

M E M O R A N D U M

DATE: April 5, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0227-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 4, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(30 Aston Court)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Spencer Gordon Levy & Kerry Kress Levy	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0227-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Spencer Gordon Levy and Kerry Kress Levy (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”), to permit a rear yard addition with a 30 ft. rear setback and a 60 ft. setback to the centerline of Walnut Avenue in lieu of the required 50 ft. and 75 ft., respectively. 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 February 10, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 3-5-19

By kw

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 5th day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR"), to permit a rear yard addition with a 30 feet rear setback and a 60 feet setback to the centerline of Walnut Avenue in lieu of the required 50 feet and 75 feet, respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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 3-5-19

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 30 ASTON CT Currently zoned RC5
 Deed Reference 27520 / 00146 10 Digit Tax Account # 2 1 0 0 0 1 1 0 4 8
 Owner(s) Printed Name(s) LEVY, SPENCER GORDON LEVY, KERRY KRESS

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

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

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

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1A04.3.B.2.b. → To permit a rear yard addition with a 30 feet rear setback and a 60 feet setback to the centerline of Walnut Avenue in lieu of the required 50 feet and 75 feet, respectively.

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):

SPENCER GORDON LEVY / KERRY KRESS LEVY
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
30 ASTON CT OWINGS MILLS MD
 Mailing Address City State
21117-1439 / 443-794-5341 / Spencer.Levy@cbre.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:

RATCLIFFE ARCHITECTS: CONTACT - SUSAN HARRINGTON
 Name - Type or Print
[Signature]
 Signature
10404 STEVENSON RD STEVENSON MD
 Mailing Address City State
21153 / 410-484-7010 / susan@ratcliffearchitects.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 3 day of May, 2019 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 2019-0227-A Filing Date 2/1/19 Estimated Posting Date 2/10/19 Reviewer JS

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: 30 ASTON CT OWINGS MILLS MD 21117-1439
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 would like to expand our kitchen, and the most economical manner to do so is to expand into the rear yard because of the current location of the driveway. However, the house is currently only 2' away from the current 50' rear yard setback line. We would therefore like to request a zoning variance to reduce the rear yard setback to 30', so that we may expand our kitchen and add a porch.

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

Signature of Owner (Affiant)

Spencer Gordon Levy

Name- Print or Type

Signature of Owner (Affiant)

Kerry Kress Levy

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 26th day of January, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Spencer Gordon Levy Kerry Kress Levy

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

AS WITNESS my hand and Notaries Seal

LORAIN M ALLEN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires 09/11/2022

Notary Public

My Commission Expires

Zoning Description to Accompany Petition for Zoning Variance

Zoning Description for 30 Aston Ct

Election District 4 Councilmanic District 2

Beginning at a point on the east side of Aston Court which is 50 feet wide (50') at a distance of 1171 feet (1171') east-southeast of the centerline of the nearest improved intersecting street Garrison Forest Road which is 70 feet (70') right of way.

Being lot #10, Section #2 in the subdivision of Worthington Park as recorded in Baltimore County Plat Book #0060, Folio #0050, containing 1.1 acres.

2019-0727-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/10/2019

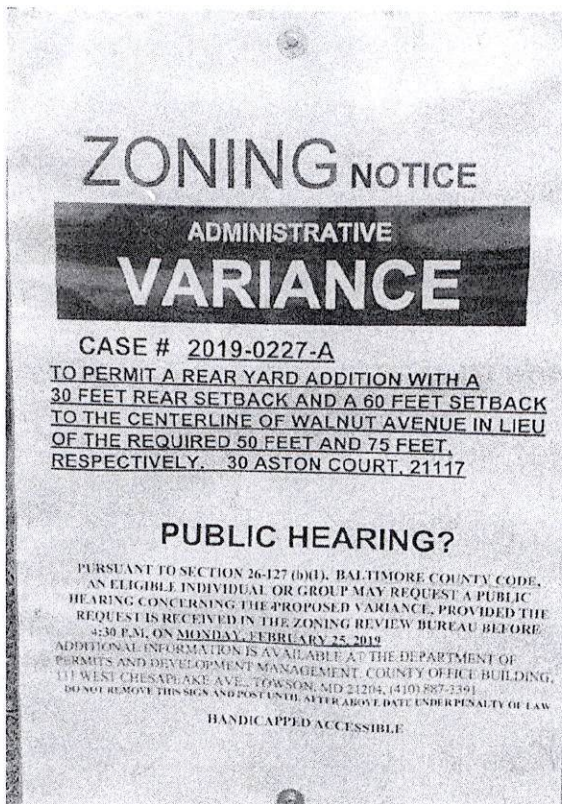
Case Number: 2019-0227-A

Petitioner / Developer: RATCLIFFE ARCHITECTS ~ LEVY

Date of Closing: FEBRUARY 25, 2019

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:
30 ASTON COURT, 21117

The sign(s) were posted on: FEBRUARY 10, 2019



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)



INVOICE

Date: 2/10/2019

Invoice #6651

Linda O'Keefe
523 Penny Lane
Hunt Valley, Maryland 21030
Phone: (410) 666 - 5366
Cell: (443) 604 - 6431
Fax: (410) 666 - 0929
LuckyLinda1954@yahoo.com

To

Ratcliffe Architects
c/o Maureen Kelly
10404 Stevenson Road
Stevenson, MD 21153
Phone # 410-484-7010

Job	Payment Terms
Case # 2019-0227-A	Due on receipt

Qty	Description	Unit Price	Line Total
2	Posting of Zoning Signs Administrative Variance Case # 2019-0227-A Levy Property 30 Aston Court, 21117 CLOSING: February 25, 2019	\$ 150.00	\$300.00
Total			\$ 300.00

L

Make all checks payable to Linda O'Keefe

Thank you for your business!

**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: 2019-0227-A

Property Address: 30 ASTON CT., 21117

Property Description: _____

Legal Owners (Petitioners): SPENCER + KERRY LEVY

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: SUSAN HARRINGTON

Company/Firm (if applicable): RATCLIFF ARCHITECTS

Address: 10404 STEVENSON ROAD

STEVENSON, MD 21153

Telephone Number: 410-484-7010

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0027 -A Address 30 ASTON CT., 21117

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/1/19 Posting Date: 2/10/19 Closing Date: 2/25/19

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- 0027 -A Address 30 ASTON CT., 21117

Petitioner's Name LEVY Telephone 443-794-5341

Posting Date: 2/10/19 Closing Date: 2/25/19

Wording for Sign: TO PERMIT A REAR YARD ADDITION WITH A 30 FEET REAR SETBACK AND A
60 FEET SETBACK TO THE CENTERLINE OF WALNUT AVENUE IN LIEU OF THE REQUIRED
50 FEET AND 75 FEET, RESPECTIVELY.

Revised 6/30/2019

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

No. **178983**

Date: **2/1/19**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 2/05/2019 2/01/2019 11:20:12 1

REG MS01 WALKIN LJR
 >>RECEIPT # 831993 2/01/2019 OFLN

Dept 5 528 ZONING VERIFICATION
 178983

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

Recpt Tot \$ 75.00
 75.00 CK .00 CA
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **GURDON / KRESS**

For: **2019-0227-1**

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 28, 2019

Kerry Kress & Spencer Gordon Levy
30 Aston Court
Owings Mills MD 21117

RE: Case Number: 2019-0227-A, 30 Aston Ct

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 February 1, 2019. 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 horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Ratchliffe Architects Attn: Susan Harrington 10404 Stevenson Road Stevenson MD 21117

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 2/25/19

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. 2019-0227-A

*Administrative Variance
Spencer Gordon & Kerry Kress Levy
30 Aston Court.*

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

Sincerely,

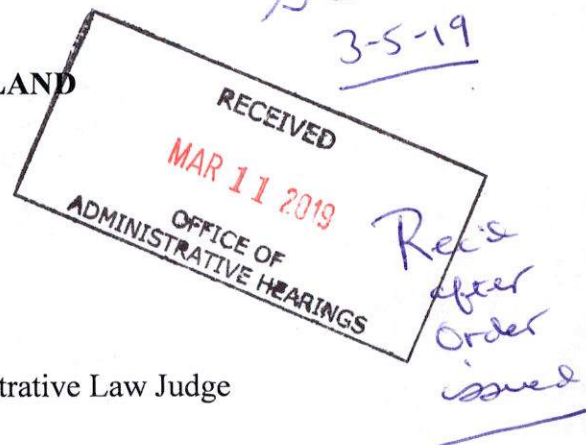

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

2/25
Jw Cond.
3-5-19

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: March 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0227-A
Address 30 Aston Court
(Gordon & Levy Property)

Zoning Advisory Committee Meeting of **February 25, 2019.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any future permit(s) for addition(s), especially since the existing well is in the area. A well variance may be needed from our section - if a proposed addition is going to be less than 30 feet from the well.

Reviewer: Dan Esser

AV 2/25

CASE NO. 2019- 0227-17

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>2-25</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>2-10-19</u>	by <u>Linda O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: Missing Posting - Sp. to fence + secured pet. - she'll
contact rep. 3-1 @ 9:15 AM ✓ Rec'd 3-4-19

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 - 04 Account Number - 2100011048			
Owner Information					
Owner Name:		LEVY SPENCER GORDON LEVY KERRY KRESS		Use:	RESIDENTIAL YES
Mailing Address:		30 ASTON CT OWINGS MILLS MD 21117-1439		Principal Residence:	
				Deed Reference:	/27520/ 00146
Location & Structure Information					
Premises Address:		30 ASTON CT OWINGS MILLS 21117-1439		Legal Description:	1.1005 AC 30 ASTON CT WORTHINGTON PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0049	0016	0227		0000	2
					Block:
					10
					Assessment Year:
					2019
					Plat No:
					0060/ 0050
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2004		5,497 SF		1,1000 AC	
Property Land Area		County Use			
1,1000 AC		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BRICK	4 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2019		07/01/2018	
		151,500		As of	
		579,100		07/01/2019	
Land:		151,500			
Improvements		579,100			
Total:		730,600		681,600	
Preferential Land:		0		697,933	
				0	
Transfer Information					
Seller: KREIS KERRY		Date: 12/22/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27520/ 00146		Deed2:	
Seller: GARRISON JOINT VENTURE		Date: 06/26/2001		Price: \$140,000	
Type: ARMS LENGTH VACANT		Deed1: /15336/ 00491		Deed2:	
Seller: HUNT COUNTRY EST ATEs JOINT VENTUR		Date: 07/28/1989		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08235/ 00658		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

ZAC AGENDA

Case Number: 2019-0227-A **Reviewer:** Jason Seidelman

Existing Use: **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Spencer Gordon & Kerry Kress Levy

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 30 ASTON CT

Location: E/S of Aston Ct (50'), 1171' SE of center line of intersection with Garrison Forest Road (70')

Existing Zoning: RC 5

Area: 1.1 A

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a rear yard addition with a 30 feet rear setback and a 60 feet setback to the centerline of Walnut Avenue in lieu of the required 50 feet and 75 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/25/2019

Miscellaneous Notes:

Case Number: 2019-0228-A **Reviewer:** Rosalie Johnson

Existing Use: **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Craig J & Lee Ann Reich

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2506 DEER MEADOW CT

Location: West of Dover Road on N side of Deer Meadow Ct

Existing Zoning: RC 5, RC 4

Area: 1.354 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To request a detached accessory use garage to be partially located in the side yard with maximum height of 22 feet in the lieu of the required rear yard at a maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

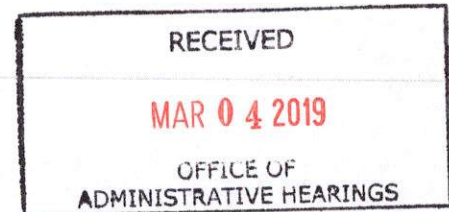
Violation Cases: None

Closing Date:

Miscellaneous Notes:

Debra Wiley

From: Jenae Johnson
Sent: Monday, March 04, 2019 9:39 AM
To: Debra Wiley
Subject: FW: Baltimore County Sign Posting
Attachments: Aston Ct. Cert.jpeg; Aston Ct. Photos.docx; Aston Court Inv. .doc



From: Maureen Kelly [mailto:maureen@ratcliffearchitects.com]
Sent: Monday, March 04, 2019 9:37 AM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Cc: Susan Harrington <susan@ratcliffearchitects.com>
Subject: FW: Baltimore County Sign Posting

Good morning Janai,
As requested please find attached the sign posting information for 30 Aston Court. If you need anything further feel free to contact me.
Regards,
Maureen Kelly



Ratcliffe Architects
10404 Stevenson Road
Stevenson, Md. 21153
Web site - ratcliffearchitects.com
(410)- 484-7010
Fax(410) 484-3819

THIS E-MAIL MAY CONTAIN PRIVILEGED, CONFIDENTIAL, COPYRIGHTED, OR OTHER LEGALLY PROTECTED INFORMATION. IF YOU ARE NOT THE INTENDED RECIPIENT (EVEN IF THE E-MAIL ADDRESS ABOVE IS YOURS), YOU MAY NOT USE, COPY, OR RETRANSMIT IT. IF YOU HAVE RECEIVED THIS BY MISTAKE PLEASE NOTIFY US BY RETURN E-MAIL, THEN DELETE. THANK YOU.

From: Maureen Kelly
Sent: Monday, February 11, 2019 11:06 AM
To: Levy, Spencer @ Americas Research <Spencer.Levy@cbre.com>
Cc: Peter Ratcliffe <peter@ratcliffearchitects.com>; Susan Harrington <susan@ratcliffearchitects.com>
Subject: FW: Baltimore County Sign Posting

Please see attachments regarding variance sign posting.
Maureen



Ratcliffe Architects
10404 Stevenson Road
Stevenson, Md. 21153
Web site - ratcliffearchitects.com
(410)- 484-7010
Fax(410) 484-3819

THIS E-MAIL MAY CONTAIN PRIVILEGED, CONFIDENTIAL, COPYRIGHTED, OR OTHER LEGALLY PROTECTED INFORMATION. IF YOU ARE NOT THE INTENDED RECIPIENT (EVEN IF THE E-MAIL ADDRESS ABOVE IS YOURS), YOU MAY NOT USE, COPY, OR RETRANSMIT IT. IF YOU HAVE RECEIVED THIS BY MISTAKE PLEASE NOTIFY US BY RETURN E-MAIL, THEN DELETE. THANK YOU.

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Sunday, February 10, 2019 10:09 PM
To: Maureen Kelly <maureen@ratcliffearchitects.com>
Subject: Re: Baltimore County Sign Posting

Hi Maureen,

Just a note to let you know the signs were posted today at Aston Court. I have attached the Certification and background photos for your records along with the Invoice. The Certification and photos were also sent to the County. Please let your client know that I will be back after the Closing date to pick up the signs and posts off the property. Thank you ever so much!
Best Wishes,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

On Monday, February 4, 2019, 12:06:56 PM EST, Maureen Kelly <maureen@ratcliffearchitects.com> wrote:

Thanks for your help.

Maureen



Ratcliffe Architects

10404 Stevenson Road

Stevenson, Md. 21153

Web site - ratcliffearchitects.com

(410)- 484-7010

Fax(410) 484-3819

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From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Saturday, February 2, 2019 12:51 PM
To: Maureen Kelly <maureen@ratcliffearchitects.com>
Subject: Re: Baltimore County Sign Posting

Hi Maureen,

I have your request to post the signs on or before Feb. 10 and I will certainly take care of that for you.

Thank you,

Linda

Sent from Yahoo Mail for iPhone

On Friday, February 1, 2019, 12:29 PM, Maureen Kelly <maureen@ratcliffearchitects.com> wrote:

Good morning Linda,

Please find attached a new posting for a Baltimore County Variance. The address is 30 Aston Court and it needs to be posted from February 10-25, 2019.

Let me know if you need any further information.

Thanks,

Maureen



Ratcliffe Architects

10404 Stevenson Road

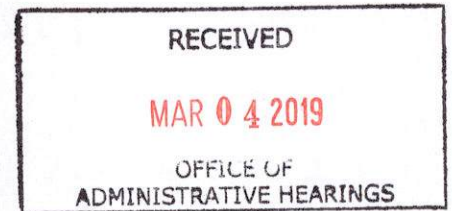
Stevenson, Md. 21153

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Background Photo 1st sign @ 20 Aston Court ~ 2/10/2019



Background Photo 2nd sign @ 20 Aston Court ~ 2/10/2019

CASE # 2019-0227-A



PA RATCLIFFE
ARCHITECTS

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LICENSE No. 10916, EXPIRATION DATE
2020.11.10

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PROJECT:

**NEW RENOVATION
PLANS FOR:**

THE LEVY
RESIDENCE

30 ASTON CT.
OWINGS MILLS, MD 21117
BALTIMORE COUNTY

RELEASE SCHEDULE	
1	10/1/78
2	10/1/78
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DATE	SUMMA
2019.01.07	PROGRE

2019.01.07	PROGRE
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SCALE:	AS SHOWN
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DWG TITLE:

BUILDING
IMAGES

SHEET No.

Baltimore County - My Neighborhood



Legend

Building Footprints

- Buildings
- Institutional Buildings
- Commercial Buildings

Councilmanic Districts

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- Election Districts

House Numbers

Permits

Zoning History Cases

Zoning

Property

Interstates

Interstate Ramps

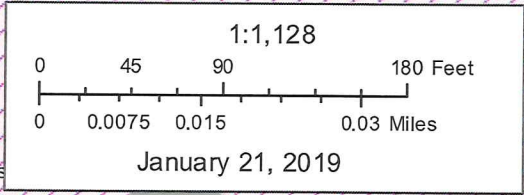
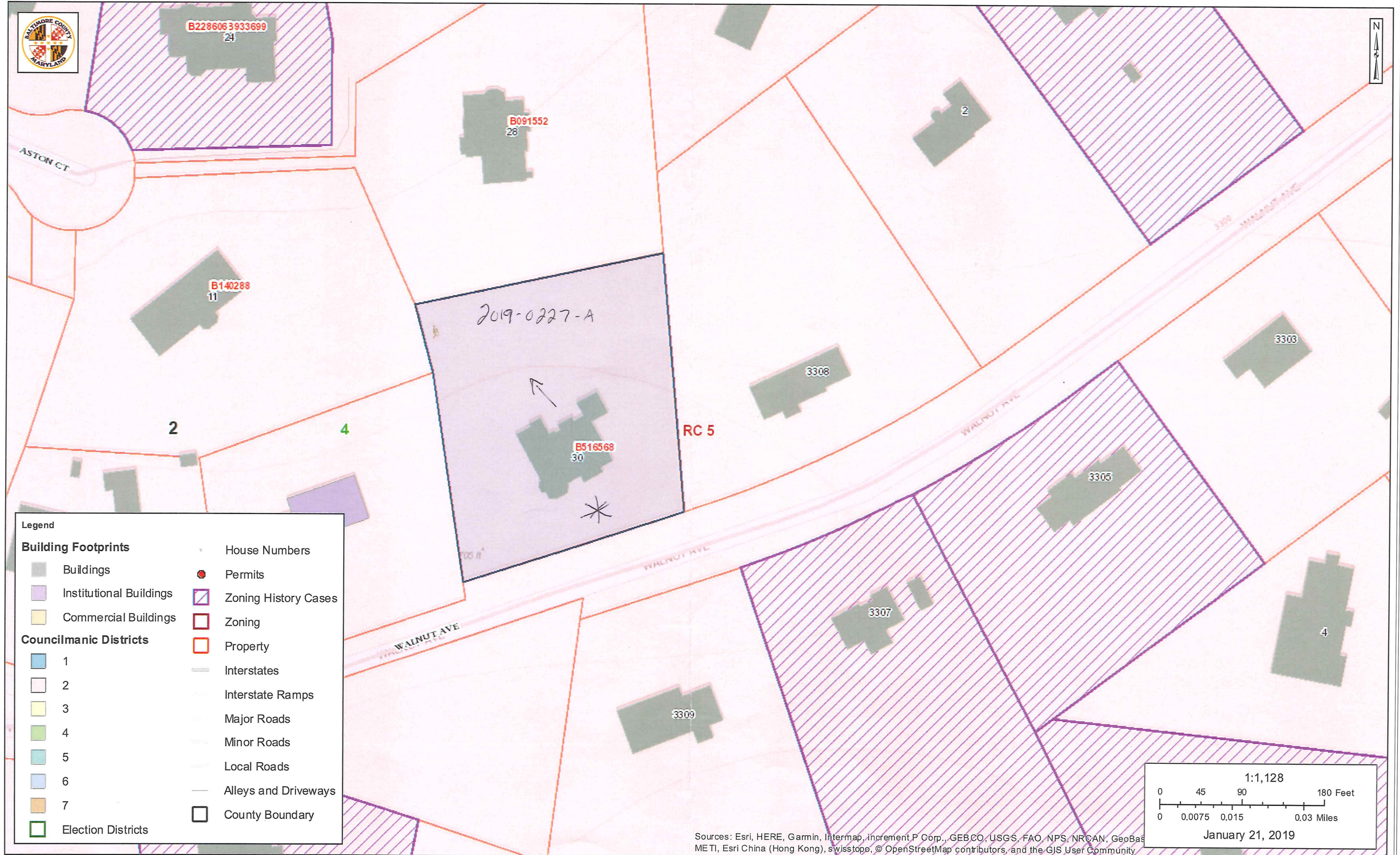
Major Roads

Minor Roads

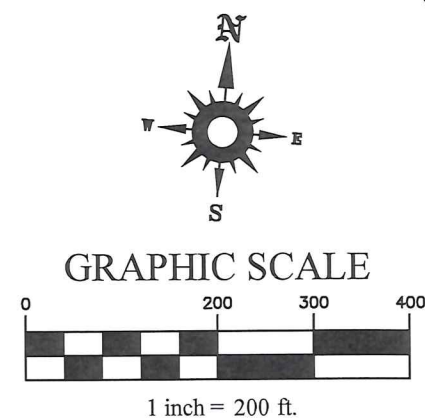
Local Roads

Alleys and Driveways

County Boundary



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBas, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



SCALE: 1" = 200'

PA **RATCLIFFE**
ARCHITECTS
10114 Stevenson Road • Stevenson, Maryland 21153
410-484-7010 • Fax 410-484-7319 • jpetr@ratcliffarchitects.com

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PROJECT:

NEW RENOVATION
PLANS FOR:

THE LEVY
RESIDENCE

30 ASTON CT.
OWINGS MILLS, MD 21117
BALTIMORE COUNTY

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100	10/1/80

DATE	SUMMARY
2019.02.01	VARIANCE

SCALE:	AS SHOWN
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DWG TITLE:

ARCH. SITE
PLAN KEY

SHEET No.

SP1.1