

**M E M O R A N D U M**

DATE: October 21, 2019  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0422-A - Appeal Period Expired

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The appeal period for the above-referenced case expired on October 17, 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  
**(100 Westdale Court)** \*  
 8<sup>th</sup> Election District \* OFFICE OF ADMINISTRATIVE  
 3<sup>rd</sup> Council District \* HEARINGS FOR  
 Mark D. & Christina L. Karpovich \* BALTIMORE COUNTY  
 Petitioners \*  
 \* **CASE NO. 2019-0422-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, Mark D. and Christina L. Karpovich (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed accessory building (in-ground pool) to be located in the side yard of the dwelling on a corner lot, in lieu of the required to be located in the third of the lot farthest removed from any street. 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 August 25, 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 9/17/19

By ben

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 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.

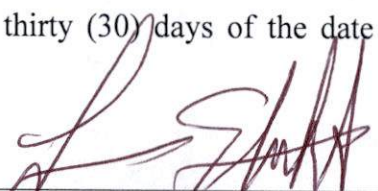
THEREFORE, IT IS ORDERED, this 17<sup>th</sup> day of **September, 2019** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed accessory building (in-ground pool) to be located in the side yard of the dwelling on a corner lot, in lieu of the required to be located in the third of the lot farthest removed from any street, 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 his 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.

LMS:dlw

  
\_\_\_\_\_  
LAWRENCE M. STAHL  
Administrative Law Judge for  
Baltimore County

ORDER RECEIVED FOR FILING  
Date 9/17/19  
By Sen



# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 100 Westdale Court Timonium, MD 21093 which is presently zoned DR2

Deed Reference: L93841-434 Tax Account # 0805010150

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 of BCZR to permit a proposed accessory building (in-ground pool) to be located in the side yard of the dwelling on a corner lot, in lieu of the required to be located in the third of the lot farthest removed from any street.

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

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Administrative Variance, 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.

I/We do 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 Petition.

### Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

Mark D. Karpovick  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Christina L. Karpovick  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
100 Westdale Ct. 410-453-9121  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Timonium, MD 21093  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

**ORDER RECEIVED FOR FILING**  
Name \_\_\_\_\_  
Date 9/17/19  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
By Sen  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Case No. 2019-0422-A

Zoning Commissioner of Baltimore County  
Reviewed By AT Date 8/12/19  
Estimated Posting Date 8/23/19 - 9/9/19

## Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently own and reside at 100 Westdale Court  
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed)

- ① The property is a corner lot & the back easement and topography of grade prevents placement in FAR CORNER
- ② Septic system in REAR AREA back-yard
- ③ Replacement area for septic system needed in REAR yard FAR CORNER

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

[Signature]  
Signature

MARK D. KARPOVICH  
Name- print or type

[Signature]  
Signature

Christina L. Karpovich  
Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

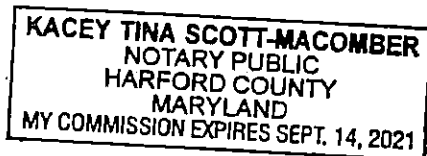
I HEREBY CERTIFY, this 9th day of August, 2019, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Mark D & Christina L. Karpovich  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature] September 14, 2021  
Name of Notary Public Commission expires

PLACE SEAL HERE:



## Zoning Description

### ZONING DESCRIPTION FOR 100 Westdale Court, Timonium, MD 21093

Beginning at a point on the north side of Westdale Court which is 50 feet wide at the distance of 225 feet west of the centerline of the nearest improved intersecting street Westridge Road which is 50 feet wide. Being Lot #36, Block D, Section # 2 in the subdivision of Stratford as recorded in Baltimore County Plat Book # 019, Folio # 0088, containing 28,749 square feet. Also, known as 100 Westdale Court and located in the 8th Election District, 3rd Councilmanic District.

2019-10422-A

9-9-19

RECEIVED  
AUG 21 2019  
OFFICE OF  
ADMINISTRATIVE HEARINGS

**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 21, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0422-A  
Address 100 Westdale Court  
(Karporicl Property)

Zoning Advisory Committee Meeting of **August 15, 2019**.

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

Reviewer: Steve Ford



JOHN A. OLSZEWSKI, JR.  
County Executive

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

September 10, 2019

Mark D. Karpovici  
100 Westdale Court  
Timonium MD 21093

RE: Case Number: 2019-0422-A, 100 Westdale Court

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 August 12, 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.", written in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel



**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION

STATE HIGHWAY  
ADMINISTRATION

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

Date: 8/21/19

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. *2019-0422-A*

*Administrative Variance  
Mark D. Karporici  
100 Westdate 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

**CERTIFICATE OF POSTING**

Date: 8-25-19

RE: Case Number: 2019-0422-A

Petitioner/Developer: Karpovet

Date of Hearing/Closing: 9-9-19

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 100 Westdale Ct

The signs(s) were posted on 8-25-19  
(Month, Day, Year)

J. Lawrence Pilson  
(Signature of Sign Poster)

J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road  
(Street Address of Sign Poster)

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

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

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING  
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF

5:00 P.M. ON 11/19/19  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE  
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
REQUEST A PUBLIC HEARING CONCERNING  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

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

## PUBLIC HEARING ?

TO: PERMITS A PROPOSED ACCESSORY BUILDING  
(IN-GROUND POOL) TO BE LOCATED IN THE SIDE YARD  
OF THE DWELLING ON A CORNER LOT IN LINE OF  
THE REQUIRED TO BE LOCATED IN THE THIRD OF THE  
LOT FARTHEST REMOVED FROM ANY STREET.

CASE # 2019-0422-A

# VARIANCE

ADMINISTRATIVE

# ZONING NOTICE

#1

HANDICAPPED ACCESSIBLE

# ZONING NOTICE #2

## ADMINISTRATIVE VARIANCE

CASE # 2019-0422-A

TO PERMIT A PROPOSED ACCESSORY BUILDING  
(IN-GROUND POOL) TO BE LOCATED IN THE SIDE YARD  
OF THE DWELLING ON A CORNER LOT, IN LIEU OF THE  
REQUIRED TO BE LOCATED IN THE THIRD OF THE LOT  
FARTHEST REMOVED FROM ANY STREET.

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE  
5:00 P.M. ON 9/9/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2019- 0422 - A Address: 100 Westdale Court

Contact Person: Aaron Tsui Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 08/12/2019 Posting Date: 08/25/19 Closing Date: 09/09/19

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), 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- 0422 -A Address: 100 Westdale Court

Petitioner's Name: Mark Karpovich Telephone : 410-453-9121

Posting Date: 08/25/2019 Closing Date: 09/09/2019

Wording for Sign: To permit a proposed accessory building (in-ground pool) to be located in the side yard of the dwelling on a corner lot, in lieu of the required to be located in the third of the lot farthest removed from any street.



2019-0422-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>8-21</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: \_\_\_\_\_

SIGN POSTING (1<sup>st</sup>) Date: 8-25-19 by Person

SIGN POSTING (2<sup>nd</sup>) Date: \_\_\_\_\_ by \_\_\_\_\_

PEOPLE'S COUNSEL APPEARANCE Yes  No

PEOPLE'S COUNSEL COMMENT LETTER Yes  No

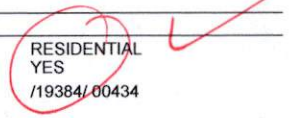
Comments, if any: \_\_\_\_\_



Real Property Data Search ( w2)

Search Result for BALTIMORE COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>				<a href="#">View GroundRent Registration</a>			
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>							
<b>Exempt Class:</b>		<b>NONE</b>							
<b>Account Identifier:</b>		<b>District - 08 Account Number - 0805010150</b>							
Owner Information									
<b>Owner Name:</b>		KARPOVICH MARK D KARPOVICH CHRISTINA LEE				<b>Use:</b>		RESIDENTIAL	
<b>Mailing Address:</b>		100 WESTDALE CT LUTHERVILLE TIMONIUM MD 21093-3215				<b>Principal Residence:</b>		YES	
						<b>Deed Reference:</b>		/19384/00434	
Location & Structure Information									
<b>Premises Address:</b>					<b>Legal Description:</b>				
100 WESTDALE CT 0-0000					100 WESTDALE CT STRATFORD				
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0051	0024	0380		0000	2	D	36	2020	0019/ 0088
<b>Special Tax Areas:</b>					<b>Town:</b>				
					NONE				
					<b>Ad Valorem:</b>				
					NONE				
					<b>Tax Class:</b>				
					NONE				
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>	
1955		2,799 SF		200 SF		28,749 SF		04	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>			
1 1/2	YES	STANDARD UNIT	SIDING	2 full/ 1 half					
Value Information									
		<b>Base Value</b>		<b>Value</b>		<b>Phase-in Assessments</b>			
				As of		As of		As of	
				01/01/2017		07/01/2019		07/01/2020	
<b>Land:</b>		123,100		123,100					
<b>Improvements</b>		226,600		226,600					
<b>Total:</b>		349,700		349,700		349,700			
<b>Preferential Land:</b>		0							
Transfer Information									
<b>Seller:</b> KARPOVICH MARK D			<b>Date:</b> 01/05/2004			<b>Price:</b> \$0			
<b>Type:</b> NON-ARMS LENGTH OTHER			<b>Deed1:</b> /19384/ 00434			<b>Deed2:</b>			
<b>Seller:</b> SECOURA RALPH A			<b>Date:</b> 07/15/1999			<b>Price:</b> \$198,000			
<b>Type:</b> ARMS LENGTH IMPROVED			<b>Deed1:</b> /13899/ 00133			<b>Deed2:</b>			
<b>Seller:</b> EBRITE MABEL M			<b>Date:</b> 04/21/1986			<b>Price:</b> \$120,000			
<b>Type:</b> ARMS LENGTH IMPROVED			<b>Deed1:</b> /07142/ 00749			<b>Deed2:</b>			
Exemption Information									
<b>Partial Exempt Assessments:</b>		<b>Class</b>				07/01/2019		07/01/2020	
<b>County:</b>		000				0.00			
<b>State:</b>		000				0.00			
<b>Municipal:</b>		000				0.00		0.00	
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>							
<b>Exempt Class:</b>		<b>NONE</b>							
Homestead Application Information									
<b>Homestead Application Status:</b> Approved 05/20/2008									
Homeowners' Tax Credit Application Information									
<b>Homeowners' Tax Credit Application Status:</b> No Application					<b>Date:</b>				



1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2019-0422-A

A.S.S. - 10/10

# ZAC AGENDA

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**Case Number:** 2019-0421-A      **Reviewer:** Christina Frink  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** VARIANCE  
**Legal Owner:** Joan S. Young  
**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 2423 STONE MILL RD  
**Location:** N side of Old Court Road 1315 feet from Stone Mill Road

**Existing Zoning:** DR 1      **Area:** 14,682 SQ FT

**Proposed Zoning:**

VARIANCE:

To approve a rear addition with a setback of 8' in lieu of the required 15' setback and to amend the Fourth Amended Partial Development Plan, Plat Two, Section One, Rockland, Lot #19 only.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

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**Case Number:** 2019-0422-A      **Reviewer:** Aaron Tsui  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Mark D. Karporic  
**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 100 WESTDALE CT  
**Location:** NS of Westdale Court; NE Corner of the intersecting streets of Westdale Court and Westdale Road.

**Existing Zoning:** DR 2      **Area:** 28,749 SQ FT

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

400.1 of BCZR to permit a proposed accessory building (in-ground pool) to be located in the side yard of the dwelling on a corner lot, in lieu of the required to be located in the third of the lot farthest removed from any street.

**Attorney:** Not Available

**Prior Zoning Cases:** None

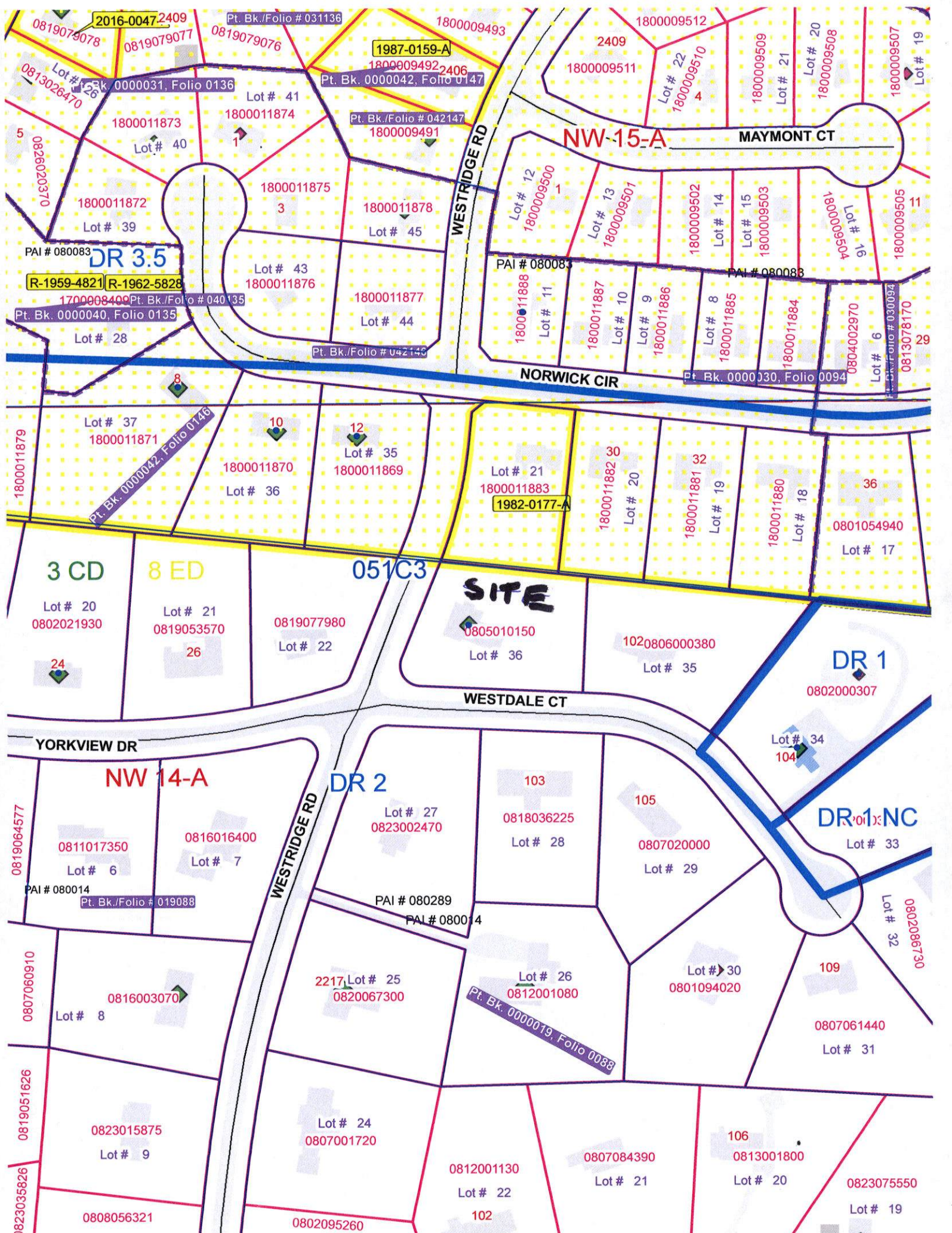
**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 09/09/2019

**Miscellaneous Notes:**

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2016-0047, 2409

Pt. Bk./Folio # 031136

1987-0159-A

Pt. Bk. 0000042, Folio 0147

0000031, Folio 0136

Pt. Bk./Folio # 042147

DR 3.5

R-1959-4821 R-1962-5828

Pt. Bk./Folio # 040135

Pt. Bk. 0000040, Folio 0135

Pt. Bk./Folio # 042143

PAI # 080083

PAI # 080083

NORWICK CIR

Pt. Bk. 0000130, Folio 0094

Pt. Bk. 0000042, Folio 0146

1982-0177-A

SITE

0805010150

1020806000380

DR 1

0802000307

3 CD

8 ED

051C3

Lot # 20

Lot # 21

0819077980

Lot # 36

Lot # 35

Lot # 34

YORKVIEW DR

NW 14-A

DR 2

DR 1:1 NC

Lot # 6

Lot # 7

Lot # 27

Lot # 28

Lot # 29

Lot # 33

PAI # 080014

PAI # 080289

PAI # 080014

Lot # 25

Lot # 26

Lot # 30

Lot # 32

Lot # 8

Lot # 24

Lot # 26

Lot # 30

Lot # 31

Lot # 9

Lot # 22

Lot # 21

Lot # 20

Lot # 19

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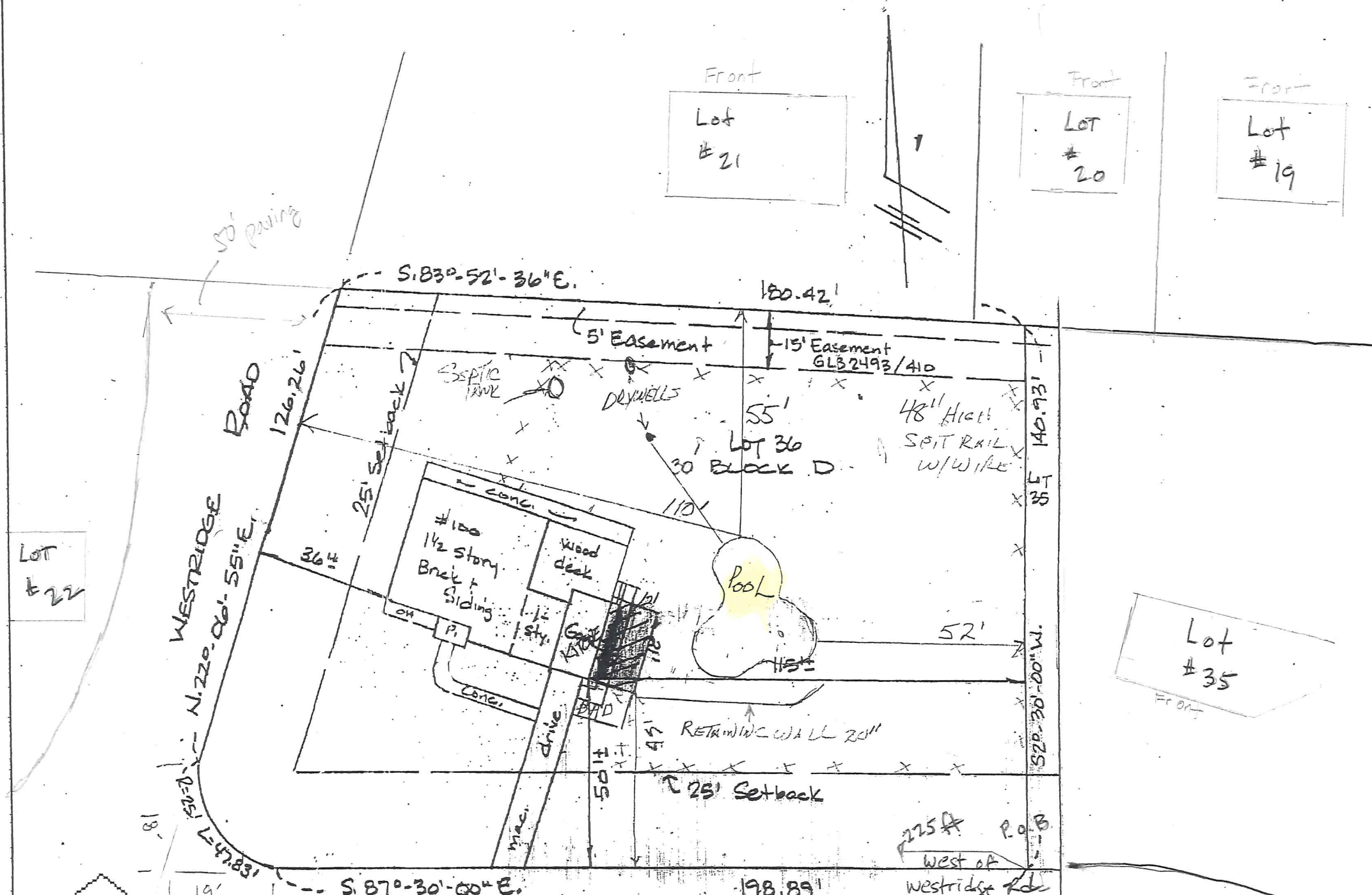
107

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

ADDRESS 100 WESTDALE COURT TOWN 21093 OWNER(S) NAME(S) MARK and CHRISTINA KARPOVICH

SUBDIVISION NAME STRATFORD LOT # 36 BLOCK # D SECTION # 2

PLAT BOOK # 019 FOLIO # 0088 10 DIGIT TAX # 0805010150 DEED REF. # 19384/00434



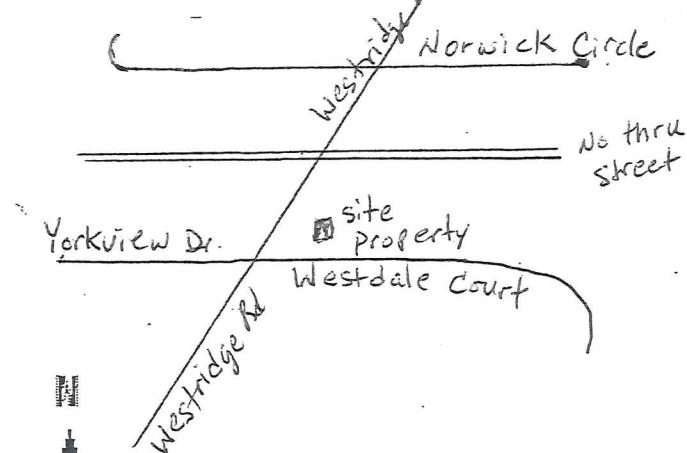
PLAN DRAWN BY \_\_\_\_\_

DATE 8/2/19

SCALE: 1 INCH = 30 FEET

**2019-0422-A**

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 051C3  
 SITE ZONED DR 2  
 ELECTION DISTRICT 8  
 COUNCIL DISTRICT 3  
 LOT AREA ACREAGE 0.66  
 OR SQUARE FEET 28,749  
 HISTORIC? No  
 IN CBCA? No  
 IN FLOOD PLAIN? No  
 UTILITIES? MARK WITH X  
 WATER IS: PUBLIC X PRIVATE \_\_\_\_\_  
 SEWER IS: PUBLIC \_\_\_\_\_ PRIVATE X \_\_\_\_\_  
 PRIOR HEARING? No  
 IF SO GIVE CASE NUMBER  
 AND ORDER RESULT BELOW

NO  
Pet. Exh. 1

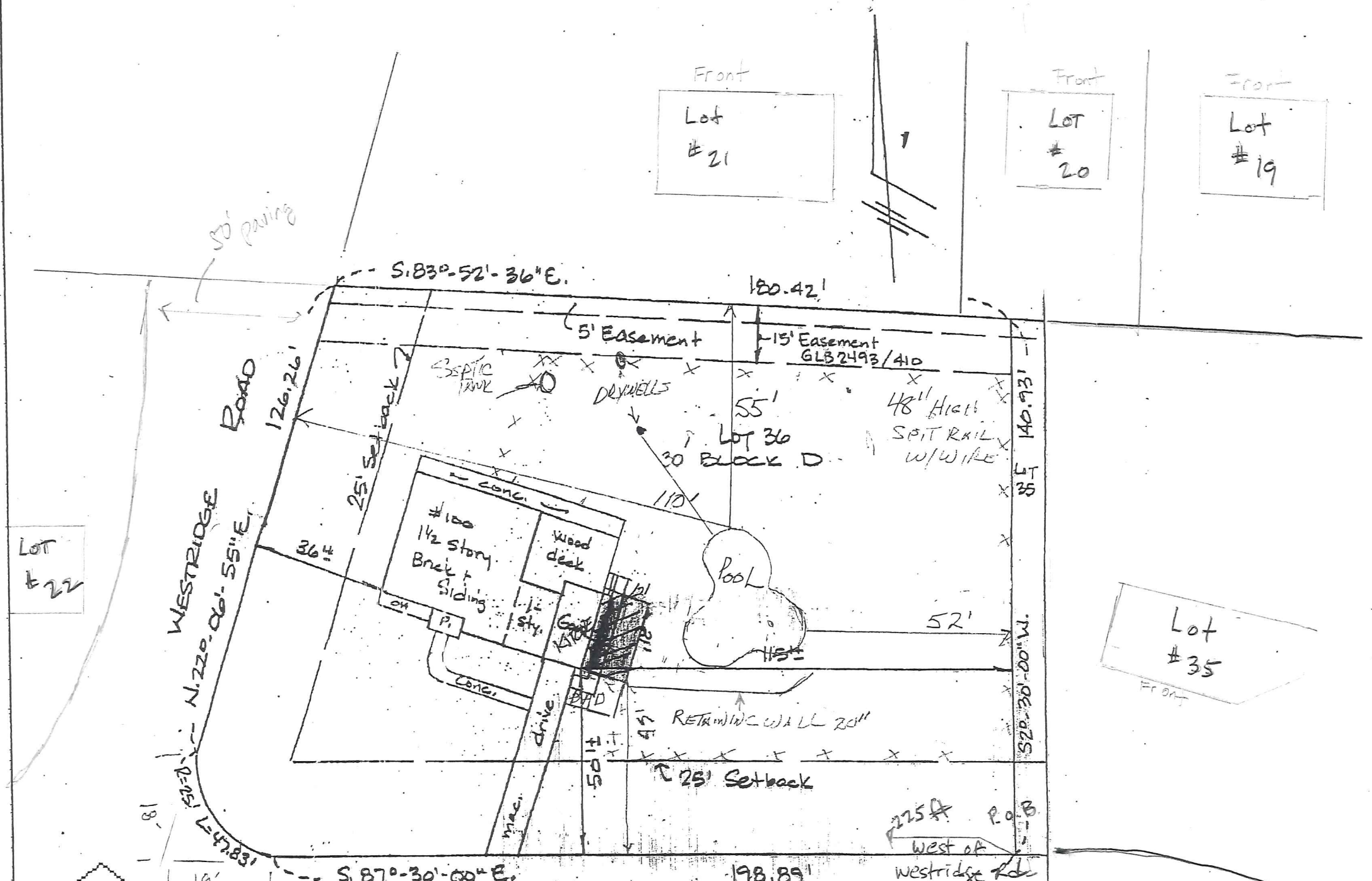
VARIATION CASE INFO:

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

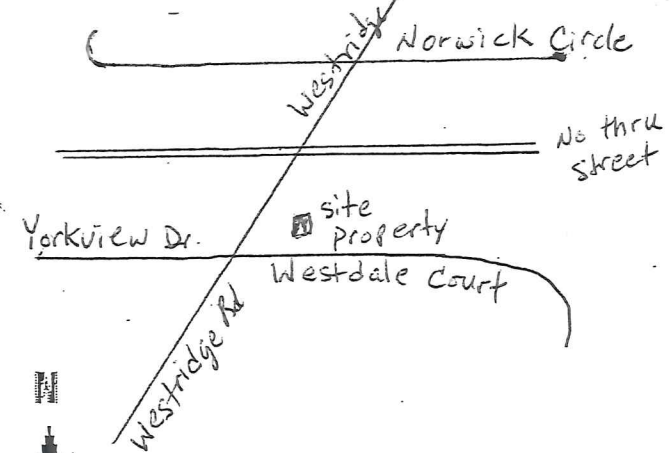
ADDRESS 100 WESTDALE COURT TOLONIUM 21093 OWNER(S) NAME(S) MARK and CHRISTINA KARPOVICH

SUBDIVISION NAME STRATFORD LOT # 36 BLOCK # D SECTION # 2

PLAT BOOK # 019 FOLIO # 0088 10 DIGIT TAX # 0805010150 DEED REF. # 19384/00434



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DATE 8/2/19

SCALE: 1 INCH = 30 FEET

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