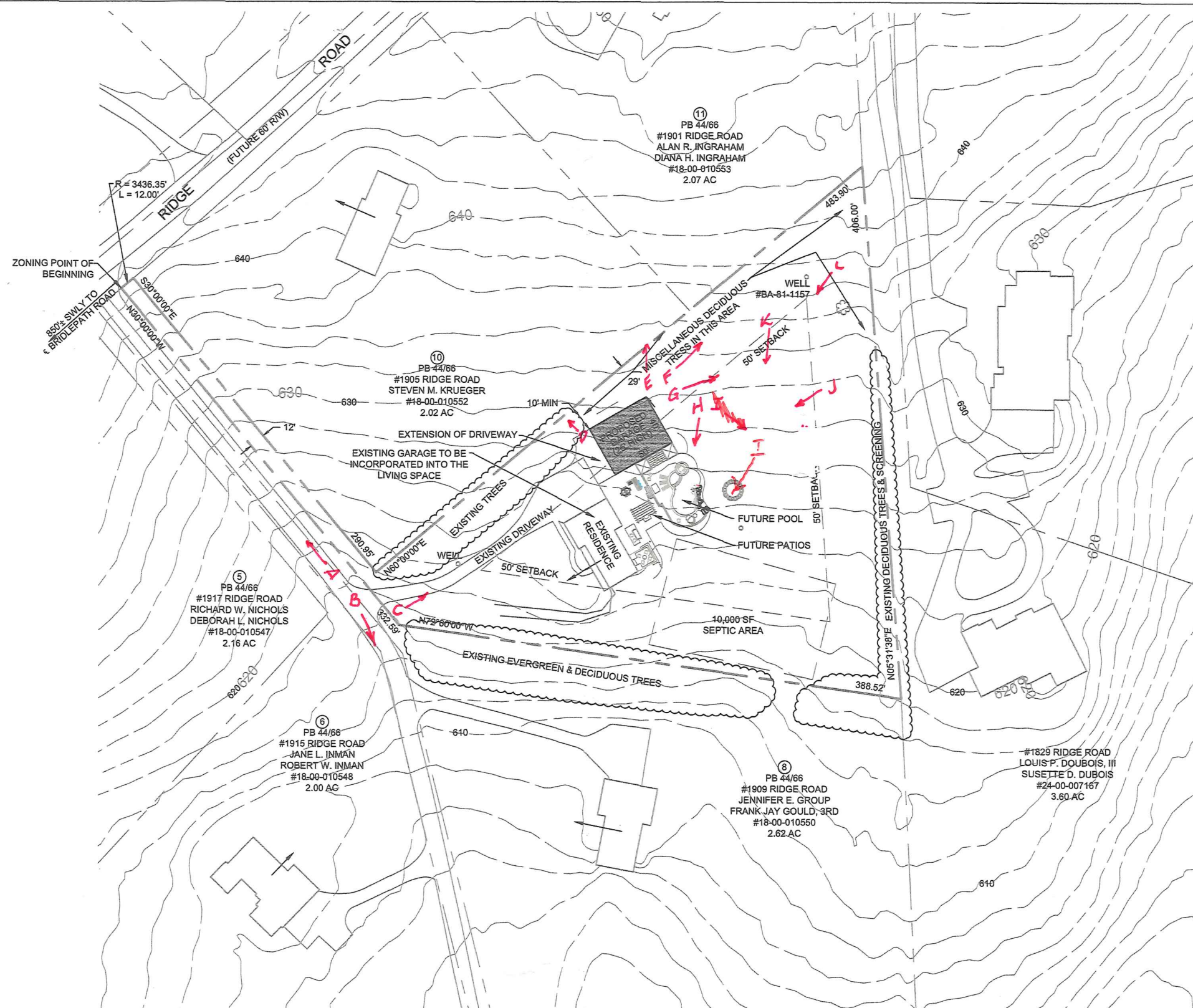
Regional Planning District: Chestnut Ridge District Code: 307

Tier: 3 Large lot developments on septic

1. The subject dwelling is not historic. The subject property is not in a historic district.

The proposed garage meets the performance standards per Section 1A04.4 BCZR

Construct a garage for personal use



Vicinity Map - Scale: 1" = 400'



PLAN TO ACCOMPANY PHOTOS

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1907 RIDGE ROAD

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 10/6/2018

Scale: 1" = 40'

PETITIONER' S

EXHIBIT NO. 4

















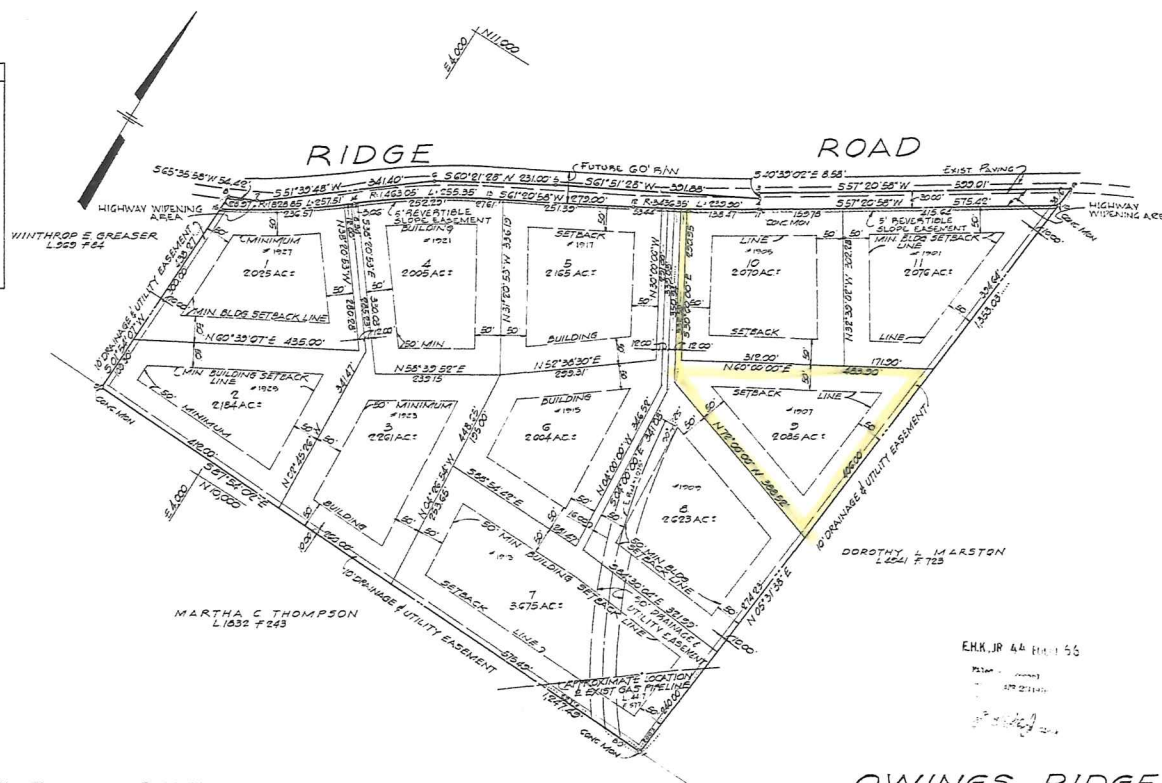








NO	NORTH	EAST
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14	10,600.24	3,978.68
15	10,454.77	3,766.93



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MINIMUM LOT SIZE	20 ACRES
GROSS AREA	26,244 ACRES
NET AREA	25,174 ACRES
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8TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1 IN. = 100 FT. JANUARY 15, 1979

NOTE: REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT OF WAY LINE ONLY, AND NOT ON TO THE PANHANDLE LOT DRIVEWAY.

SANITARY SEWER DRAIN AREA-LOCH RAVEN RESERVOIR

NO 20 DHR
2/20/77
2/20/77

DEVELOPMENT ENGINEERS
ENGINEERS • PLANNERS • SURVEYORS
342 OLD TOPPA ROAD
FALLSTON, MARYLAND
21047
877-3253

MSA SSU 1236-6526

THE REQUIREMENTS OF SECTION 75-9
ARTICLE IV OF THE UNNOTATED CODE OF
MADAGASCAR (BLACK BUT SUPPLEMENT) AS
FOR 15 THEY RELATE TO THE MAKING OF
THIS PLAN, HAVE BEEN COMPLIED WITH.

I, DAVID E. WILDER, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN Laid OUT AND THE BUT THESE PREPARED IN ACCORDANCE WITH THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL 459, CHAPTER 101 OF THE ACTS OF 1945, AND THE SUBSEQUENT ACTS AMENDATORY THEREOF.

David E. Wilder

 PROFESSIONAL LAND SURVEYOR NO 28 _____ DATE _____

THE STREET ADDRESS 200103 IS SHOWN ABOVE, AND THE VENTURE
THREE OF A KINDS ARE ALSO THE PURPOSE OF DEPOSIT IN ONLY
AND THE SAME JOB NOT INTENDED TO BE CREDITED TO PUBLIC
USE THE FEE SMILE TITLE THREE IS ENCLOSED TOGETHER
IN THE GRANTOR OF THE DEED TO WHICH THE PLAT IS ATTACHED
THE DEED AND USA AND.

COORDINATES AND BEARING SHOWN ON THIS PLAT ARE BASED ON
ASSUMED DATUM.

APPROVED BY BALTIMORE COUNTY PLANNING DEPARTMENT

James D. Cantello 1/16/79
BALTIMORE COUNTY PLANNING DEPARTMENT
APPROVED BY BALTIMORE COUNTY PLANNING DEPT

Robert J. Pugh
DIRECTOR

APPROVED BY PLANNING, MAP LOCATION OF STREET

EXHIBIT NO.

2

GIS Photo w/contours



PETITIONER'S

EXHIBIT NO. 3

GENERAL SITE INFORMATION

1. Ownership: Alexa Gagliardi
1907 Ridge Road Reisterstown, MD 21136
2. Address: 1907 Ridge Road Reisterstown, MD 21136
3. Deed references: JLE 39337 / 135 / Lot 9 "Owings Ridge" PB 44/ 66
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ADC Map: 050B1 GIS tile: 050B1 Position sheet: 65NW19
Census tract: 408303 Census block: 240054083031
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8. Improvements: Single family dwelling & driveway. The existing dwelling and driveway will remain.

OFFICE OF ZONING

Zoning: R.C. 5 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 2

Parking spaces provided on site: 2

R.C. 5 Setbacks for Residences

Front: 100 feet from the centerline of a road leading to a collector road

Side / Rear: 50 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

1. The existing dwelling is currently served by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

Regional Planning District: Chestnut Ridge District Code: 307

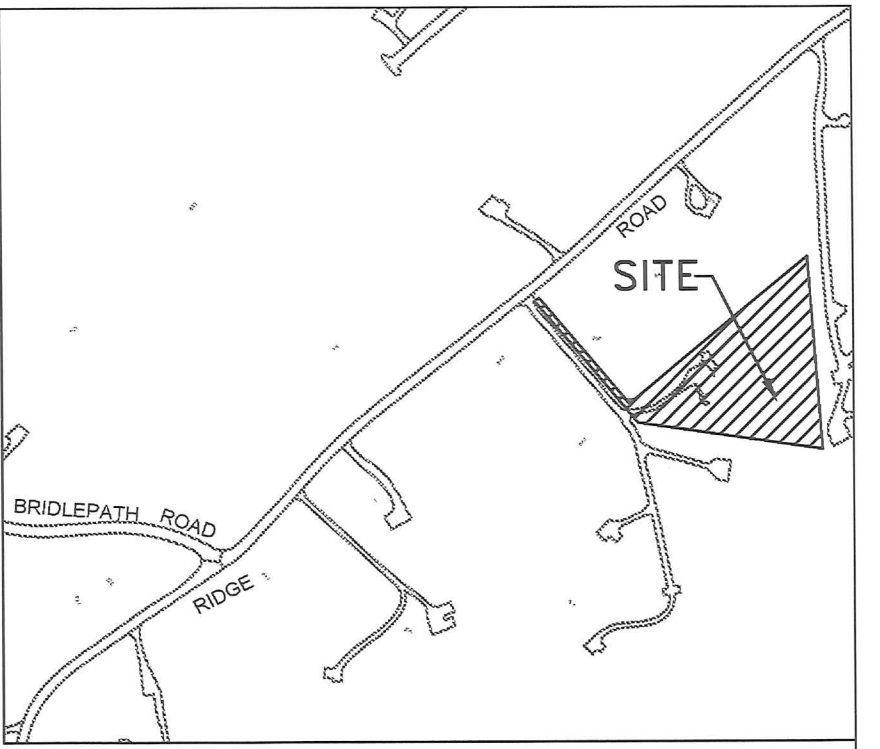
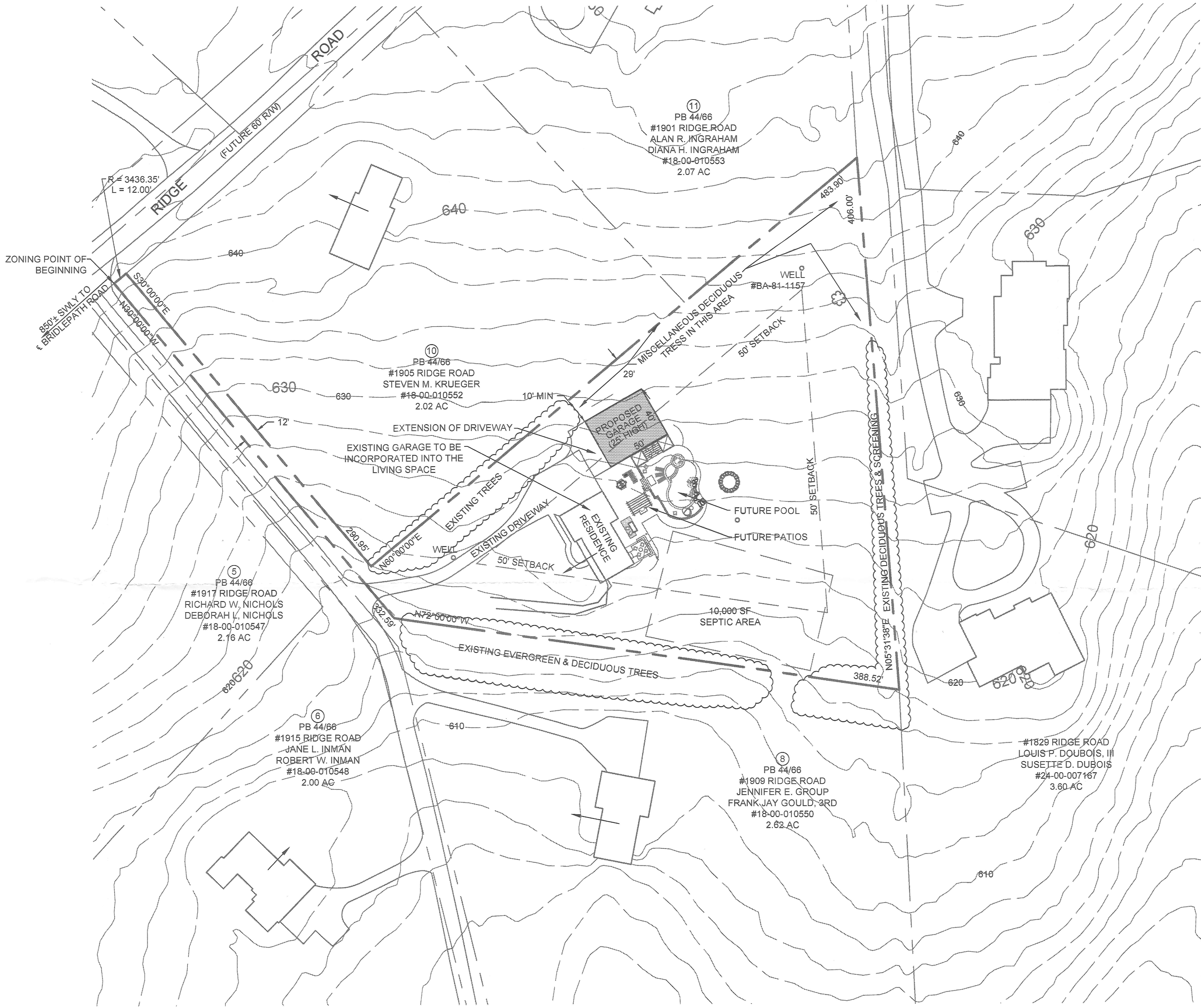
Tier: 3 Large lot developments on septic

1. The subject dwelling is not historic. The subject property is not in a historic district.

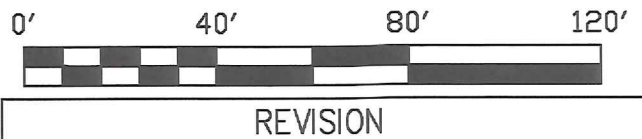
The proposed garage meets the performance standards per Section 1A04.4 BCZR

PROPOSED DEVELOPMENT

Construct a garage for personal use



Vicinity Map - Scale: 1" = 400'



PETITIONER'S

EXHIBIT NO. 1

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21063
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1907 RIDGE ROAD

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT



Date: 10/6/2018

Scale: 1" = 40'

GENERAL SITE INFORMATION

1. Ownership: Alexa Gagliardi
1907 Ridge Road Reisterstown, MD 21136
2. Address: 1907 Ridge Road Reisterstown, MD 21136
3. Deed references: JLE 39337 / 135 / Lot 9 "Owings Ridge" PB 44/ 66
4. Area: 2.085 acres (per PB 44/66)
5. Tax Map / Parcel / Tax account #: 50 / 353 / 18-00-010551
6. Election District: 8 Councilmanic District: 2
ADC Map: 05081 GIS tile: 05081 Position sheet: 65NW19
Census tract: 408303 Census block: 240054083031
Schools: Fort Garrison ES Pikesville MS Owings Mills HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 05081 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling & driveway. The existing dwelling and driveway will remain.

OFFICE OF ZONING

Zoning: R.C. 5 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 2
Parking spaces provided on site: 2

R.C. 5 Setbacks for Residences

Front: 100 feet from the centerline of a road leading to a collector road
Side / Rear: 50 feet from the property line

ENVIRONMENTAL IMPACT

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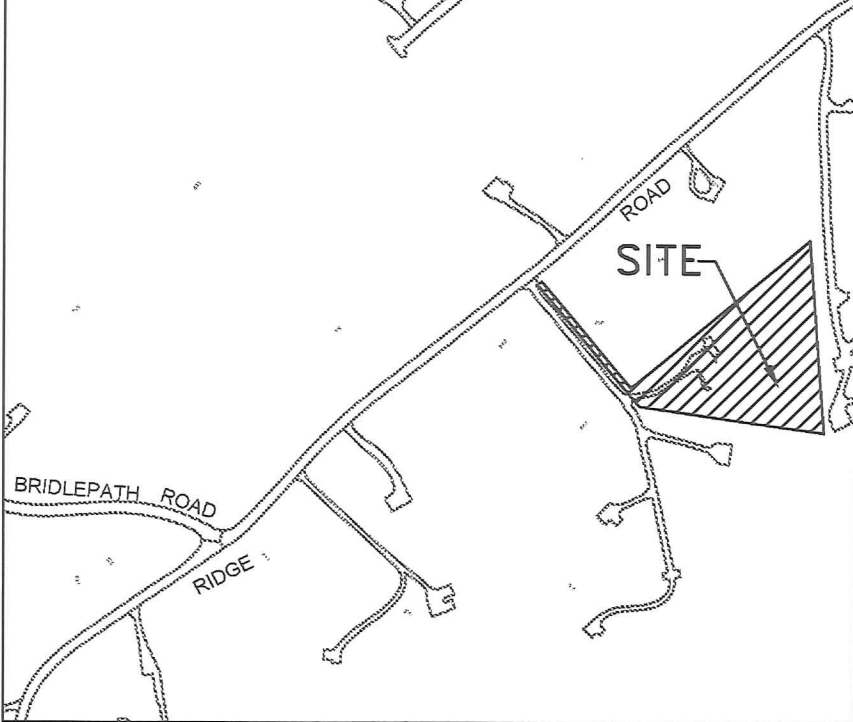
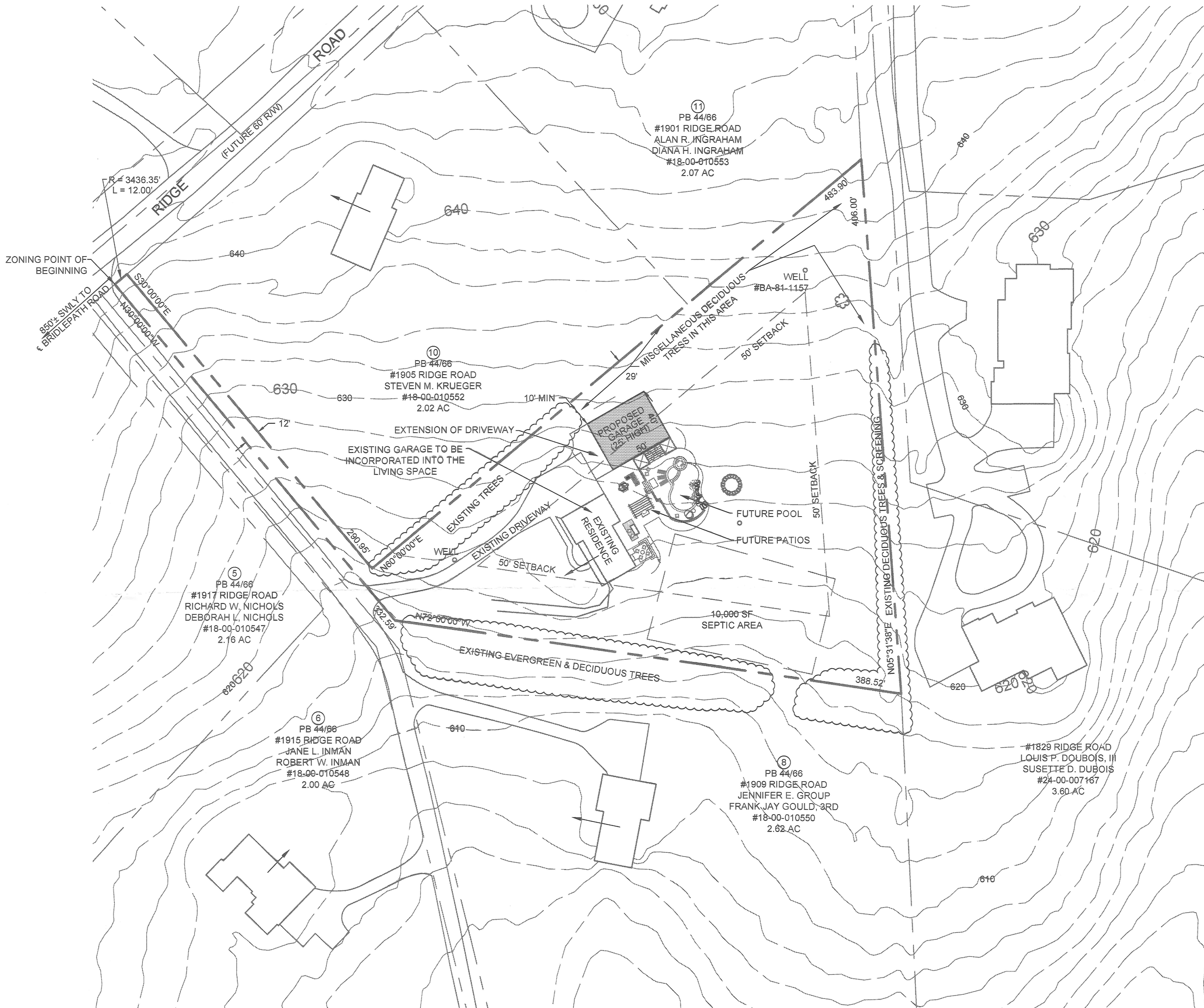
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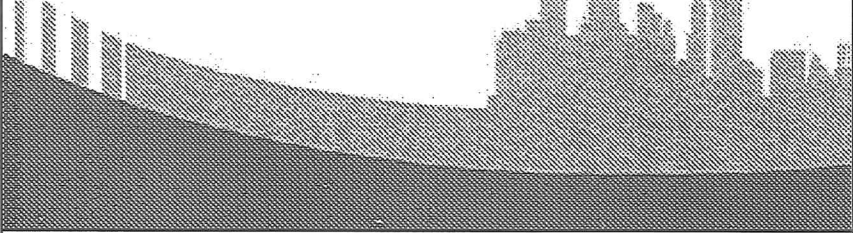


Vicinity Map - Scale: 1" = 400'



REVISION

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