

MEMORANDUM

DATE: October 11, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0412-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 10, 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
(11701 Freeland Road)		
6 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Linda C. Noel	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0412-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 owner of the subject property, Linda C. Noel (“Petitioner”). The Petitioner is requesting Variance relief pursuant to Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed dwelling addition (attached garage) with a lot line setback as close as 8 ft. in lieu of the minimum required 35 ft., street centerline setback of 35 ft. in lieu of the minimum required 75 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated August 7, 2019 indicating the following:

“Ground Water Management must review any proposed addition/garage building permit, since the property is served by well and septic. Also, the proposed plan shows the garage going right up to the existing wall – which would require a well variance, and may not even be approved possibly.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 10, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 9-10-19
 By hew

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED, this 10th day of **September, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed dwelling addition (attached garage) with a lot line setback as close as 8 ft. in lieu of the minimum required 35 ft., street centerline setback of 35 ft. in lieu of the minimum required 75 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

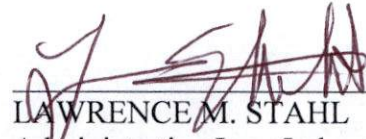
- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Petitioner must comply with the DEPS ZAC comment dated August 7, 2019; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 9-10-19

By KW

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



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 9-10-19

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 1101 Freeland Road, Freeland, 21053 Currently zoned RC2
Deed Reference SM 173121378 10 Digit Tax Account # 0604055020
Owner(s) Printed Name(s) Linda C. Noel

(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) 1A01.3, B.3, BC2R, to permit a proposed dwelling addition (attached garage) with a lot line setback as close as 8 feet in lieu of the minimum required 35 feet and a street centerline setback of 35 feet in lieu of the minimum required 75 feet.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

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

Owner(s)/Petitioner(s):

Linda C. Noel
Name #1 – Type or Print Name #2 – Type or Print
[Signature]
Signature #1 Signature #2
1101 Freeland Road, Freeland, MD
Mailing Address City State
21053 (410) 357-8041 lindanoel71@gmail.com
Zip Code Telephone # Email Address

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

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

Representative to be contacted:

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

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0412-A Filing Date 7/30/2019 Estimated Posting Date 8/11/2019 Reviewer JNP

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: 1101 Freeland Road Freeland MD 21053
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

I wish to age out in my home of almost 44 years. An attached garage will enable me to remain while alleviating the burden of snow and ice removal. This structure will also afford me safety and security, as passers-by will be unable to determine whether the dwelling is occupied by the absence or presence of my vehicle in the driveway.

Additionally, it is necessary to locate the garage where the current driveway comes into the property off of Maple Avenue, as I do not take access off of Freeland Road. This will allow me to continue to use the existing driveway for the new garage. Due to the location of the existing well, locating the garage in the area shown on the plan is the only logical and feasible place to put it.

[Signature]
Signature of Owner (Affiant)
Linda C. Noel
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

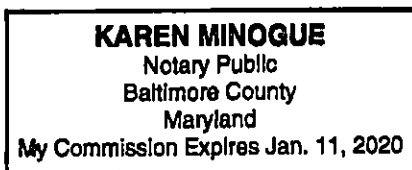
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of July, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Linda C Noel

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

AS WITNESS my hand and Notaries Seal



Karen Minoque
Notary Public
11/11/2020
My Commission Expires

Zoning Petition Property Description

Part A

Zoning property description for 1101 Freeland Road, Freeland, MD 21053

Beginning at a point on the south side of Freeland Road which is 20 feet wide at a distance of 9 feet west of the center line of the nearest improved intersecting street, Maple Avenue, which is 10 feet wide.

Part B

Thence the following courses and distances:

1st POC S.61 10' 41" W. 160.66'

2nd POC S.01 55' 46" E. 150.00'

3rd POC N.49 15' 06" E. 180.70'

4th POC N.43 48' 46" W. 115.56'

Back to the point of beginning as recorded in Deed Liber5567, Folio 7476, containing 25, 569 square feet. Located in the 6th Election District.

2019-0412-A

(AV) 8-26-19

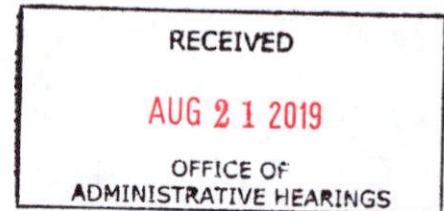
Debra Wiley

From: John Altmeyer <jaltmeyer@aol.com>
Sent: Tuesday, August 20, 2019 7:58 PM
To: Administrative Hearings; lindanoel71@gmail.com
Subject: Recheck for Case# 2019-0412-A 1101 Freeland Rd. Administrative Variance
Attachments: Scan0037.pdf

CAUTION: This message from jaltmeyer@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

See attached Certificate of Posting for recheck.

John M. Altmeyer
410-382-6580



RECEIVED

1961

1961

RECEIVED

CERTIFICATE OF POSTING

Date: 08/20/2019

RE: Project Name: Administrative Variance

Case Number /PAI Number: 2019-0412-A

Petitioner/Developer: Linda Noel

Date of Hearing/Closing: 08/26/2019

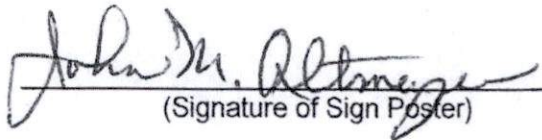


This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1101 Freeland Road
Freeland, MD. 21053

The sign(s) were posted on 08/10/2019 & rechecked on 08/20/2019

(Month, Day, Year)




(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

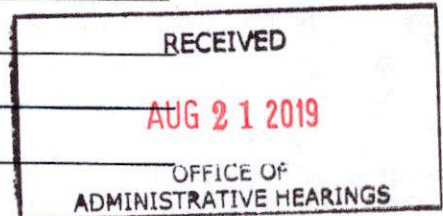
Date: 08/20/2019

RE: Project Name: Administrative Variance

Case Number /PAI Number: 2019-0412-A

Petitioner/Developer: Linda Noel

Date of Hearing/Closing: 08/26/2019

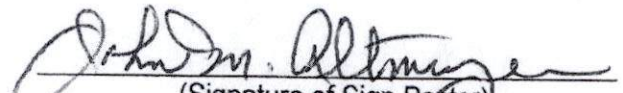


This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1101 Freeland Road
Freeland, MD. 21053

The sign(s) were posted on 08/10/2019 & rechecked on 08/20/2019

(Month, Day, Year)




(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

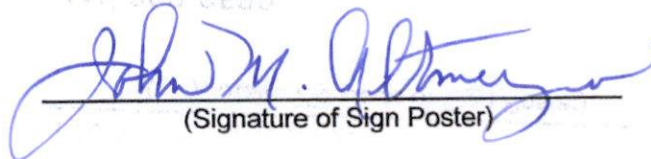
Date: 08/10/2019

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2019-0412-A
Petitioner/Developer: Linda C. Noel
Date of Hearing/Closing: 08/26/2019

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 1101 Freeland Rd.
Freeland, MD. 21053

The sign(s) were posted on 08/10/2019

(Month, Day, Year)


(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)



CERTIFICATE OF POSTING

Date: 08/10/2019

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2019-0412-A
Petitioner/Developer: Linda C. Noel
Date of Hearing/Closing: 08/26/2019

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 1101 Freeland Rd.
Freeland, MD. 21053

The sign(s) were posted on 08/10/2019

(Month, Day, Year)


(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0412 -A Address 1101 Freeland RoadContact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 7/30/2019 Posting Date: 8/11/2019 Closing Date: 8/26/2019

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 FORMATCase Number 2019- 0412 -A Address 1101 Freeland RoadPetitioner's Name Linda C. Noel Telephone 410-357-8041Posting Date: 8/11/2019 Closing Date: 8/26/2019

Wording for Sign: To Permit a proposed dwelling addition (attached garage) with a lot line setback as close as 8 feet in lieu of the minimum required 35 feet and a street centerline setback of 35 feet in lieu of the minimum required 75 feet.

Revised 6/30/2019

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

No. **187509**

PAID RECEIPT

Date: **7/30/2019**

BUSINESS ACTUAL TIME DRN

7/30/2019 7/30/2019 11:18:04 2

REG W502 WALKIN JEE

>>RECEIPT 004212 7/30/2019 OFLN

Dept 5 528 ZONING VERIFICATION

Amount 187509

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct

001 806 0000 6150

75.00

Rec'd Tot \$ 75.00

00 CR 75.00 CA

Baltimore County, Maryland

Total 75.00

Rec From Linda C. Noell

For Adm Var - 1101 Freeland Road
 2019-0412-A (NOEL)

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

August 28, 2019

Linda C. Noel
1101 Freeland Road
Freeland MD 21053

RE: Case Number: 2019-0412-A

Dear: Lina C. Noel

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on July 30, 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. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

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.", is written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

C: People's Counsel

(XV) 8-26-19

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: August 7, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0412-A
Address 1101 Freeland Road
(Noel Property)

Zoning Advisory Committee Meeting of August 2, 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 proposed addition/garage building permit, since the property is served by well and septic. Also, the proposed plan shows the garage going right up to the existing well – which would require a well variance, and may not even be approved possibly.

Reviewer: Dan Esser

(RV) 8-26-19

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: August 7, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0412-A
Address 1101 Freeland Road
(Noel Property)

Zoning Advisory Committee Meeting of **August 2, 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 proposed addition/garage building permit, since the property is served by well and septic. Also, the proposed plan shows the garage going right up to the existing well – which would require a well variance, and may not even be approved possibly.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 9-10-19

By DW

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>8-7</u>	DEPS (if not received, date e-mail sent _____)	<u>C</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>8-10-19</u>	by <u>Altmyer</u>
SIGN POSTING (2 nd)	Date: <u>8-20-19</u>	by <u>"</u>

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:		HOMEOWNERS TAX CREDIT			
Account Identifier:		District - 06 Account Number - 0604055070			
Owner Information					
Owner Name:		NOEL LINDA C		Use:	RESIDENTIAL
Mailing Address:		1101 FREELAND RD FREELAND MD 21053-9502		Principal Residence:	YES
				Deed Reference:	/17312/ 00378
Location & Structure Information					
Premises Address:		1101 FREELAND RD 0-0000		Legal Description:	LT SS FREELAND RD 1101 FREELAND RD 1500 NE MT ZION RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0006	0006	0103		0000	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1896		1,514 SF		25,569 SF	
Property Land Area		County Use			
25,569 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	1 full	
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2019	
				As of	
				07/01/2020	
Land:	68,300	68,300			
Improvements	93,000	93,000			
Total:	161,300	161,300		161,300	
Preferential Land:	0				
Transfer Information					
Seller: NOEL JAMES E		Date: 01/02/2003		Price: \$50,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /17312/ 00378		Deed2:	
Seller: DOSTER RICHARD M		Date: 09/19/1975		Price: \$39,900	
Type: ARMS LENGTH IMPROVED		Deed1: /05567/ 00746		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2019 07/01/2020	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		HOMEOWNERS TAX CREDIT			
Homestead Application Information					

Homestead Application Status: Approved 05/20/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: Completed for 2019**Date:** 06/04/2019

ZAC AGENDA

Case Number: 2019-0412-A **Reviewer:** Jeffrey Perlow

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Linda C. Noet

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 6 **Council Dist:** 3

Property Address: 1101 FREELAND RD

Location: SE/S of Freeland Road at the corner of SW/S of Maple Ave.

Existing Zoning: RC 2

Area: 25,569 SF

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed dwelling addition (attached garage) with a lot line setback as close as 8 feet in lieu of the minimum required 35 feet, street centerline setback of 35 feet in lieu of the minimum required 75 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/26/2019

Miscellaneous Notes:

Case Number: 2019-0413-A

Reviewer: Gary Hucik

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: VARIANCE

Legal Owner: 11311 McCormick LLC

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 11311 MCCORMICK RD

Location: At the South west Corner of the intersection of McCormick Road and Schilling Road.

Existing Zoning: ML-IM

Area: 9.281 AC

Proposed Zoning:

VARIANCE:

To allow a total of 890 off-street parking spaces in lieu of the required 929 parking spaces. From B.C.Z.R Section 102.2, 255.1 and 238.2. To allow a setback of 30 feet between side facades of two commercial buildings in lieu of the required 60 feet.

Attorney: David H. Karceski

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Pt. Bk. 0000035, Folio 0085 1600007217

Lot # 8

PAI # 060012

PAI # 060012

Pt. Bk./Folio # 035085

Lot # 8 2200023150

NW 38-D

3 CD

006C1

6 ED

RCC

7 ED

RCC

0606057075

1100

2001-0016-SPH

0619000180

1106

FREELAND RD

1101

0604055070

SITE

1109

0611077075

RC 2

2100002900

1115

NW 37-D

0714065200

0711077250

0714065203

RAILROAD AVE

0616090100

1053

0613055350

1059

0607058300

21132

MAPLE AVE

21130

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

0623035330

2200022256

2019-0412-A





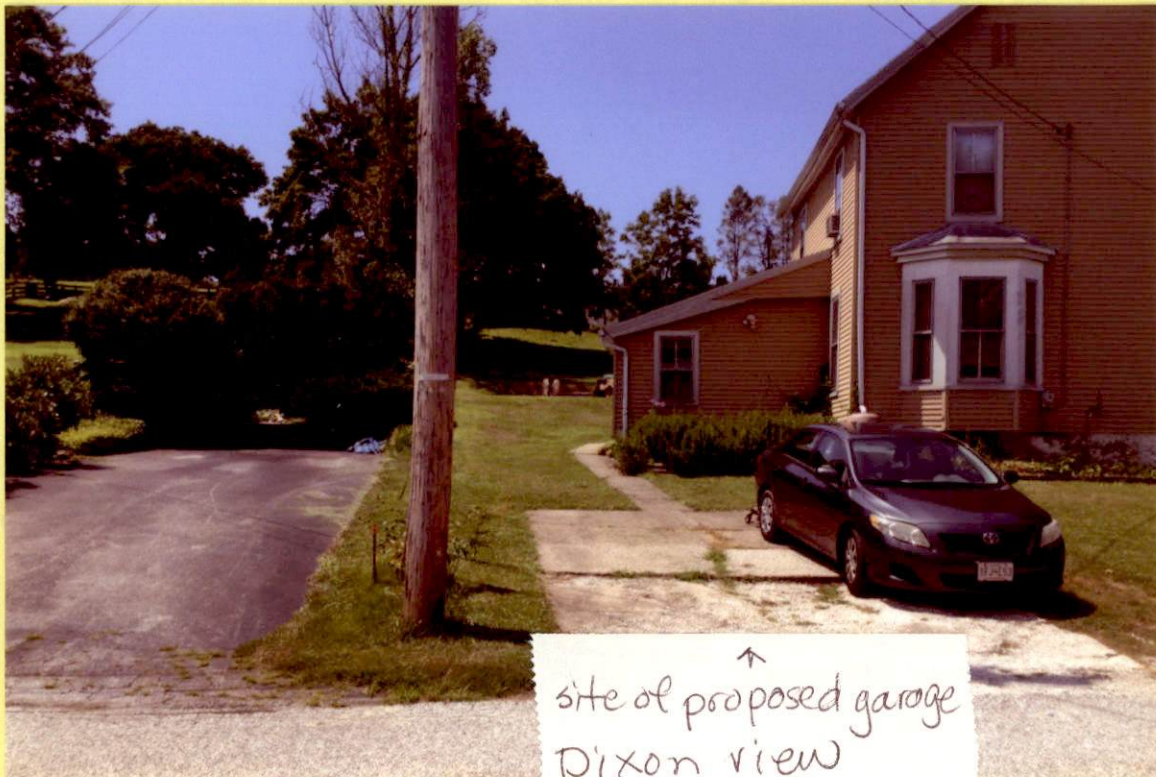
1101 Freeland Road
Noel Residence

2019-0412-A

2019-0412-A



1059 Freeland Road
Dixon Residence



↑
site of proposed garage
Dixon view



21132 Maple Avenue
Naylor Residence

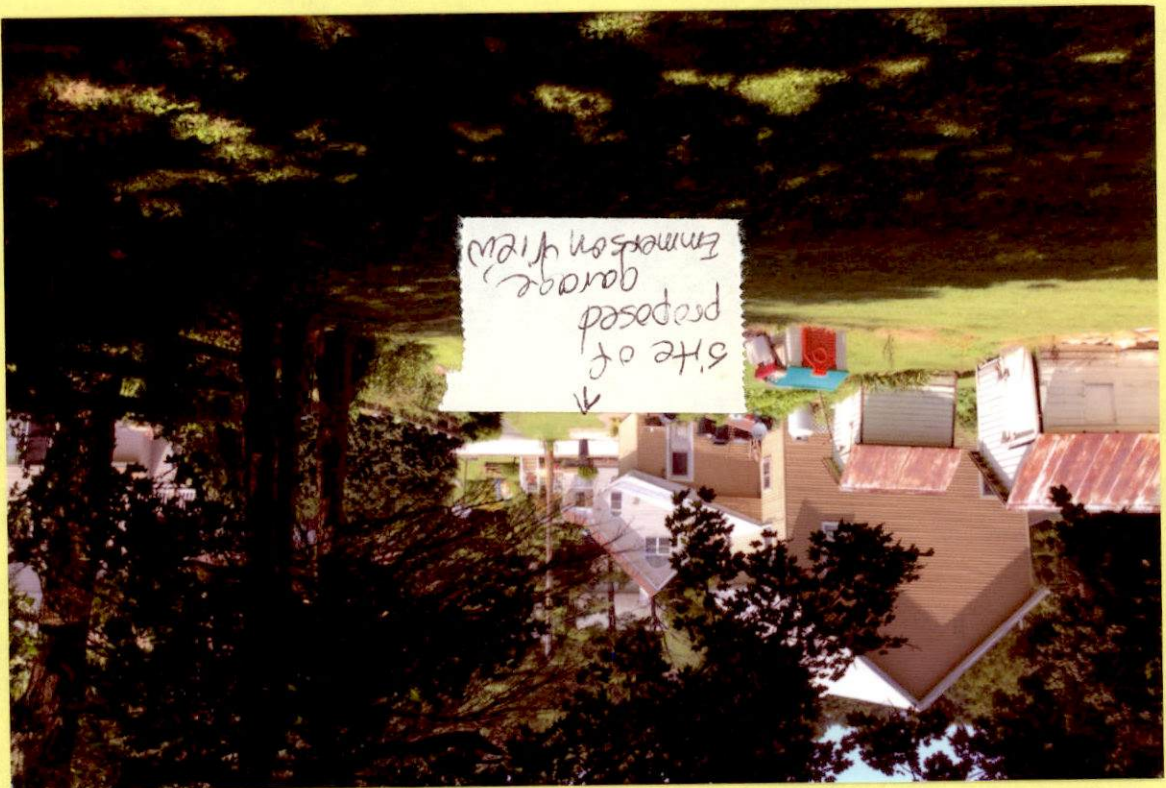


site of proposed
garage
Naylor view

2019-0412-A



1107 Freeland Road
Emmerson Residence



Site of
proposed
garage,
Emmerson drive
↓

2019-0412-A

Brady

21136 Maple Avenue



2019-0412-A



1100 - 1104 Freeland Road
Meadowcroft



1106 Freeland Road
Hopkins

2019-0412-A



1112 Freeland Road
Moore



1115 Freeland Road
Belt

2019-0412-A



2019-0412-A

1120 Freeland Road
Abel



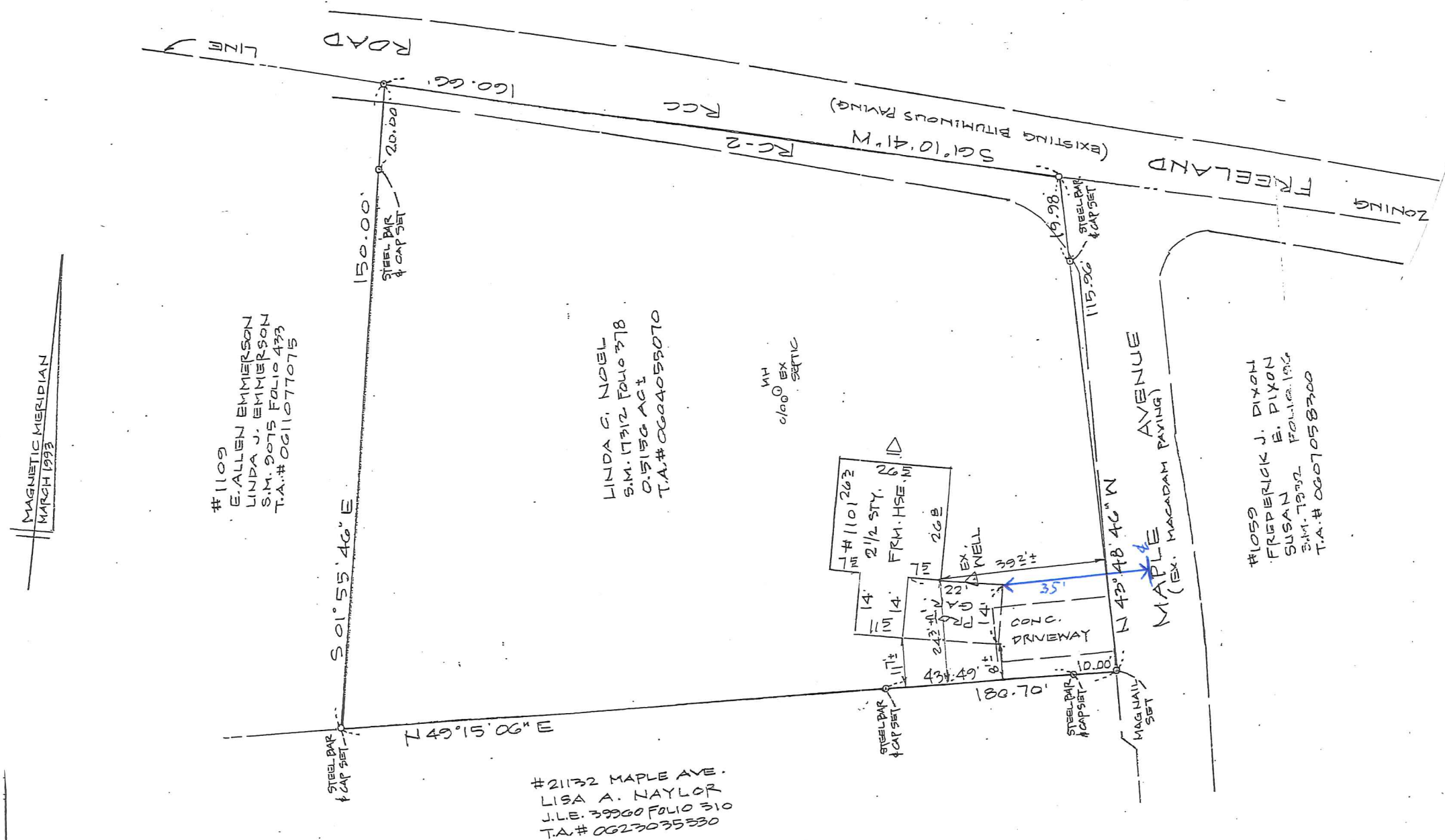
1122 Freeland Road
Remeikis

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

ADDRESS 1101 Freeland Road, Freeland OWNER(S) NAME(S) Linda C. Noel

SUBDIVISION NAME 21053 LOT # BLOCK # SECTION #

PLAT BOOK # 5567 FOLIO # 7476 10 DIGIT TAX # 0604035070 DEED REF. # 173121 378



PLAN DRAWN BY Linda C. Noel

DATE 07/30/2019

SCALE: 1 INCH = 30 FEET

2019-0412-A

SITE VICINITY MAP

Freeland Road

Maple Avenue



MAP IS NOT TO SCALE

ZONING MAP # 006C1

SITE ZONED RC2

ELECTION DISTRICT 6th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE

OR SQUARE FEET 25,569

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

Pet. Ech. 1

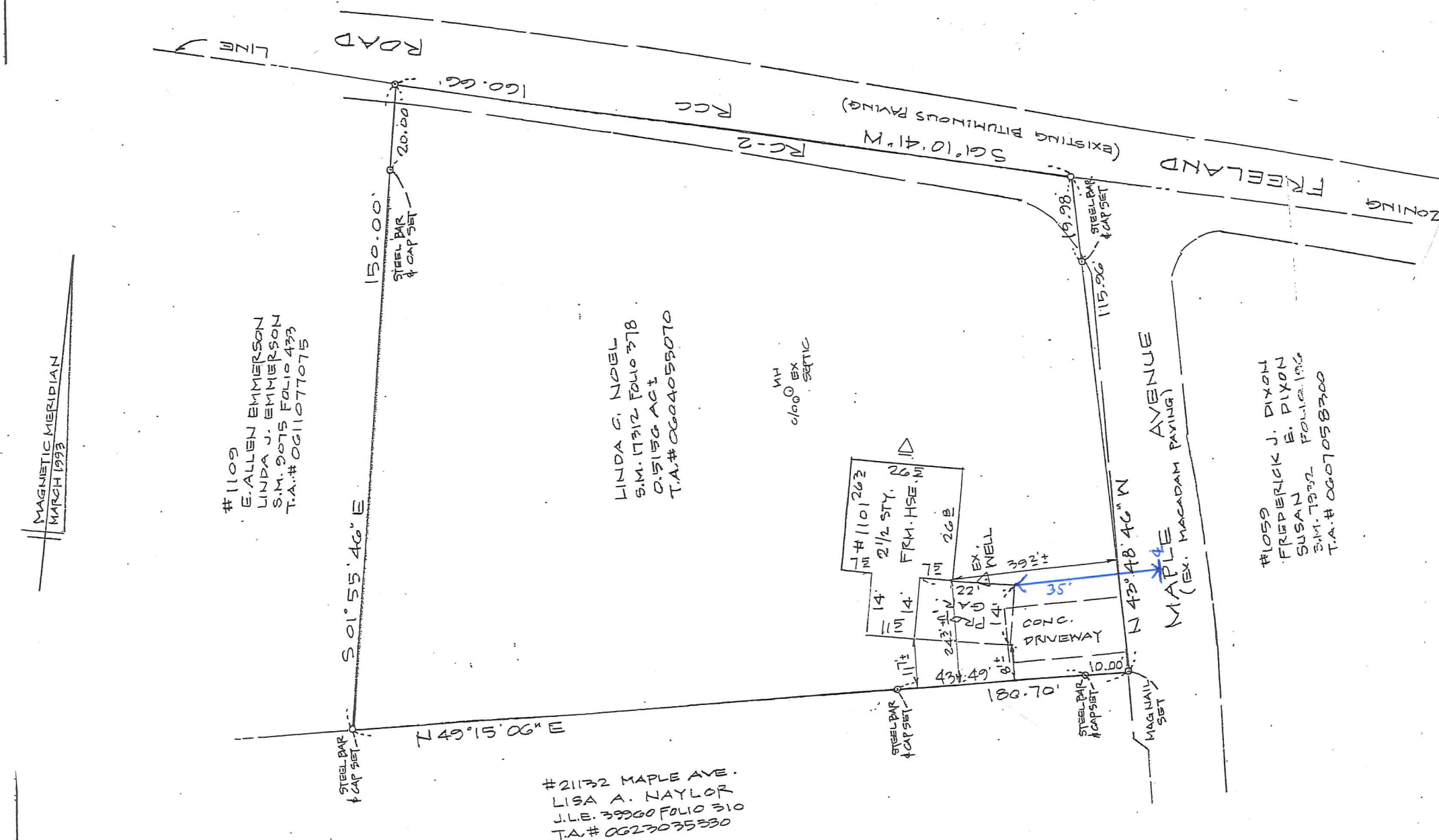
VIOLATION CASE INFO:

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

ADDRESS 1101 Freeland Road, Freeland OWNER(S) NAME(S) Linda C. Noel

SUBDIVISION NAME 21053 LOT # BLOCK # SECTION #

PLAT BOOK # 5567 FOLIO # 7476 10 DIGIT TAX # 0604055070 DEED REF. # 173121 378



PLAN DRAWN BY Linda C. Noel

DATE 07/04/2019

SCALE: 1 INCH = 30 FEET

2019-0412-A

SITE VICINITY MAP

Freeland Road

Maple Avenue

N



MAP IS NOT TO SCALE

ZONING MAP # 006C1

SITE ZONED RC2

ELECTION DISTRICT 6th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE

OR SQUARE FEET 25,569

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO: