

M E M O R A N D U M

DATE: July 24, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0339-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 22, 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
(15120 Wheeler Lane)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Ronald M. & Kathryn A. Shapiro	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0339-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, Ronald M. and Kathryn A. Shapiro (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard. 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 May 31, 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 the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 6-20-19

By [Signature]

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

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 20th day of **June, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard, 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.
- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage shall not be used for commercial purposes.

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By [Signature]

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 6-20-19

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 15120 WHEELER LANE Currently zoned RC-2
Deed Reference 40779 / 00168 10 Digit Tax Account # 1 7 0 0 0 1 0 0 2 4
Owner(s) Printed Name(s) RONALD & KATHRYN SHAPIRO

(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) 400.1, BCZR, to PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.
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):

RONALD M. SHAPIRO / KATHRYN A. SHAPIRO
Name #1 - Type or Print / Name #2 - Type or Print
Signature #1 / Signature #2
15120 WHEELER LANE SPARKS MD
Mailing Address City State
21152 / Telephone # / Email Address
kashapiro@aol.com
shapiro@shapiroadvisors-llc.com

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
10404 STEVENSON ROAD 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 15 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 2019-0339-A Filing Date 5/24/19 Estimated Posting Date 6/2/19 Reviewer JCM

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: 15120 WHEELER LANE SPARKS MD 21152
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)**

Because of the high grade of our rear yard, and also because of the agricultural nature of our property, we are requesting relief from the zoning requirement to have our detached farm garage/ agricultural storage facility in the rear yard of our property and instead be allowed to have the building in the front yard of the property, approximately 45' from the house and approximately 300' from the closest property line.

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

Signature of Owner (Affiant)

RONALD M. SHAPIRO

Name- Print or Type

Signature of Owner (Affiant)

KATHRYN A. SHAPIRO

Name- Print or Type

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

STATE OF MARYLAND, ^{CITY}~~COUNTY~~ OF BALTIMORE, to wit:

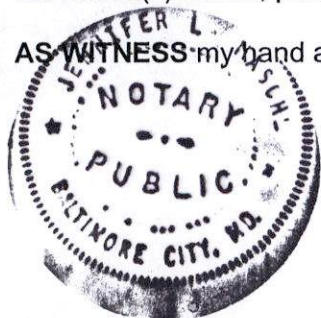
I HEREBY CERTIFY, this 17th day of MAY, 2019, before me a Notary of Maryland, in and for the ^{CITY}~~County~~ aforesaid, personally appeared:

Print name(s) here:

KATHRYN A. SHAPIRO and RONALD M. SHAPIRO

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

9/1/2022

Zoning Description to Accompany Petition for Zoning Variance

Zoning Description for 15120 Wheeler Lane

Election District 8 Councilmanic District 3

Beginning at a point on the North side of Wheeler Lane which is 12' feet (12') at a distance of 1,855.8 feet (1,855.8') East-Southeast of the centerline of the nearest improved intersecting street Gerber Lane which is 15 feet (15') right of way.

Thence the following courses and distances: N40°23'W 52.23', N40°23'W 18.27', N71°58'E 171.73', N66°35'E 302.50', N17°55'W 510.75', S71°02'30" W 16.67', N37°20'W 624.37', N02°42'W 410.68', N53°20'E 667', S22°02'E 741.45', S61°03'W 571.54', S17°55'E 574.89', S87°05'W 31.06', S66°25'W 448.10', back to the point of beginning as recorded in Baltimore County Plat Book #40779, Folio #168, and containing 15.13 acres.

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Election District 8 Councilmanic District 3

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CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/31/2019

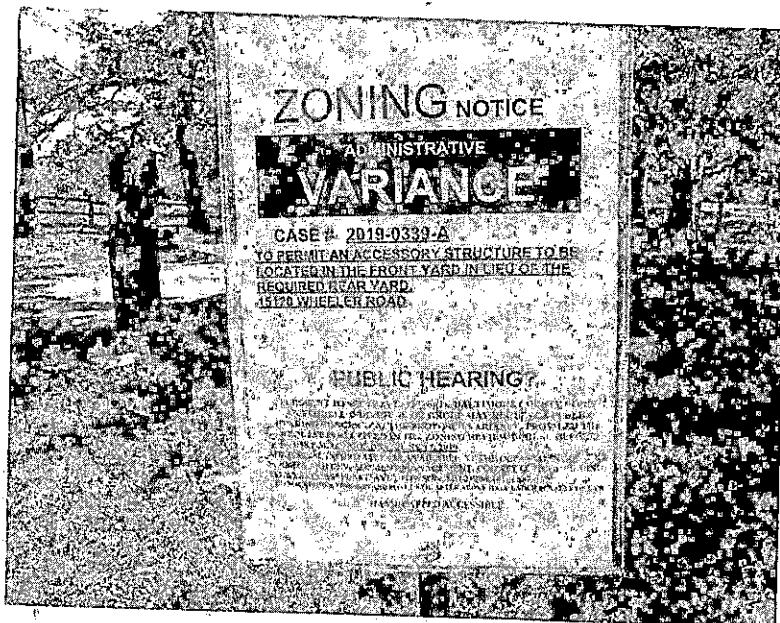
Case Number: 2019-0339-A

Petitioner / Developer: RON SHAPIRO

Date of Closing: JUNE 17, 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:
15120 WHEELER ROAD

The sign(s) were posted on: MAY 31, 2019



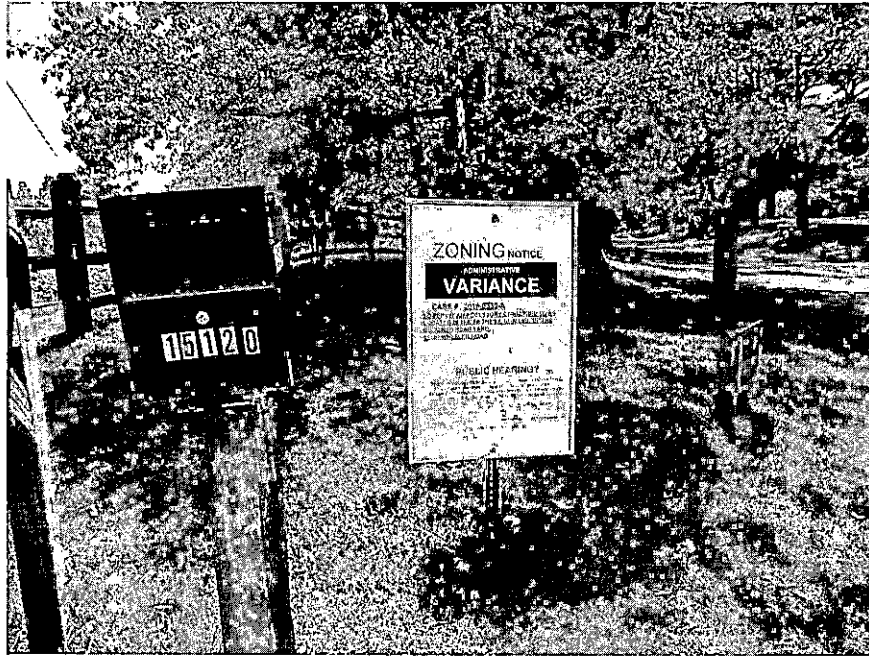
Linda O'Keefe
(Signature of Sign Poster)

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)



Background Photo 1st Sign @ 15120 Wheeler Road ~ 5/31/2019



Background Photo 2nd Sign @ 15120 Wheeler Road ~ 5/31/2019

CASE # 2019-0339-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0339 -A Address 15120 WHEELER LN

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/24 Posting Date: 6/2 Closing Date: 6/17/19

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- 0339 -A Address 15120 WHEELER RD

Petitioner's Name RON SHAPIRO Telephone 410-385-4243

Posting Date: 6/2/19 Closing Date: 6/17/19

Wording for Sign: To Permit AN ACCESSORY STRUCTURE TO BE
LOCATED IN THE FRONT YARD IN LIEU OF
THE REQUIRED REAR YARD.

Revised 6/30/2019

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

No. **183780**

PAID RECEIPT

Date:

5/24/19

BUSINESS 5/28/2019 ACTUAL 5/24/2019 09:30:47 DRW 1

REG MS01 WALKIN LJR

>>RECEIPT # 009435 5/24/2019 OFLN

Dept 5 528 ZONING VERIFICATION

183780

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.-

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

Total: **75.-**

Rec

From: **RATCLIFFE ARCH..**

For:

2019-0339-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

June 18, 2019

Ronald Shapiro
Kathryn Shapiro
15120 Wheeler Lane
Sparks, MD 21152

RE: Case Number: 2019-0339-A, 15120 Wheeler Lane

To whom it may concern:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on May 24, 2019.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

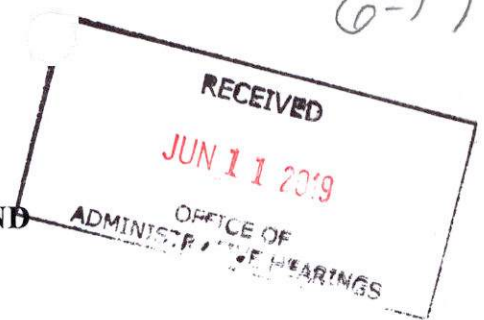
A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: kl

C: People's Counsel
Ratcliffe Architects; Susan Harrington, 10404 Stevenson Road, Stevenson 21153

6-17



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: June 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0339-A
Address 15120 Wheeler Lane
(Shapiro Property)

Zoning Advisory Committee Meeting of **June 10, 2019**.

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

Reviewer: Steve Ford

(Av) 6-17-19

CASE NO. 2019- 0339-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>6-11</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>5-31-19</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		AGRICULTURAL TRANSFER TAX			
Account Identifier:		District - 08 Account Number - 1700010024			
Owner Information					
Owner Name:	SHAPIRO RONALD M SHAPIRO KATHRYN A		Use:	AGRICULTURAL	
Mailing Address:	15120 WHEELER RD SPARKS MD 21152-		Principal Residence:	YES	
			Deed Reference:	/40779/ 00168	
Location & Structure Information					
Premises Address:	15120 WHEELER LN SPARKS 21152-		Legal Description:	15.13 AC 15120 WHEELER LA WSR 2000FT N OF GERBERS LA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0033	0012	0046		0000	2017
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1952	3,418 SF		15.1300 AC	05	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	BRICK	3 full	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	197,400	197,400			
Improvements	216,200	313,700			
Total:	413,600	511,100	478,600	511,100	
Preferential Land:	4,900			4,900	
Transfer Information					
Seller: WOLF CYNTHIA J		Date: 10/12/2018		Price: \$1,750,000	
Type: ARMS LENGTH IMPROVED		Deed1: /40779/ 00168		Deed2:	
Seller: SUMMIT HOMES L L C		Date: 12/07/2015		Price: \$1,295,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /36951/ 00254		Deed2:	
Seller: ALEVIZATOS ARISTIDES C		Date: 06/19/2014		Price: \$980,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35085/ 00166		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:		AGRICULTURAL TRANSFER TAX			
Homestead Application Information					

Homestead Application Status: Approved 02/15/2019

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0339-A **Reviewer:** Joseph Merrey

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Ronald & Kathryn Shapiro

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 15120 WHEELER LN

Location: N/S of Wheeler Lane 1,855 feet East Southeast of the centerline of the nearest improved intersecting Street, Gerber Lane

Existing Zoning: RC 2

Area: 15.13 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/17/2019

Miscellaneous Notes:

Case Number: 2019-0340-A **Reviewer:** Jeffrey Perlow

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Stephen & Vickie Paterakis

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 1407 W. JOPPA RD

Location: S/S of W. Joppa Road 557.2' SW of Wine Spring Lane.

Existing Zoning: DR 2

Area: 2.4 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed accessory building (pool house) with a height of 20 feet in lieu of the maximum allowed height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/17/2019

Miscellaneous Notes:

ADDRESS — 15120 WHEELER LANE — OWNER NAME — RONALD & KATHYRN SHAPIRO

SUBDIVISION 0000 LOT # X MAP# 0033 — GRID # — 0012 — PARCEL# — 0046

PLAT BOOK# 40779 FOLIO# 168 10 DIGIT TAX# 1700010024

UTILITIES MARK WITH "X" ZONING MAP — 0069

WATER IS: PUBLIC — PUBLIC — X SITE ZONED — RC-2

SEWER IS: PUBLIC — PUBLIC — X ELECTION DISTRICT — 8

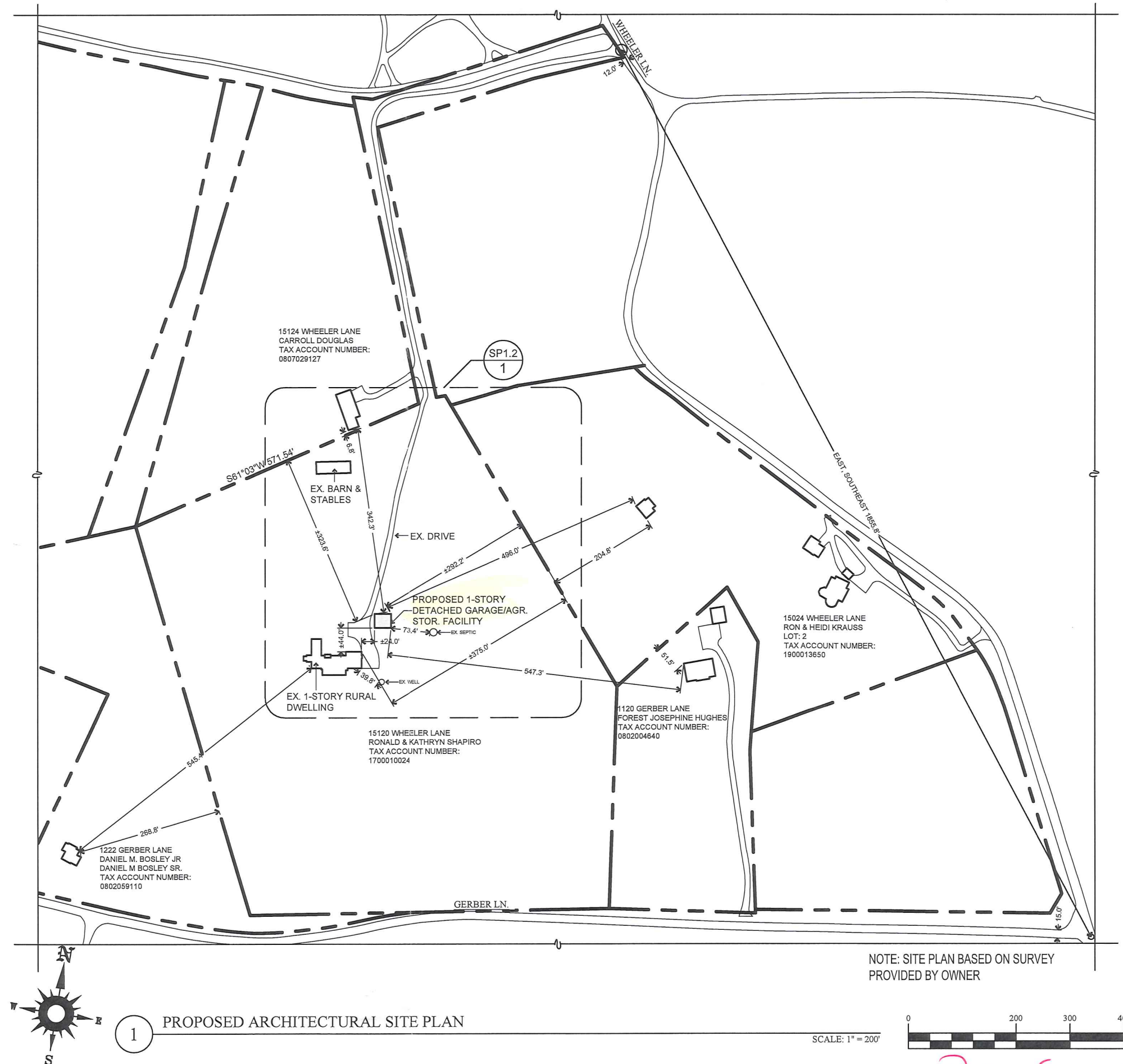
PRIOR HEARING — NO LOT AREA ACREAGE — 15.13

IF SO GIVE CASE NUMBER

AND SHOW RESULT

BELOW — N/A HISTORIC — NO

IN FLOOD PLAIN — NO IN CBGA — X



CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND I AM
A DULY LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND.
LICENSE No. 10916, EXPIRATION DATE
2020.11.10

OWNERSHIP OF
DOCUMENTS NOTICE

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF RATCLIFFE ARCHITECTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY SHALL NOT BE USED BY ANY ENTITY EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THE DESIGNER.

COPYRIGHT ACT 1976

PROJECT:

NEW RENOVATION
PLANS FOR:

THE SHAPIRO
RESIDENCE

15120 WHEELER LANE
SPARKS, MD 21152
BALTIMORE COUNTY

RELEASE SCHEDULE

DATE	SUMMARY
2019.05.24	VARIANCE

SCALE:	AS SHOWN
--------	----------

WG TITLE:

ARCH.
SITE PLAN
KEY

SHEET No. _____

SP1.1

Part. Exh. 1

I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND I AM
A DULY LICENSED ARCHITECT UNDER THE
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LICENSE No. 10916, EXPIRATION DATE
2021.11.10

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COPYRIGHT ACT 1976

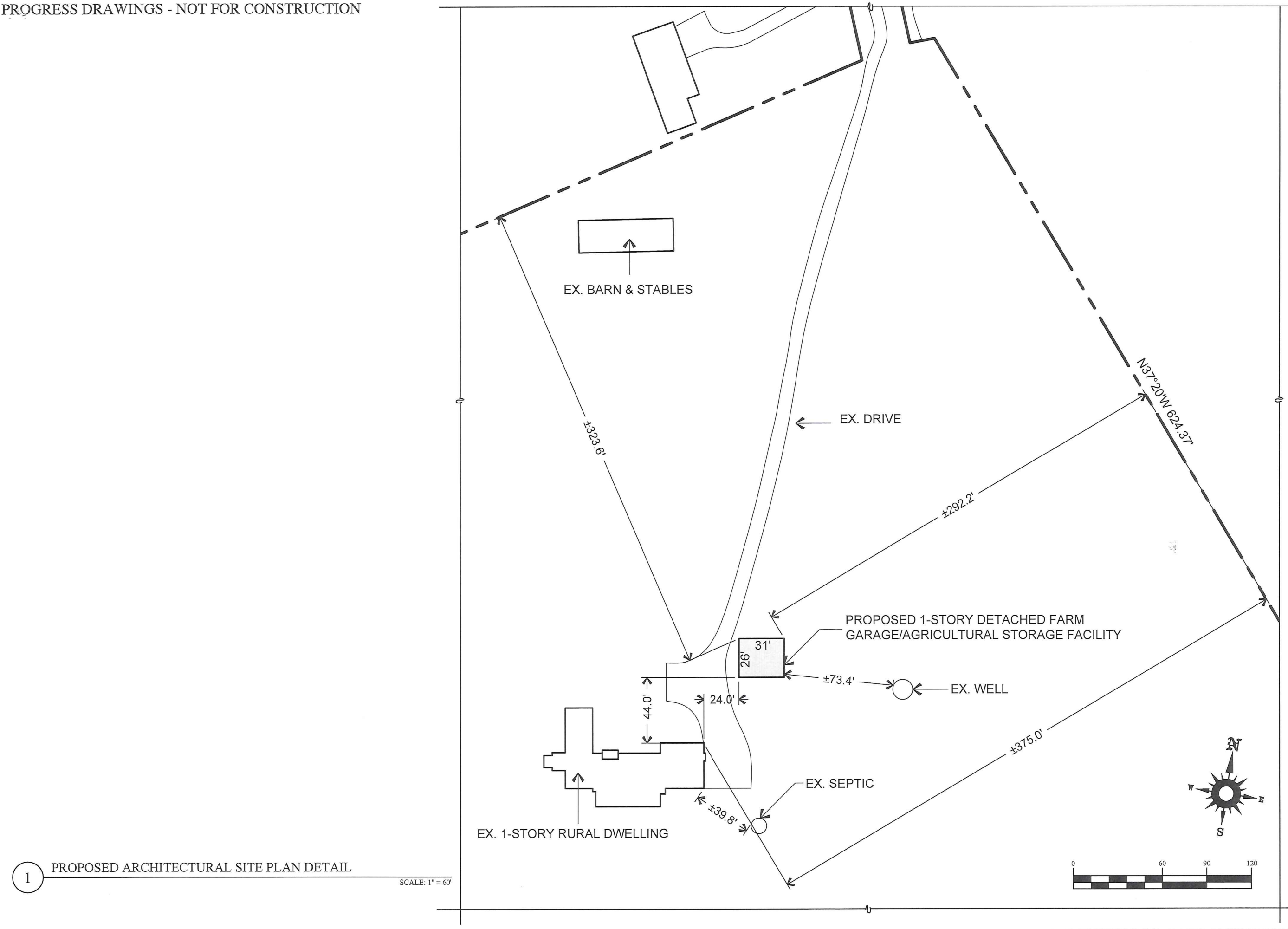
PROJECT:
NEW RENOVATION
PLANS FOR:
**THE SHAPIRO
RESIDENCE**
15120 WHEELER LANE
SPARKS, MD 21152
BALTIMORE COUNTY

RELEASE SCHEDULE	
DATE	SUMMARY
2019.05.24	VARIANCE

SCALE: AS SHOWN
DWG TITLE:

ARCH. SITE
PLAN
DETAIL

SHEET No.
SP1.2



1 PROPOSED ARCHITECTURAL SITE PLAN DETAIL

SCALE: 1" = 60'

PROGRESS DRAWINGS - NOT FOR CONSTRUCTION



SHARED DRIVEWAY TO HOUSE & NEIGHBOR'S (15124 WHEELER LANE)



VIEW OF STABLES & NEIGHBOR'S (15124 WHEELER LANE) FROM SHARED DRIVEWAY



VIEW OF LEFT SIDE OF PROPERTY FROM ENTRANCE



ENTRANCE TO HOUSE



VIEW FROM HOUSE OF LEFT SIDE OF PROPERTY W/ STABLES BEYOND



VIEW FROM HOUSE TOWARDS PROPOSED GARAGE LOCATION ON RIGHT SIDE



VIEW FROM HOUSE TOWARDS ENTRANCE W/ PROPOSED GARAGE LOCATION ON RIGHT SIDE



VIEW FROM HOUSE TOWARDS ENTRANCE W/ PROPOSED GARAGE LOCATION ON RIGHT SIDE



VIEW OF REAR

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE No. 10916 EXPIRATION DATE 2020.11.10

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PROJECT:
NEW RENOVATION
PLANS FOR:
THE SHAPIRO
RESIDENCE
15120 WHEELER LANE
SPARKS, MD 21152
BALTIMORE COUNTY

RELEASE SCHEDULE	
DATE	SUMMARY
2019.05.24	VARIANCE

SCALE: AS SHOWN
DWG TITLE:

BUILDING
IMAGES

SHEET No.

Baltimore County - My Neighborhood



Legend

Councilmanic Districts

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

Election Districts

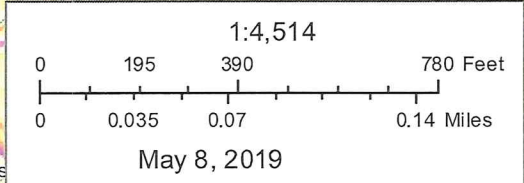
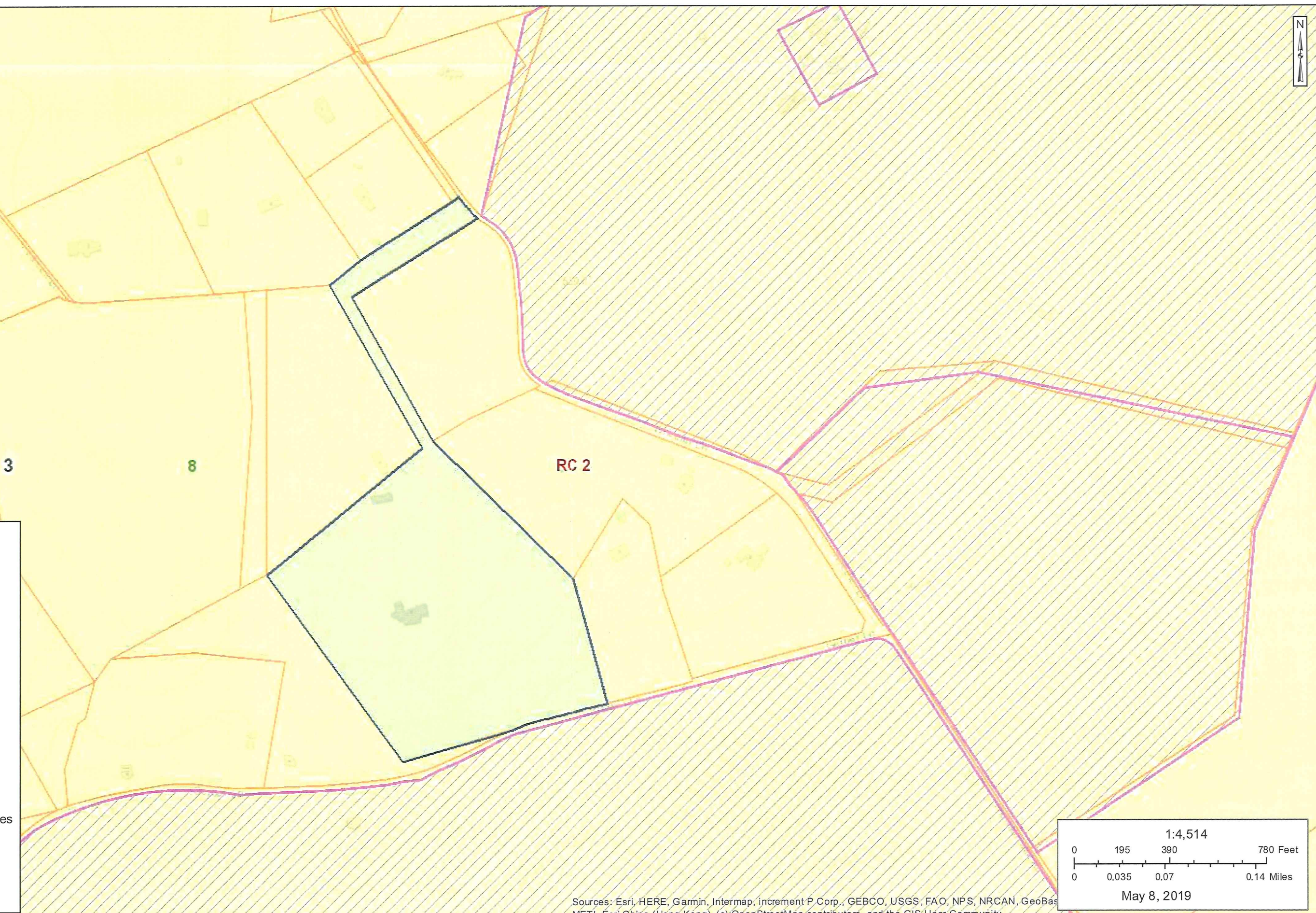
House Numbers

Zoning History Cases

Zoning

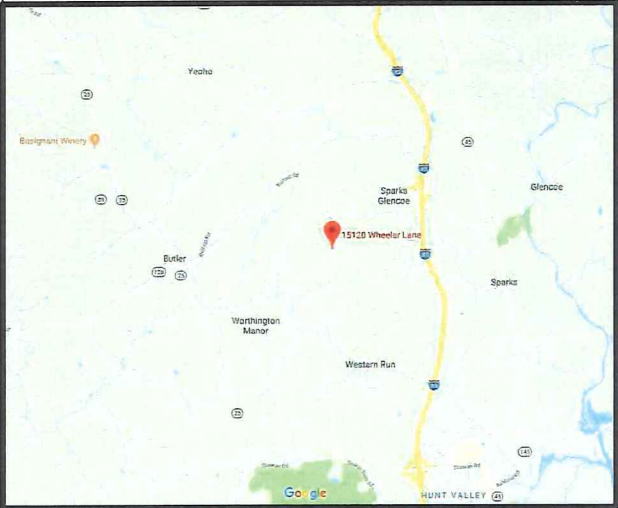
Property

County Boundary



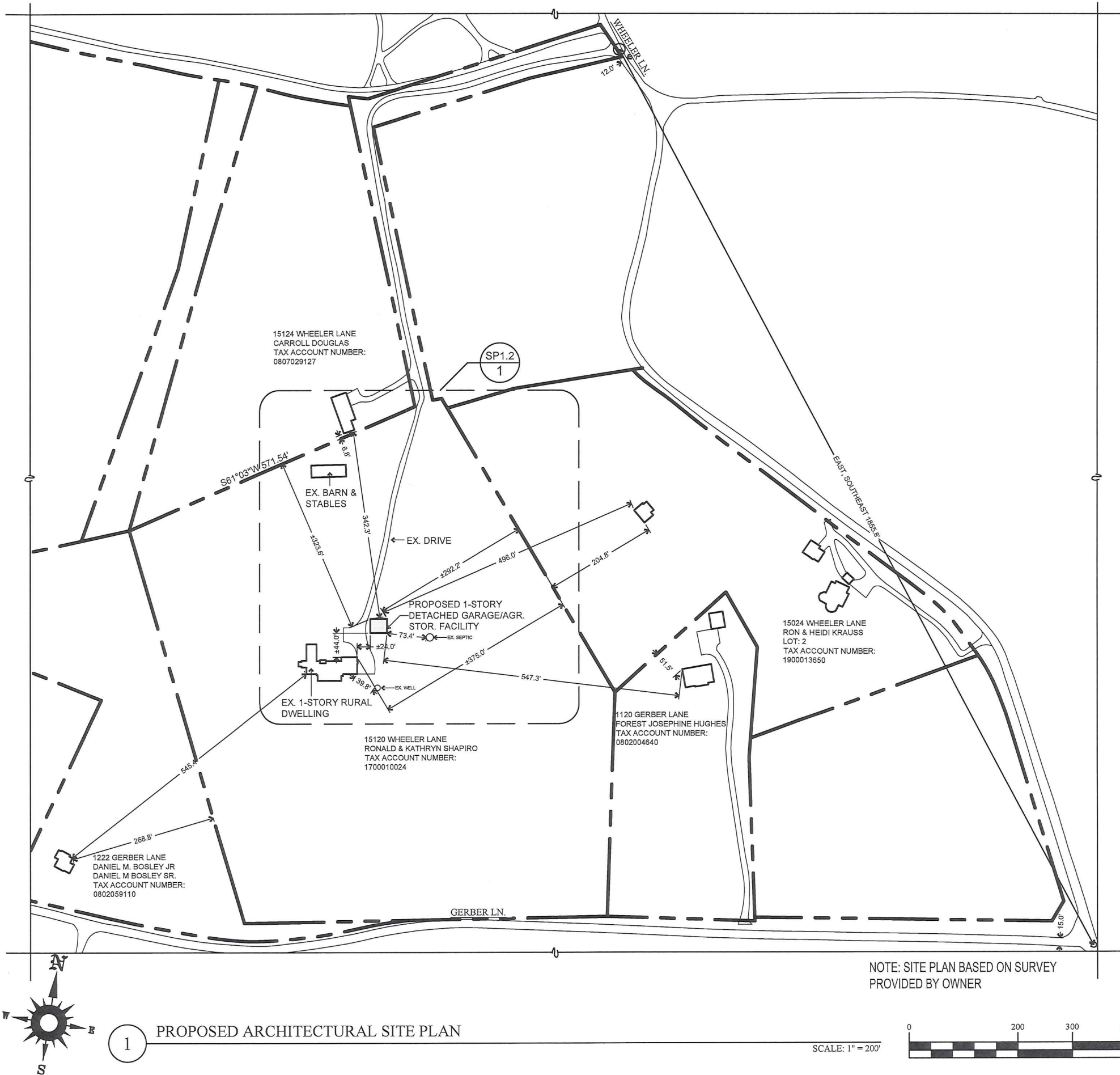
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBas, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

VICINITY MAP



SITE INFORMATION

ADDRESS — 15120 WHEELER LANE — OWNER NAME — RONALD & KATHRYN SHAPIRO
SUBDIVISION 0000 LOT # X MAP# 0033 GRID # 0012 PARCEL# 0046
PLAT BOOK # 40779 FOLIO # 168 10 DIGIT TAX # 1700010024
UTILITIES MARK WITH "X" ZONING MAP 0069
WATER IS: PUBLIC PRIVATE X SITE ZONED RC-2
SEWER IS: PUBLIC PRIVATE X ELECTION DISTRICT 8
PRIOR HEARING NO LOT AREA ACREAGE 15.13
IF SO GIVE CASE NUMBER
AND SHOW RESULT
BELOW N/A HISTORIC NO
IN FLOOD PLAIN NO IN CBCA X



RATCLIFFE
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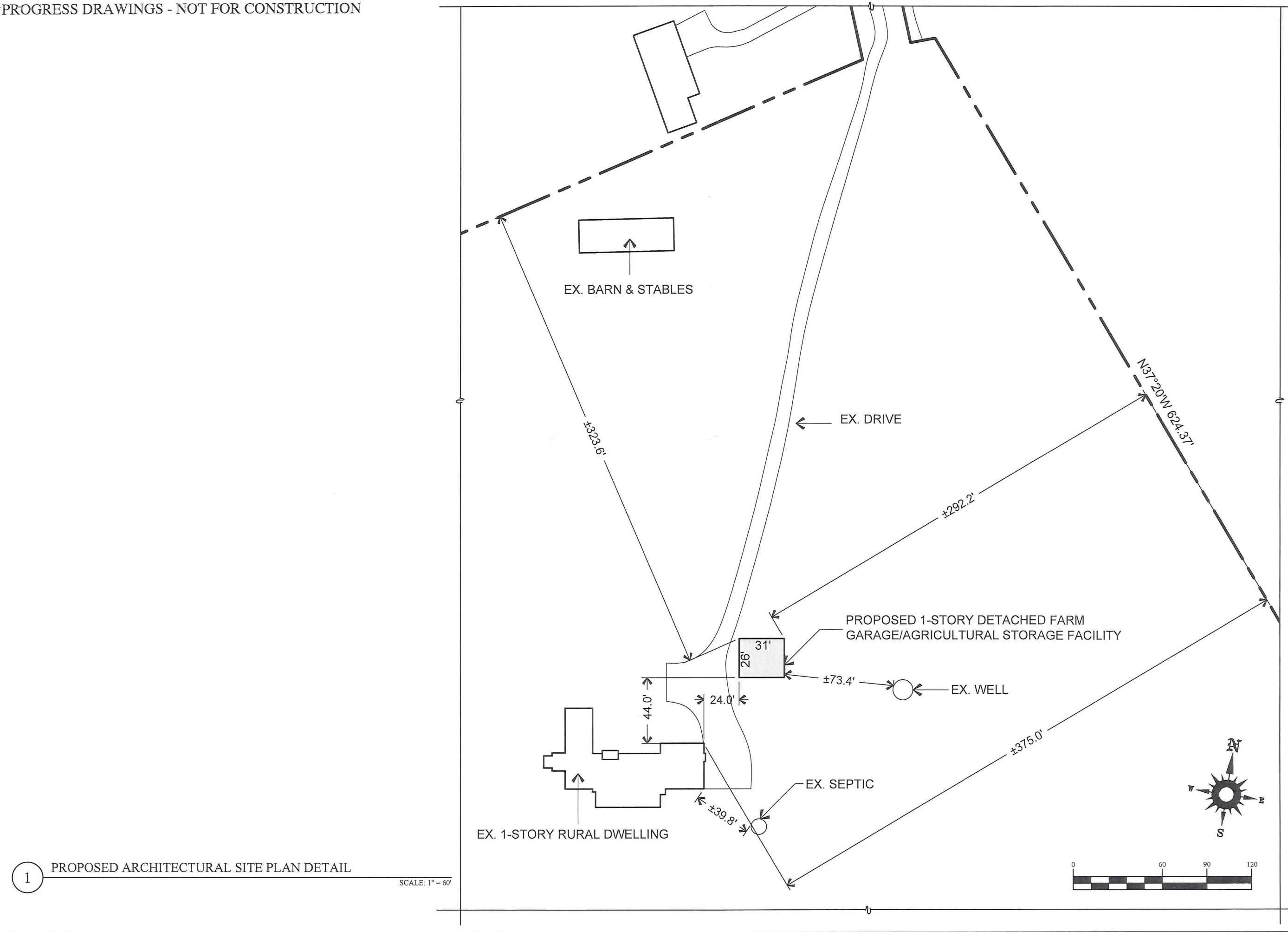
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BALTIMORE COUNTY

RELEASE SCHEDULE	
DATE	SUMMARY
2019.05.24	VARIANCE

SCALE: AS SHOWN
DWG TITLE:

ARCH.
SITE PLAN
KEY

SHEET No.
SP1.1



1

PROPOSED ARCHITECTURAL SITE PLAN DETAIL

SCALE: 1" = 60'

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info@ratcliffe.com

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RELEASE SCHEDULE

DATE	SUMMARY
2019.05.24	VARIANCE

SCALE: AS SHOWN

DWG TITLE:

ARCH. SITE
PLAN
DETAIL

SHEET No.

SP1.2