

M E M O R A N D U M

DATE: November 19, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0427-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 18, 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 *
(3216 Midfield Road)
3rd Election District *
3rd Council District *
Jeffrey H. & Sherrie Venick *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0427-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, Jeffrey H. and Sherrie Venick (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1B02.3.C.1 (1960 Regulations) of the Baltimore County Zoning Regulations (“BCZR”) to permit two (2) proposed building additions to the front and side of the dwelling with a front yard setback of 28 ft. and a side yard setback of 10 ft. in lieu of the required 40 ft. front yard and 15 ft. side yard setback 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 September 13, 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 10-18-19

By [Signature]

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.

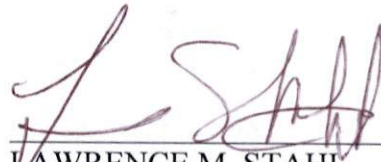
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 18th day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 (1960 Regulations) of the Baltimore County Zoning Regulations ("BCZR") to permit two (2) proposed building additions to the front and side of the dwelling with a front yard setback of 28 ft. and a side yard setback of 10 ft. in lieu of the required 40 ft. front yard and 15 ft. side yard setback 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 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.



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 10-18-19

By LSW



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 3216 MIDFIELD ROAD Currently zoned DR-2
 Deed Reference 7759 / 622 10 Digit Tax Account # 0 3 1 9 0 6 1 7 1 0
 Owner(s) Printed Name(s) VENICK, JEFFREY H., VENICK SHERRI E.

(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) 1B02.3.C.1 (1960's Regulations) of BCZR to permit two proposed building additions to the front and side of the dwelling with a front yard setback of 28 feet and a side yard setback of 10 feet in lieu of the required 40 feet front yard and 15 feet side yard setback 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):

JEFFREY H. VENICK / SHERRI E. VENICK
 Name #1 – Type or Print / Name #2 – Type or Print
[Signature] / [Signature]
 Signature #1 / Signature #2
 3216 MIDFIELD ROAD PIKESVILLE MD
 Mailing Address / City / State
 21208 / 410-404-9181 / JEFFVENICK@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:

RATCLIFFE ARCHITECTS: CONTACT - SUSAN HARRINGTON
 Name – Type or Print
[Signature]
 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 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 2019-0427-A Filing Date 8/14/19 Estimated Posting Date 8/25/19 Reviewer 47

- 9/9/19

Rev 5/5/2016

74

pl/25.8
pl/p/p -

pl 34 8

A-7340-9107

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

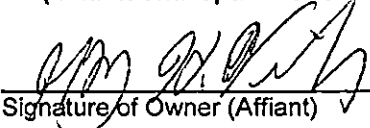
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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.

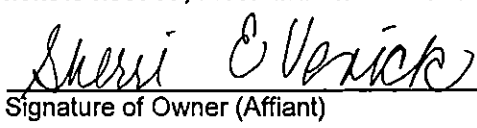
Address: 3216 MIDFIELD ROAD PIKESVILLE MD 21208
Print or Type Address of property City State Zip Code

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 add a garage to our home (we currently have none) and because of our current lot size and house configuration the only place to add a garage is in the front setback. Therefore we request a variance of the front setback requirement from 40 feet to 28 feet to accomodate a new attached garage. Also, we would like to expand our existing kitchen & request a reduction in the sideyard to 10 feet to allow for this modest improvement.

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


Signature of Owner (Affiant)
JEFFREY H. VENICK
Name- Print or Type


Signature of Owner (Affiant)
SHERRI E. VENICK
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 9th day of August, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jeffrey H. Venick and Sherri E. Venick

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

AS WITNESS my hand and Notaries Seal

ANNA ALKHAZOVA
Notary Public
Baltimore City
Maryland
My Commission Expires Nov. 08, 2022

Notary Public

My Commission Expires

Nov 08, 2022

REV. 5/5/2016

2019-0427-A

Zoning Description to Accompany Petition for Zoning Variance

Zoning Description for **3216 Midfield Road**

Election District 3 Councilmanic District 2

Beginning at a point on the **NORTH** side of **MIDFIELD ROAD** which is **50** feet wide at a distance of **627.5** feet **EAST** of the centerline of the nearest improved intersecting street **LIGHTFOOT DRIVE** which is **60** feet wide.

Being Lot #10, Block F, Section #2 in the subdivision of **MIDFIELD, SECTION 2** as recorded in Baltimore County Plat Book #0026, Folio #0128, containing **8.514** of total **ACRES** of lot. Located in the **3rd** Election District and **2nd** Council District.

2019-0427-A

Debra Wiley

From: Debra Wiley
Sent: Monday, October 7, 2019 11:39 AM
To: Aaron K Tsui
Subject: RE: Administrative Variances - Closing Date: 9/9/19 Case no. 2019-0427-A

Good Morning Aaron,

I called you but you were out today so I'm sending you an email for clarification.

Will this admin. var. closing date change or are you just allowing the petitioner to submit the sign posting late?

Thanks.

From: Aaron K Tsui <atsui@baltimorecountymd.gov>
Sent: Friday, September 27, 2019 8:54 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Administrative Variances - Closing Date: 9/9/19 Case no. 2019-0427-A

Debra,

Good morning. I put a note in the file that the petitioner's father passed away and requested delay the sign posting until mid September. So, I expect that the certificate of posting will be coming in by early October. Please hold the file for few more days. Thank you.

Aaron

From: Debra Wiley
Sent: Thursday, September 26, 2019 2:41 PM
To: Jenae Johnson <jjohnson@baltimorecountymd.gov>
Cc: Aaron K Tsui <atsui@baltimorecountymd.gov>
Subject: RE: Administrative Variances - Closing Date: 9/9/19

Jenae / Aaron, RE: 2019-0427-A

Please advise.

Thank you.

From: Debra Wiley
Sent: Thursday, September 12, 2019 2:07 PM
To: Jenae Johnson <jjohnson@baltimorecountymd.gov>
Cc: Aaron K Tsui <atsui@baltimorecountymd.gov>; Christina Y Frink <cfrink@baltimorecountymd.gov>; Gary M Hucik <ghucik@baltimorecountymd.gov>
Subject: Administrative Variances - Closing Date: 9/9/19

Hi Jenae,

10-7
Aaron
noti

10-10-19
Aaron
noti
today

10-17
11:22
Am

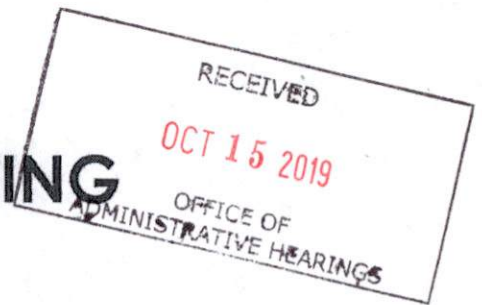
per
Aaron
closing
date
to change
to reflect
sign
posting
J. Wiley

In reviewing the case files, it appears the following are missing pertinent items needed to prepare Orders:

- **2019-0427-A – 3216 Midfield Rd. – Missing sign posting (Aaron Tsui)**
- 2019-0430-A – 325 Academy Ave. – Missing sign posting & Not principal residence per SDAT (Christina Frink)
- 2019-0426-A – 11415 Notchcliff Rd. – Missing photos (Gary Hucik)

Thanks in advance; it is appreciated.

CERTIFICATE OF POSTING



ATTENTION: KRISTEN LEWIS

DATE: 9/13/2019

Case Number: 2019-0427-A

Petitioner / Developer: RATCLIFF ARCHITECTS ~ JEFFREY VENICK

Date of Closing: SEPTEMBER 27, 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:
3216 MIDFIELD ROAD

The sign(s) were posted on: **SEPTEMBER 13, 2019**



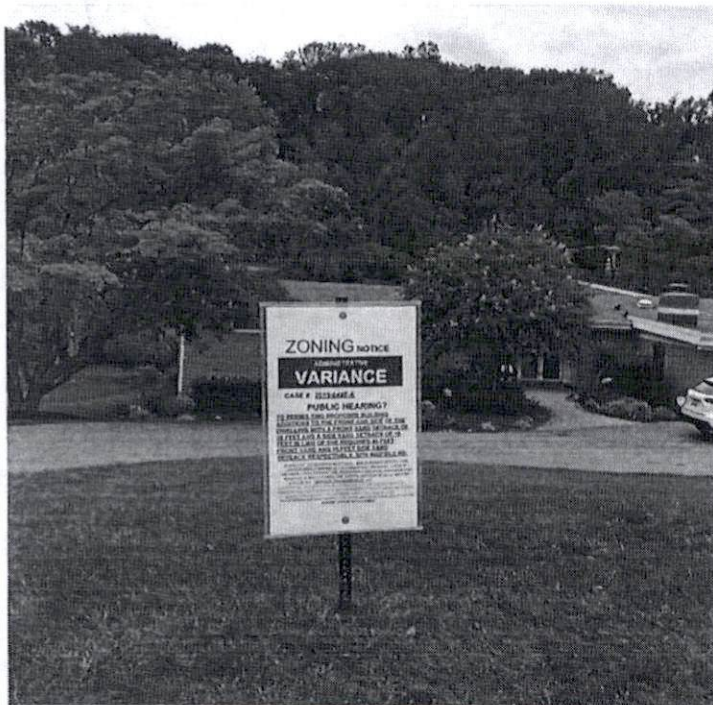
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

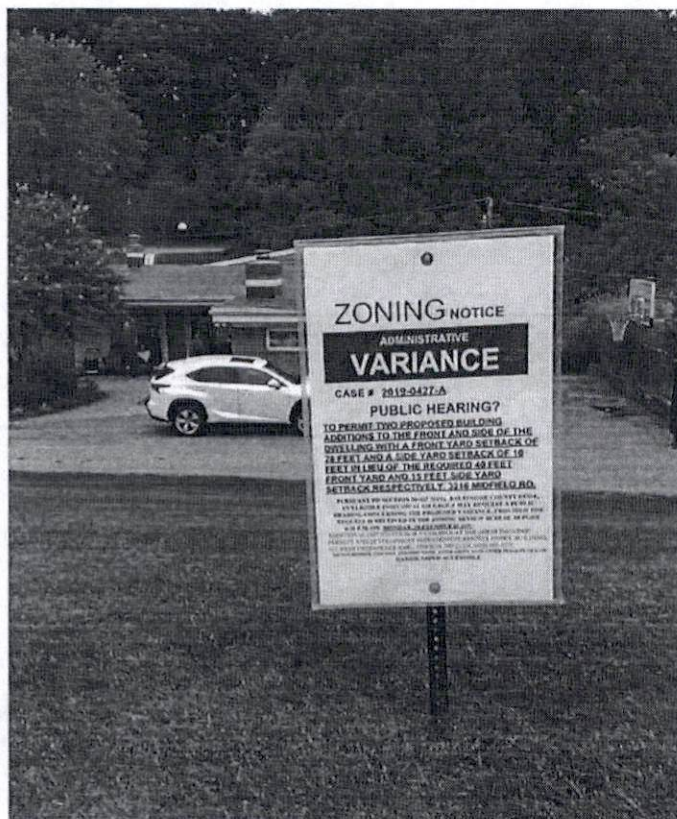
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



1st Sign posted @ 3216 Midfield Road ~ 9/13/2019



2nd Sign posted @ 3216 Midfield Road ~ 9/13/2019

CASE # 2019-0427-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0427- A

Address 3216 Midfield Road

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

Filing Date: 08/14/2019 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.

1. **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.
2. **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.
3. **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.
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 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- 0427 - A Address: 3216 Midfield Road

Petitioner's Name: Jeffrey Venick Telephone : 410- 484-7010

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

Wording for Sign: To permit two proposed building additions to the front and side of the dwelling with a front yard setback of 28 feet and a side yard setback of 10 feet in lieu of the required 40 feet front yard and 15 feet side yard setback respectively



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 10, 2019

Jeffrey H. Venick & Sherri E. Venick
3216 Midfield Road
Pikesville MD 21208

RE: Case Number: 2019-0427-A, 3216 Midfield Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 14, 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 over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Susan Harrington 10404 Stevenson Road Stevenson MD 21153

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. 2019-0427-A

*Administrative Variance
Venick Jeffrey H. & Venick Sherri E.
3216 Midfield Road*

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

Sincerely,



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

WW/RAZ

9-9-19

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 21, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0427-A
Address 3216 Midfield Road
(Venick 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

ZAC AGENDA

Case Number: 2019-0427-A **Reviewer:** Aaron Tsui
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Venick Jeffrey H, Venick Sherri E.
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 3216 MIDFIELD RD
Location: NS of Midfield Road; 627 feet E of the centerline Lightfoot Drive.

Existing Zoning: DR 2 **Area:** 8,514 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.C.1 (1960's Regulations) of BCZR to permit two proposed building additions to the front and side of the dwelling with a front yard setback of 28 feet and a side yard setback of 10 feet in lieu of the required 40 feet front yard and 15 feet side yard setback respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 09/09/2019

Miscellaneous Notes:

Case Number: 2019-0428-SPH **Reviewer:** Christina Frink
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING
Legal Owner: Responde One LLC
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 9126 HARFORD RD
Location: SW side of Richmond Ave 220 feet N of Harford Road

Existing Zoning: BL **Area:** 21,576 SQ FT

Proposed Zoning:

SPECIAL HEARING:

An existing 4X15 roof sign (Family Car Care).

Attorney: Pro-Se Jay Attar

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 03 Account Number - 0319061710			
Owner Information					
Owner Name:	VENICK JEFFREY H VENICK SHERRI E		Use:	RESIDENTIAL	
Mailing Address:	3216 MIDFIELD RD BALTIMORE MD 21208-4420		Principal Residence:	YES	
			Deed Reference:	/07759/ 00622	
Location & Structure Information					
Premises Address:		3216 MIDFIELD RD 0-0000		Legal Description:	610 E LIGHTFOOT DRIVE MIDFIELD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0068	0023	0288		0000	2
					Block:
					F
					Lot:
					10
					Assessment Year:
					2020
					Plat No:
					2
					Plat Ref:
					0026/ 0128
Special Tax Areas:					
Town:					
NONE					
Ad Valorem:					
Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1960		3,354 SF		930 SF	
				Property Land Area	
				17,200 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	2 full/ 1 half	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	
			01/01/2017	07/01/2019	
			123,600	As of	
			270,100	07/01/2020	
			270,100		
			393,700	393,700	
			393,700		
			0		
Transfer Information					
Seller:		Date:		Price:	
COHEN BETTY		12/31/1987		\$230,000	
Type:		Deed1:		Deed2:	
ARMS LENGTH IMPROVED		/07759/ 00622			
Seller:		Date:		Price:	
Type:		Deed1:		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:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 05/07/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

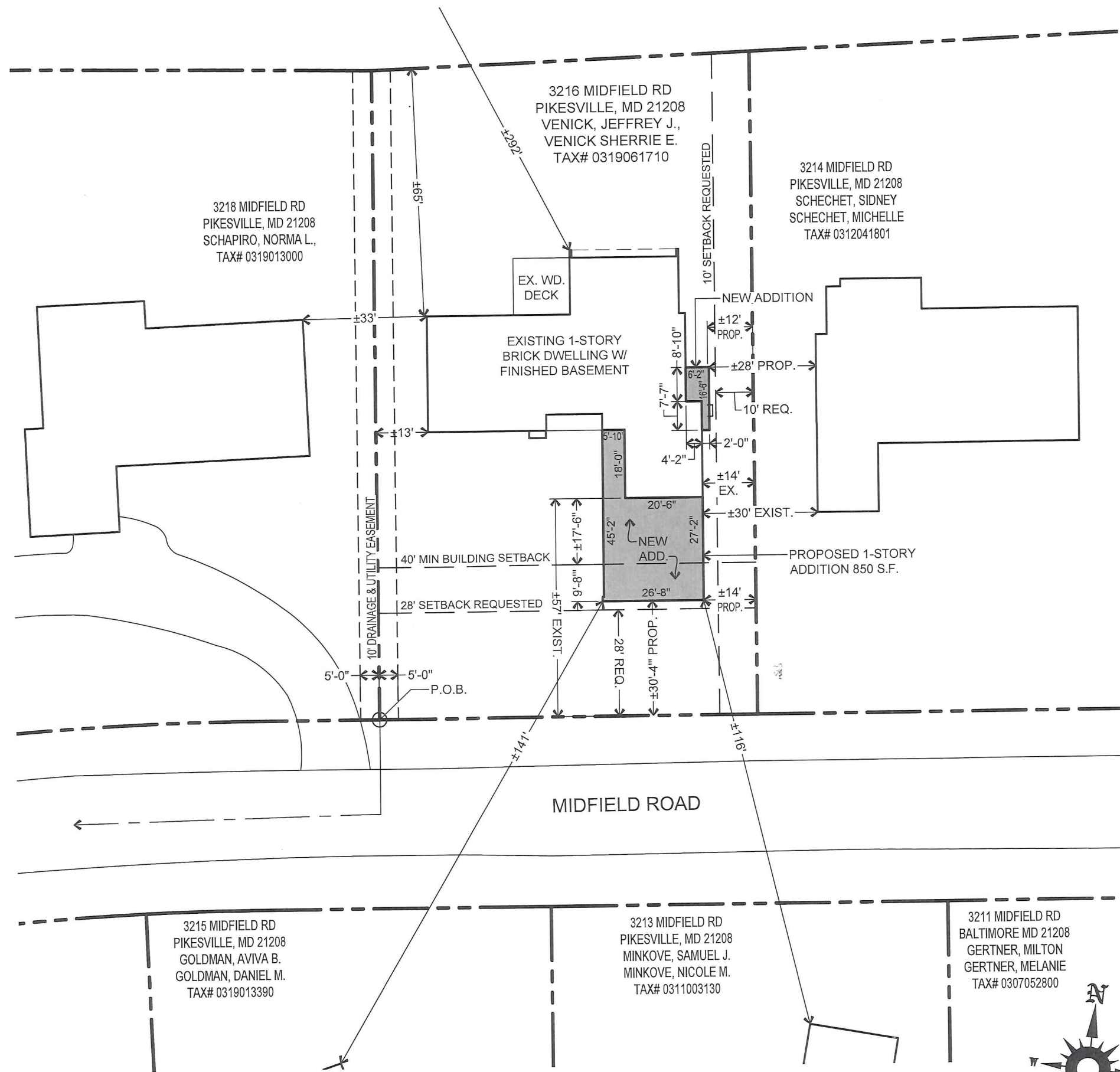
1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal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

2019-0427-A

CHECKLIST

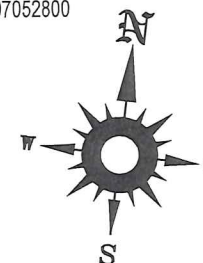
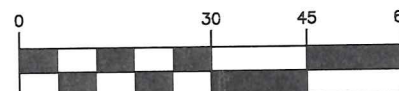
<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>8-21</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, 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 st)	Date: _____ by _____	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: * Missing sign posting 9/12/19 Emailed Jenae + Aaron TsuiPer Aaron, Pet.'s father passed away + req. a delay in sign posting. J. Wiley spoke to Aaron 10-17 + he indicated that they've changed the closing date

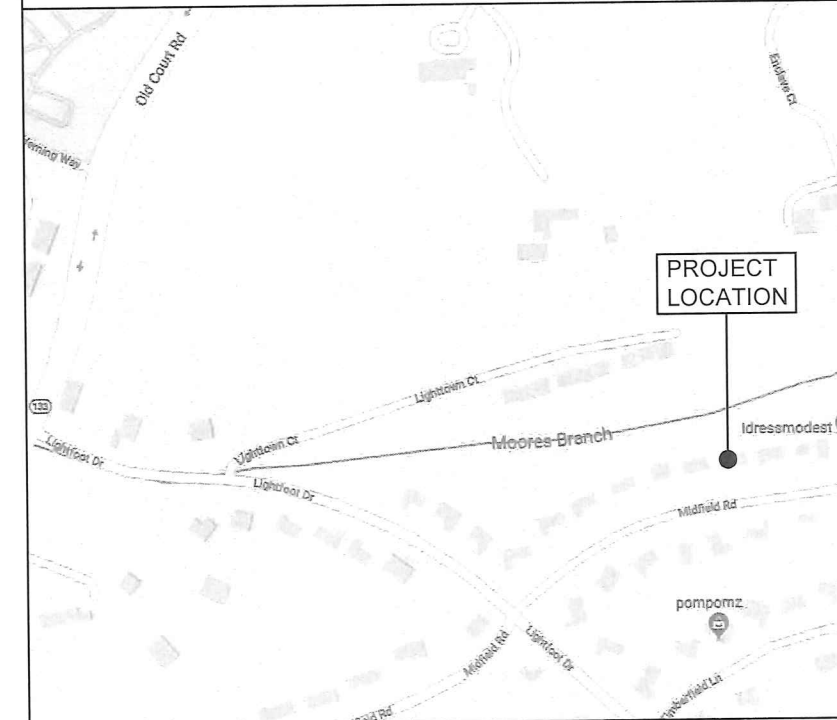


ARCHITECTURAL SITE KEY PLAN

1" = 30'



VICINITY MAP



SITE INFORMATION

ADDRESS	3216 MIDFIELD RD PIKEVILLE, MD 21208	OWNER NAME	VENICK JEFFREY H VENICK SHERRI E	SUBDIVISION	0000
LOT #	10	MAP#	0068	GRID #	0023
PARCEL#	0288				
PLAT BOOK #	0026	FOLIO #	0128	10 DIGIT TAX #	0319061710
ZONING MAP	0068	LOT AREA ACREAGE	0.39485767		
SITE ZONED	DR2	OR SQUARE FEET	17,200		
ELECTION DISTRICT	3	HISTORIC	NO		
COUNCIL DISTRICT	2	IN CBCA	NO		
IN FLOOD PLAIN	NO				
UTILITIES MARK WITH "X"					
WATER IS:		PUBLIC	☒	PRIVATE	
SEWER IS:		PUBLIC	☒	PRIVATE	
PRIOR HEARING	NO				
IF SO GIVE CASE NUMBER					
AND SHOW RESULT BELOW					

RATCLIFFE
ARCHITECTS
1010 Stevenson Road
Pikesville, Maryland 21138
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pratt@ratcliffe.com

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PROJECT:
NEW ADDITION &
RENOVATION
PLANS FOR:
THE VENICK
RESIDENCE
3216 MIDFIELD RD
PIKEVILLE, MD 21208

RELEASE SCHEDULE	
DATE	SUMMARY
2019.07.25	SD ESTIMATE
2019.08.01	SD REVISED
2019.08.14	VARIANCE

SCALE: AS SHOWN

DWG TITLE:

ARCH. SITE
PLAN

SHEET No.

SP1.2

2019-0427-A



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PROJECT:
NEW ADDITION & RENOVATION PLANS FOR:
THE VENICK RESIDENCE
3216 MIDFIELD RD
PIKESVILLE, MD 21208

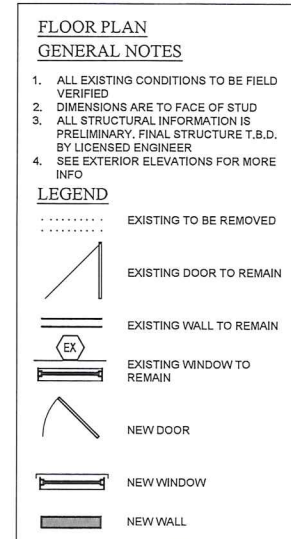
RELEASE SCHEDULE	
DATE	SUMMARY
2019.07.25	SD ESTIMATE
2019.08.01	SD REVISED
2019.08.14	VARIANCE

SCALE: AS SHOWN
DWG TITLE:

SITE
PICTURES

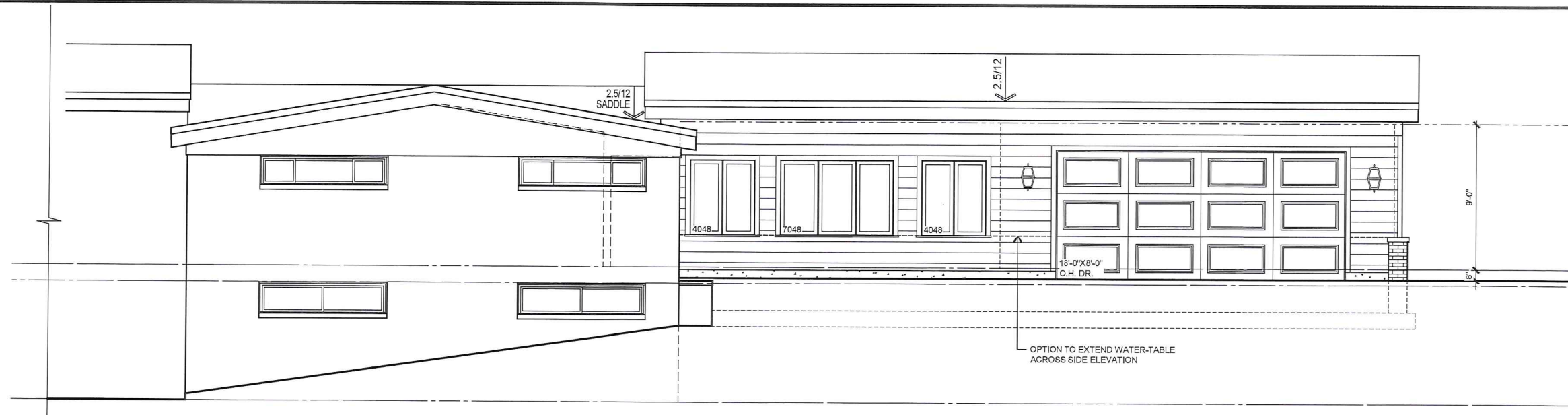
SHEET No.

SP1.3



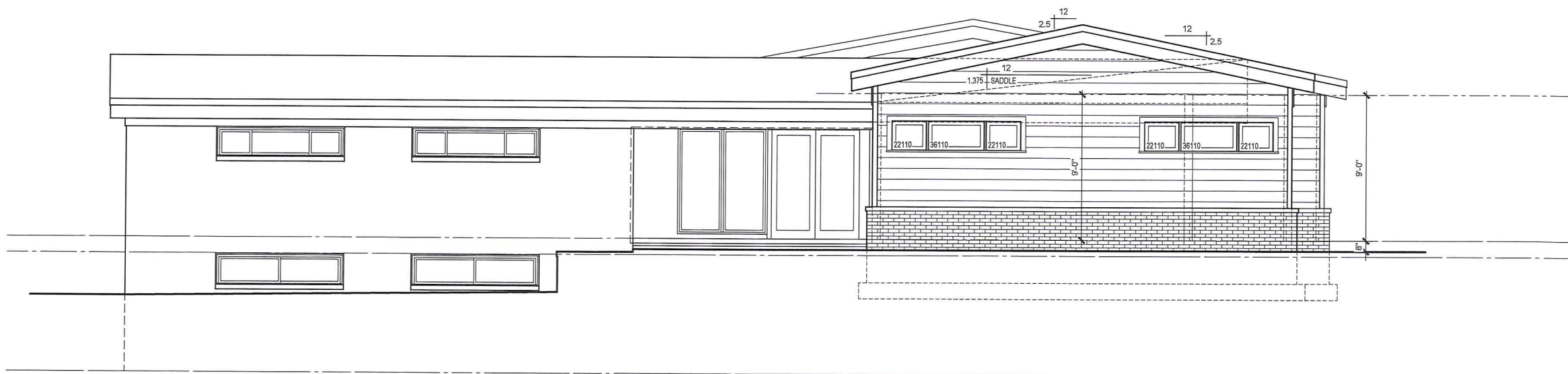
2019-0427 | A

A1.2



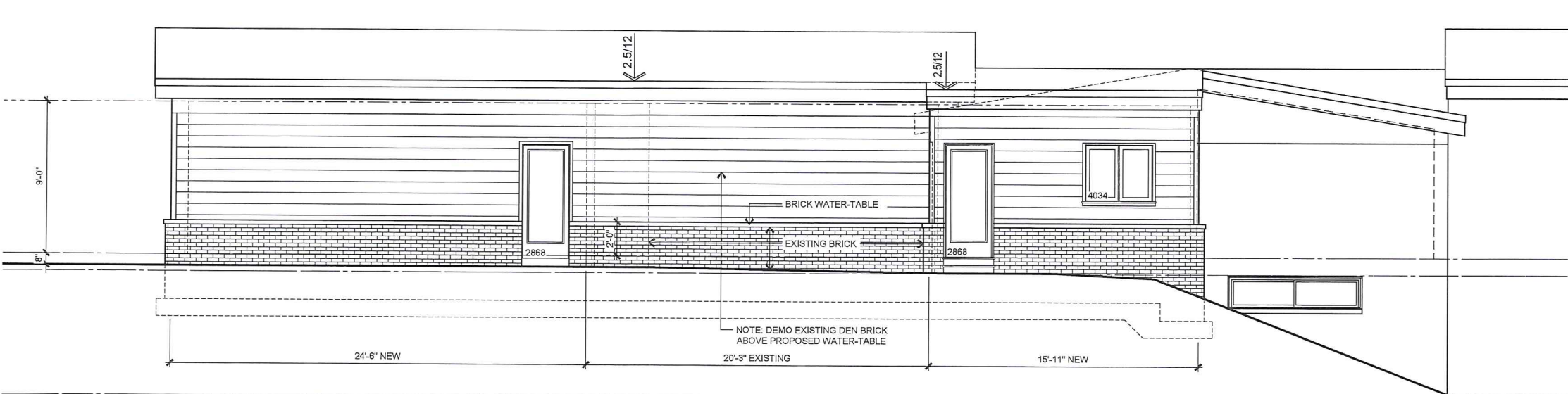
1 LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



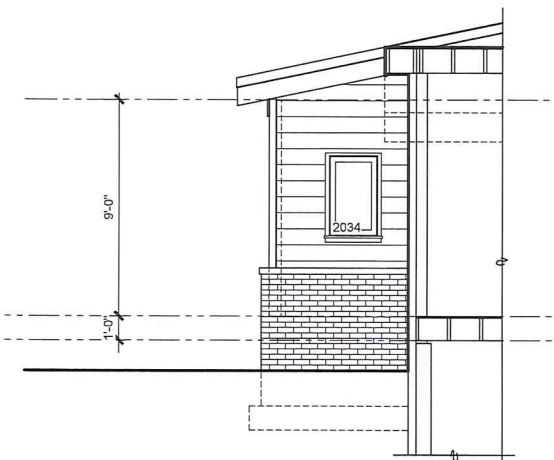
2 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



4 PARTIAL REAR ELEVATION

SCALE: 1/4" = 1'-0"

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PROJECT:
NEW ADDITION &
RENOVATION
PLANS FOR:

THE VENICK
RESIDENCE

3216 MIDFIELD RD
PIKESVILLE, MD 21208

DATE	SUMMARY
2019.07.25	SD ESTIMATE
2019.08.01	SD REVISED
2019.08.14	VARIANCE

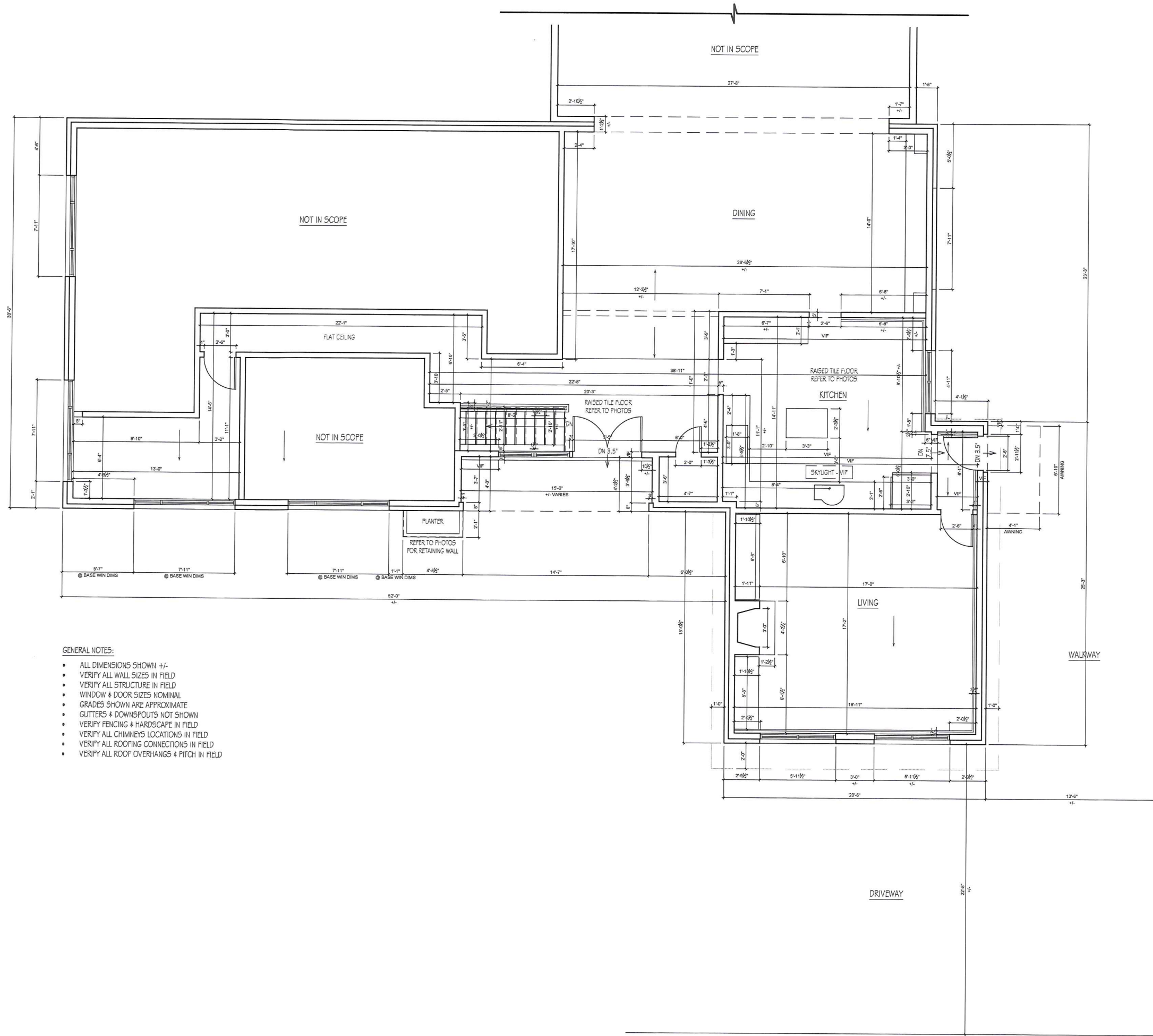
SCALE: AS SHOWN

DWG TITLE:

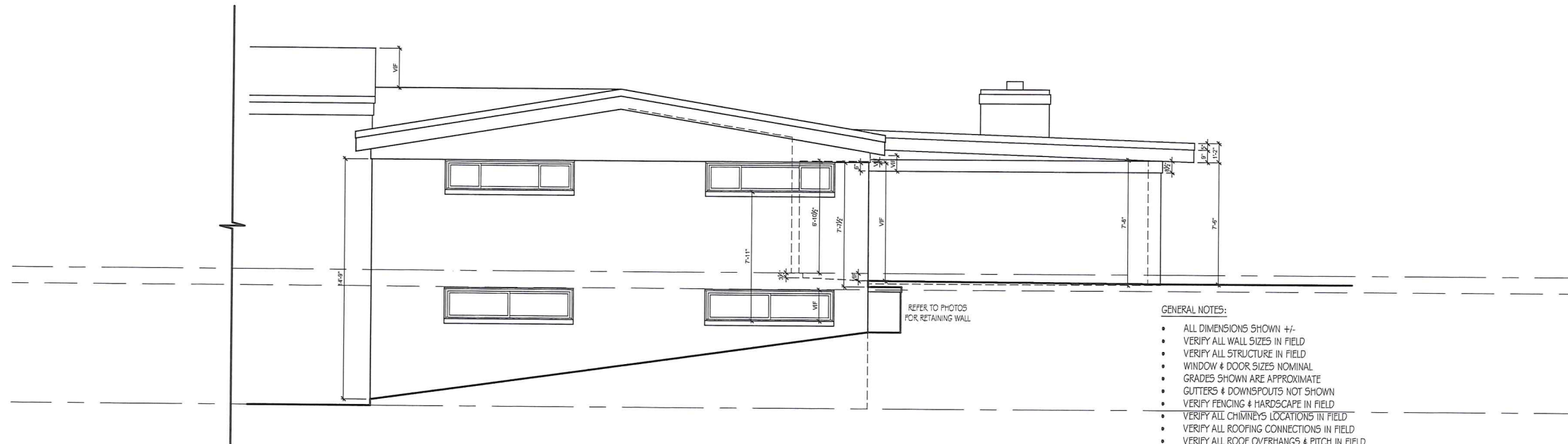
EXTERIOR
ELEVATIONS

SHEET No.

A2.1



- GENERAL NOTES:
- ALL DIMENSIONS SHOWN +/-
 - VERIFY ALL WALL SIZES IN FIELD
 - VERIFY ALL STRUCTURE IN FIELD
 - WINDOW & DOOR SIZES NOMINAL
 - GRADES SHOWN ARE APPROXIMATE
 - GUTTERS & DOWNSPOUTS NOT SHOWN
 - VERIFY FENCING & HARDSCAPE IN FIELD
 - VERIFY ALL CHIMNEYS LOCATIONS IN FIELD
 - VERIFY ALL ROOFING CONNECTIONS IN FIELD
 - VERIFY ALL ROOF OVERHANGS & PITCH IN FIELD



2 LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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PROJECT:

EXIST. DRAWINGS FOR:

THE VENICK
RESIDENCE

3216 MIDFIELD RD
PIKESVILLE, MD 21208

RELEASE SCHEDULE

DATE	SUMMARY
06.25.2019	PARTIAL EXISTING

SCALE: AS SHOWN

DWG TITLE:

EXISTING
EXTERIOR
ELEVATIONS

SHEET No.

AB2.2

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

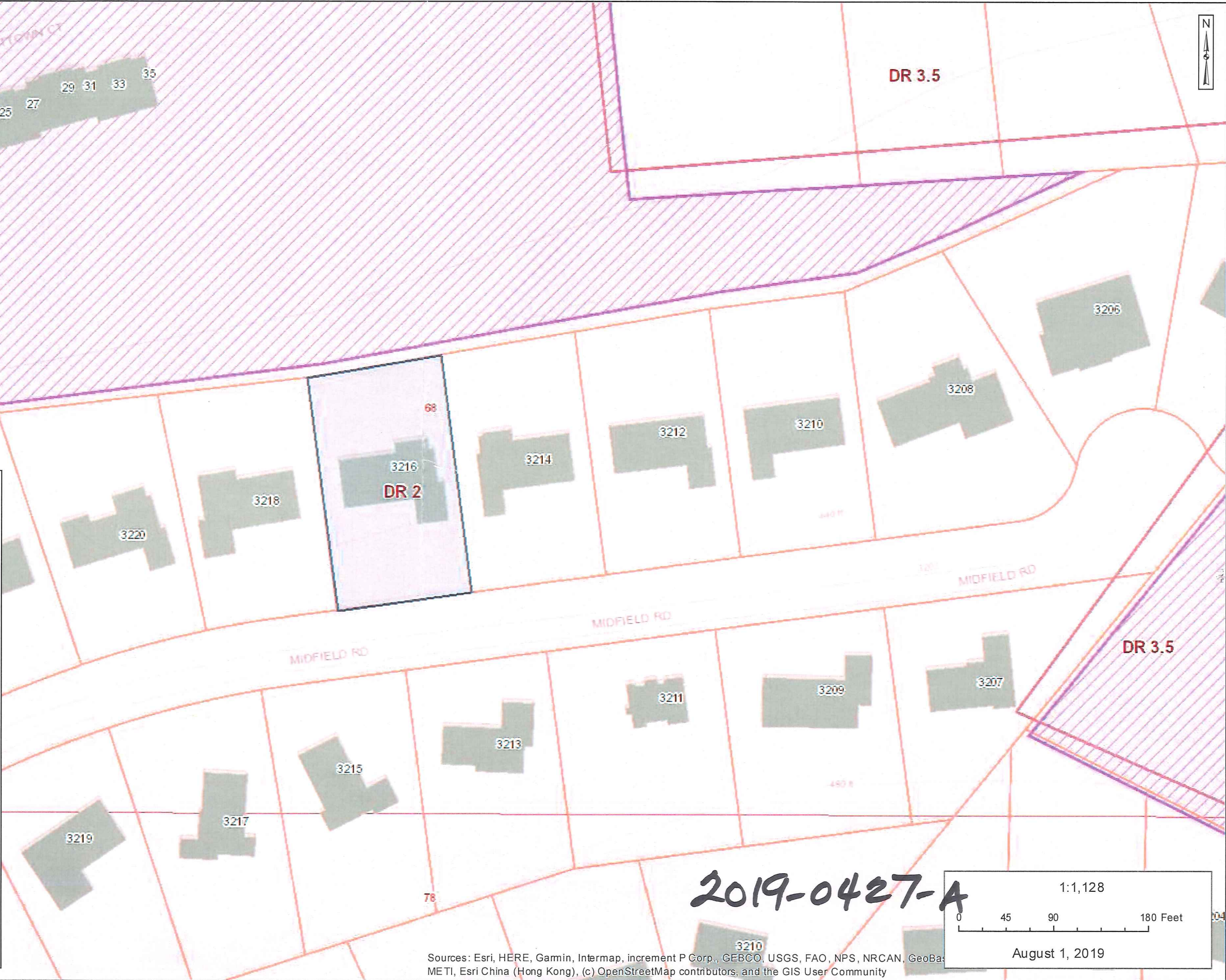
Zoning History Cases

Zoning

Property

Tax Map Grid

County Boundary



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



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**PROJECT:
NEW ADDITION &
RENOVATION
PLANS FOR:**

**THE VENICK
RESIDENCE**

3216 MIDFIELD RD
PIKESVILLE, MD 21208

RELEASE SCHEDULE

DATE	SUMMARY
2019.07.25	SD ESTIMATE
2019.08.01	SD REVISED
2019.08.14	VARIANCE

SCALE: AS SHOWN

DWG TITLE:

**SITE
PICTURES**

SHEET No.

SP1.3