

MEMORANDUM

DATE: November 5, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0449-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 4, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE
(619 Yarmouth Road)
9th Election District
5th Council District
Gerard Simoneaux
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2019-0449-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Gerard Simoneaux (“Petitioner”). The Petitioner is requesting Variance relief from § 301.1.A of the Baltimore County Zoning Regulations (“BCZR”), to approve a deck in the rear with a side setback of 3 ft. in lieu of the required 7.5 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

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

The Petitioner has 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

ORDER RECEIVED FOR FILING

Date 10-4-19

By [Signature]

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 Petitioner.

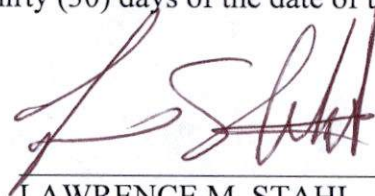
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 4th day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 301.1.A of the Baltimore County Zoning Regulations ("BCZR"), to approve a deck in the rear with a side setback of 3 ft. in lieu of the required 7.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.

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

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Date 10-4-19

By 192



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 619 Yarmouth Road, Towson, MD 21286 Currently zoned DR5.5
 Deed Reference 21994 / 00490 10 Digit Tax Account # 0919072150
 Owner(s) Printed Name(s) Gerard L. Simoneaux

(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) 301.1. A BC22 to Approve a deck in Rear with a ^{side} set back of 3 FT in lieu of the Required 7.5 FT
 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):

Gerard Simoneaux

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2

619 Yarmouth Road, Towson, MD

Mailing Address City State

21286 , 443-610-8786 , simendo@yahoo.

Zip Code Telephone # Email Address

com

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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 10-4-19
 [Signature]

Representative to be contacted:

Shannon Maki

Name – Type or Print

Signature

619 Yarmouth Road, Towson, MD

Mailing Address City State

21286 , 443-610-9369 , shan_maki@yahoo.

Zip Code Telephone # Email Address

com

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 10 day of October, 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 2019-0449-A Filing Date 9/5/19 Estimated Posting Date 9/15/19 Reviewer CF

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: **619 Yarmouth Road, Towson, MD 21286**

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)

See attached statement.

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

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 31 day of August 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Gerard Simoneaux

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

AS WITNESS my hand and Notaries Seal



JARNEL DYSON WRIGHT
Notary Public, State of Maryland
City of Baltimore
My Commission Expires January 18, 2021

Notary Public

01/18/2021

My Commission Expires

REV. 5/5/2016

2019-0449-A

Affidavit in Support of Administrative Variance

The applicant is requesting a variance from Baltimore County for the side-yard setback requirement for a single-family structure in the DR 5.5 zone. He is requesting a variance of the 7.5 foot setback off of the west side property line. The request is to build a deck attached to the current house.

The applicant wishes to build a 605.33 square foot deck, which is not possible under the current setback requirements in the DR 5.5 zoning district. Therefore, the applicant is requesting a variance to change the requirement from 7.5 foot side-yard setback to 3 foot on the west side of the house.

The applicant argues that the current dimensional variance of 7.5 foot creates a practical difficulty for the applicant in so much as 1.) it prevents reasonable improvement of the property consistent with the area and 2.) it would cause significant expense to expand the deck towards the rear of the house.

Wiltondale Homeowners Association works to keep the integrity of the neighborhood and in its Home Improvement and Maintenance Guide it states, "large mature shade trees should not be removed unless they are diseased or present a hazard to homes or people" (www.wiltondale.org, pg. 16). The applicant has a mature maple directly in the middle of the backyard in the space where a deck would be built. The applicant plans to build the deck around the existing maple to preserve the established tree and to abide by Wiltondale Homeowners Association's Shade Tree Program. In order to accommodate for the tree, the homeowner needs to expand the deck towards the west side property line. The variance will allow for a reasonable deck space that can be enjoyed by the homeowner. A smaller deck that would fall within the current setback back would be too small for the homeowners to place outdoor table and chairs due to the space taken up by the tree. Please refer to enclosed photo to view position of tree.

Additionally, the current property has a necessary retaining wall located behind the current residence. The proposed deck would extend to the retaining wall. The homeowner is unable to extend the deck toward the south property line (towards the rear of the house) because he would have to endure significant cost to remove and push back the retaining wall. Please refer to enclosed photo to view retaining wall position.

The applicant argues that he has not created this undue burden through any actions of his own. When the house was purchased in June of 2005, the both the tree and the retaining wall were in existence.

2019-0449-A

Property Description

Part A

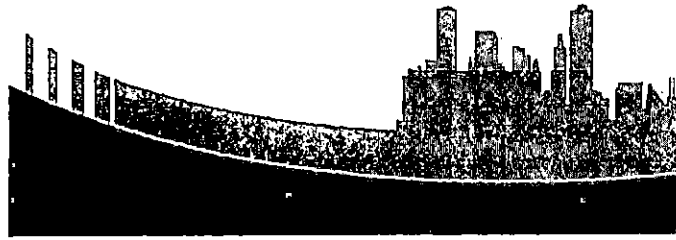
ZONING PROPERTY DESCRIPTION FOR: 619 Yarmouth Road, Towson, MD 21286

Beginning at a point on the south side of Yarmouth Road which is 40 feet wide at a distance of 60 feet south of the centerline of the nearest improved intersecting street Coventry which is 40 feet wide.

Part B

Being lot #118, Section #2 in the subdivision of Wiltondale as recorded in Baltimore County Plat Book #12, Folio #59, containing 6612 square feet of lot. Located in the 9 Election District and 5 Council District.

2019-0449-A



CERTIFICATE OF POSTING

September 10, 2019

Re:
Zoning Case No. 2019-0449-A
Legal Owner: Gerald Simoneaux
Closing date: September 30, 2019

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **619 Yarmouth Road**.

The signs were posted on **September 10, 2019**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2019-0449-A

619 Yarmouth Road

**REQUEST: TO PERMIT A DECK ON REAR
OF HOUSE WITH A SETBACK OF 3 FEET IN
LIEU OF THE REQUIRED 7 1/2 FEET.**

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 IT IS DONE IN
THE ZONING OFFICE BEFORE SEPTEMBER 30, 2019.**

**ADDITIONAL INFORMATION IS AVAILABLE AT 201 N.
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
CHESAPEAKE AVENUE TOWSON, MD 21204**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2019-0449-A

619 Yarmouth Road

**REQUEST: TO PERMIT A DECK ON REAR
OF HOUSE WITH A SETBACK OF 3 FEET IN
LIEU OF THE REQUIRED 7 1/2 FEET.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
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MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE SEPTEMBER 30, 2019.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0449 -A Address 619 Yarmouth Rd
Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9-5-19 Posting Date: 9-15-19 Closing Date: 9-30-19

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- 0449 -A Address 619 YARMOUTH RD
Petitioner's Name Gerard Simoneaux Telephone 443-610-8786
Posting Date: 9-15-19 Closing Date: 9-30-19
Wording for Sign: To Permit A deck on Rear of House with a side setback
of 3 FT in lieu of the Required 7 1/2 FT

Revised 6/30/2019

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0449-A

Property Address: 619 YARMOUTH Rd

Property Description: _____

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: GERARD SIMONEAU

Company/Firm (if applicable): _____

Address: 619 YARMOUTH Rd

TOWSON MD 21286

Telephone Number: 443-610-8786

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 30, 2019

Shannon Maki
619 Yarmouth Road
Towson MD 21286

RE: Case Number: 2019-0449-A, 619 Yarmouth 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 September 9, 2019. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

Date: 9/9/19

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

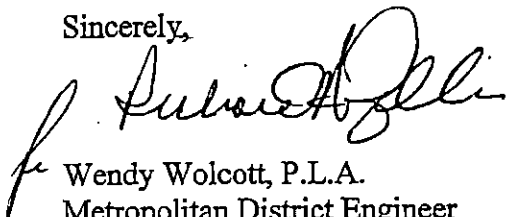
Dear Ms. Lewis:

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. 2019-0449-A

*Administrative Variance
Gerald L. Simonneau
619 Vermont 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).

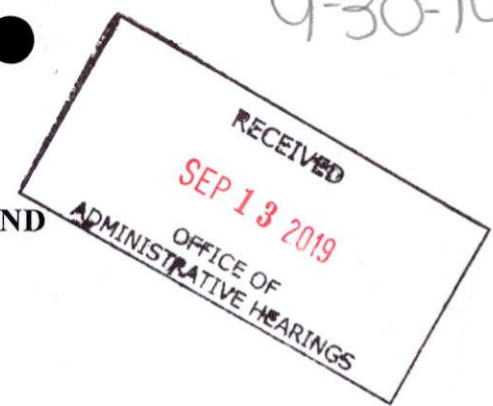
Sincerely,



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

WW/RAZ

9-30-19



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: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0449-A
Address 619 Yarmouth Road
(Simoneaux Property)

Zoning Advisory Committee Meeting of **September 6, 2019.**

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

Reviewer: Steve Ford

2018-017

COVENTRY PL

Lot # 120

0912593380

0920000380

0903003210

Lot # 15

YARMOUTH RD

PAI # 090008

0917101060

Pl. Bk. 0000012, Folio 0059
PAI # 090008

Lot # 119

Pl. Bk. Folio 012059

Lot # 118 0919072150

519

50D

9ED NE9-A
070A3 DR55

Lot # 117 0923000380

0916000500

Lot # 134

0912590470

Lot # 135

Lot # 136

1993-0173-A 0914900000

2019-0449-A

0913920160

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>9-13</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-9</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>9-10-19</u>	by <u>Dak</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: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier:	District - 09 Account Number - 0919072150	
Owner Information		
Owner Name:	SIMONEAUX GERARD	Use: RESIDENTIAL YES
Mailing Address:	619 YARMOUTH RD TOWSON MD 21286-7838	Principal Residence: YES Deed Reference: /21994/ 00490
Location & Structure Information		
Premises Address:	619 YARMOUTH RD 0-0000	Legal Description: 619 YARMOUTH RD WILTONDALE
Map:	Grid:	Parcel:
0070	0020	0790
Neighborhood:	Subdivision:	Section:
9090096.04	0000	2
Block:	Lot:	Assessment Year:
	118	2020
Plat No:	Plat Ref:	
	0012/0059	
Special Tax Areas: None		Town: None
		Ad Valorem: None
		Tax Class: None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1950	1,460 SF	625 SF
Property Land Area	County Use	
6,612 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
1/2 BRICK FRAME/ FRAME	5	2 full/ 2 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2017	07/01/2019
Land:	128,100	128,100
Improvements	249,900	249,900
Total:	378,000	378,000
Preferential Land:	0	
Transfer Information		
Seller: ROMJUE ANDREW	Date: 06/08/2005	Price: \$485,000
Type: ARMS LENGTH IMPROVED	Deed1: /21994/ 00490	Deed2:
Seller: HART JOHN, JR	Date: 04/23/2002	Price: \$272,000
Type: ARMS LENGTH IMPROVED	Deed1: /16342/ 00087	Deed2:
Seller: SCHMIDT GEORGE M	Date: 06/09/1997	Price: \$194,000
Type: ARMS LENGTH IMPROVED	Deed1: /12217/ 00374	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt: None	Special Tax Recapture: None	
Exempt Class: None		
Homestead Application Information		
Homestead Application Status: Approved 05/15/2008		

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0449-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Gerard L Simoneaux
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 619 YARMOUTH RD
Location: S side of Yarmouth Road 60 feet S of Coventry Road.

Existing Zoning: DR 5.5 **Area:** 6,612 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
301.1.A BCZR To approve a deck in the rear with a side setback of 3 feet in lieu of the required 7.5 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 09/30/2019

Miscellaneous Notes:

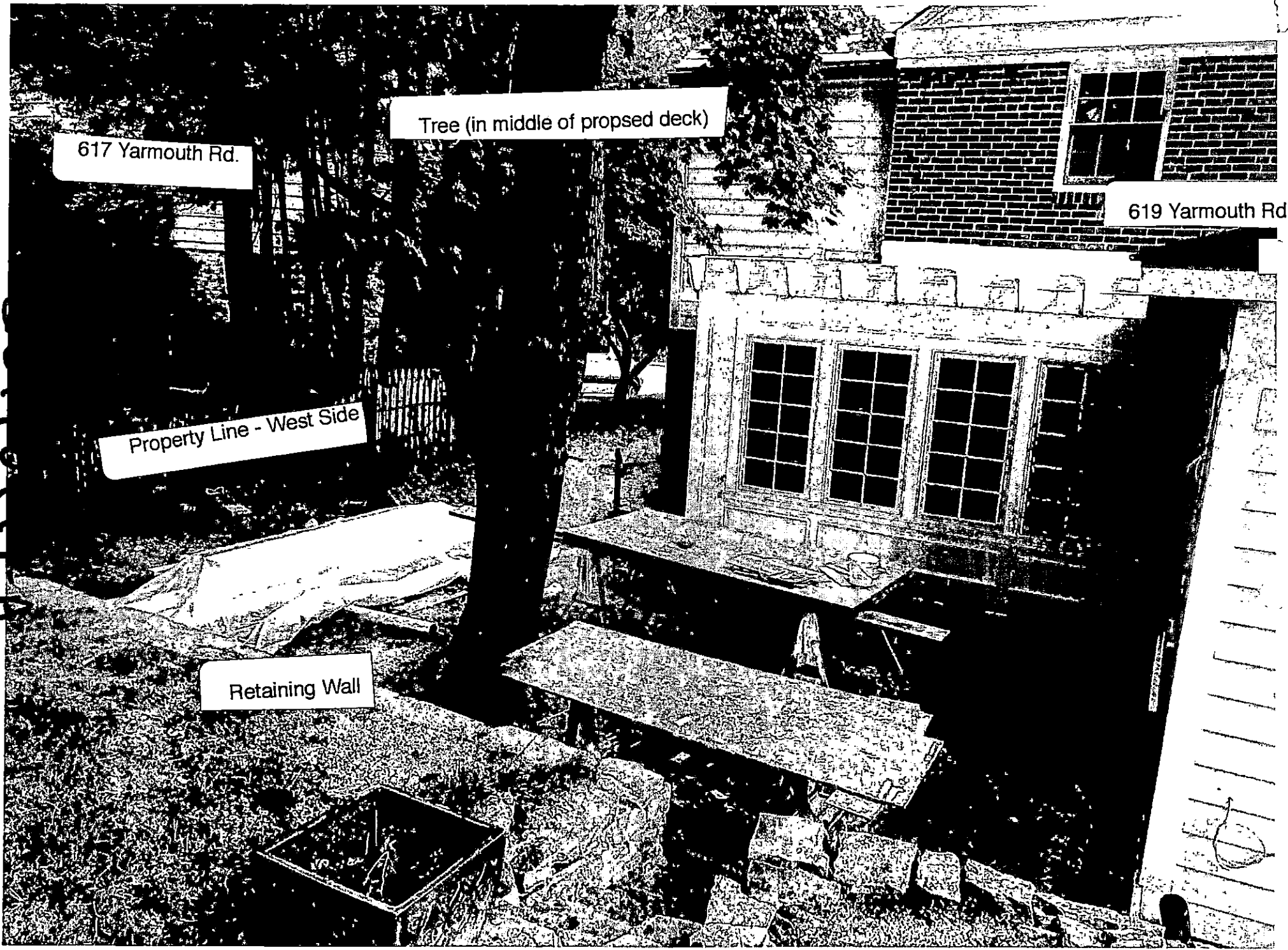
Case Number: 2019-0450-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Bozzuto Group
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 913 SOUTHERLY RD
Location: NW corner of intersection of Southerly Road (60") and Dulaney Valley Road.

Existing Zoning: BM-DT **Area:** 4.22 AC
Proposed Zoning:
VARIANCE:
BCZR 450.4.E To permit a monument sign with 29 square feet of signage (on each side) in lieu of the maximum allowed 25 square feet (on each side).
Attorney: Not Available
Prior Zoning Cases: 1949-1605-X; 2006-0079-A; R-1947-0998
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:



617 Yarmouth Rd.

Tree (in middle of propped deck)

619 Yarmouth Rd.

Property Line - West Side

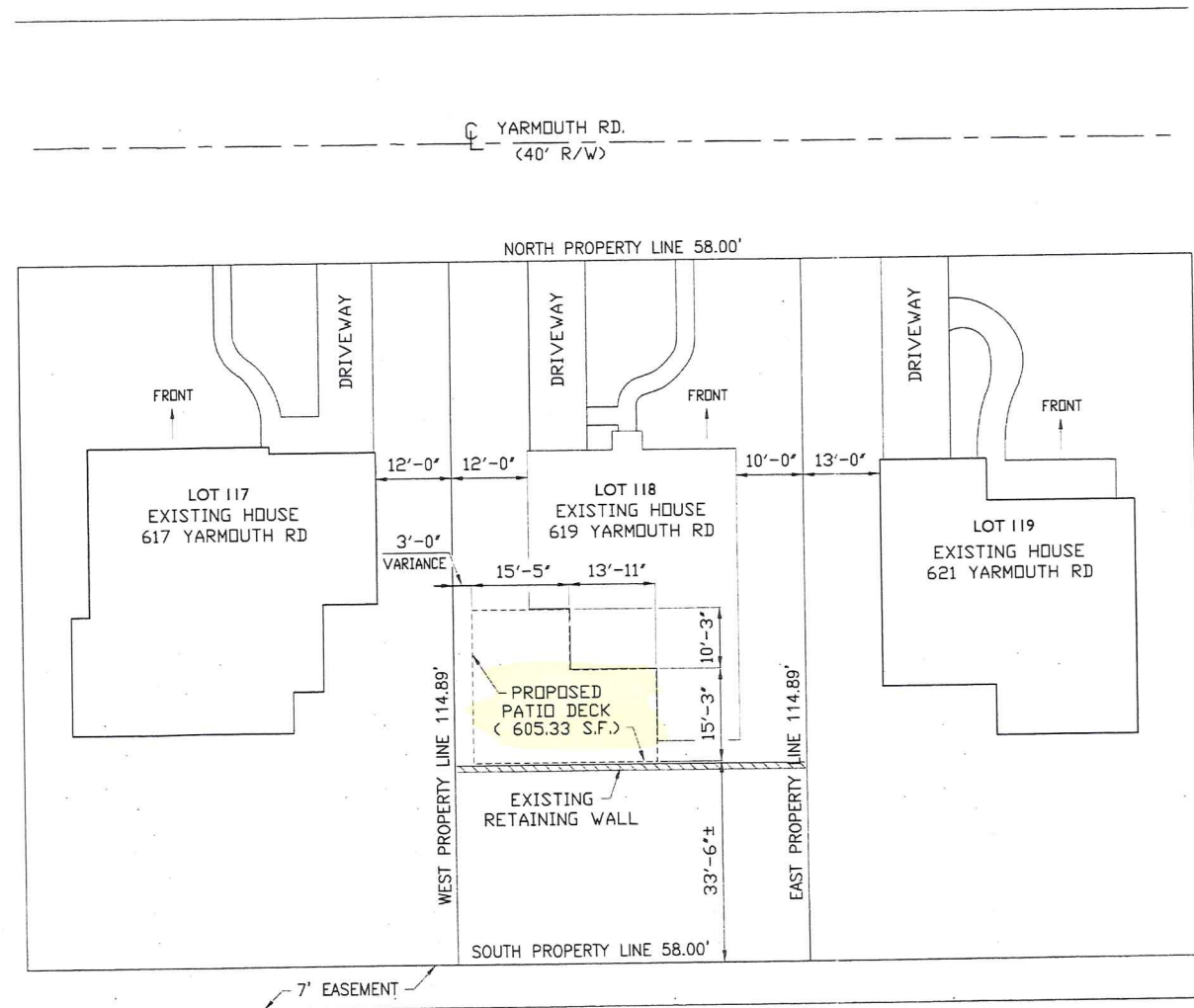
Retaining Wall

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

ADDRESS 619 YARMOUTH RD, TOWSON MD 21286 OWNER(S) NAME(S) GERARD L. SIMONEAUX

SUBDIVISION NAME WILTONDALE LOT # 118 BLOCK # 1 SECTION # 2

PLAT BOOK # 12 FOLIO # 59 10 DIGIT TAX # 0919072150 DEED REF. # 21994/00490



PATIO DECK PLAN

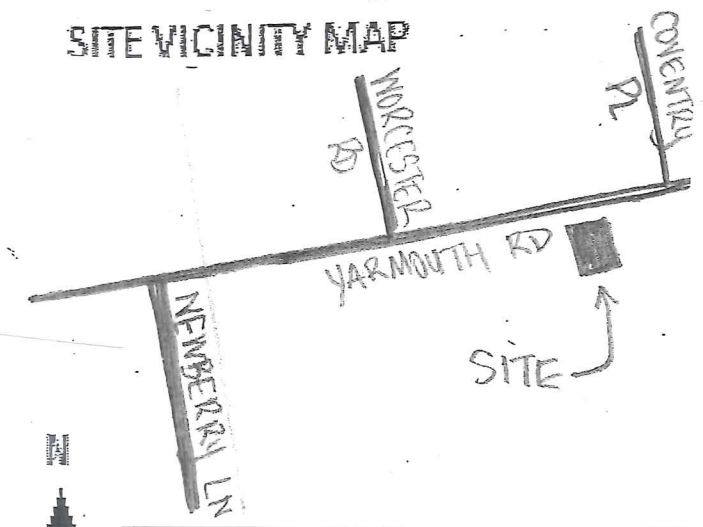
Simoneaux / Maki Residence 619 Yarmouth Rd. Towson, MD 21286 Lot 118 WILTONDALE Subdivision			
LOCATION PLAN			
DATE 08-09-2019	CONTRACT NO. A-101	OWNER NO. V1N0F1LE	REV. 0
SCALE 1" = 20'	DRAWING NUMBER SK-002		



PLAN DRAWN BY SIMONEAUX DATE 9/2/2019 SCALE: 1 INCH = 20 FEET

2019-0449-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 1070 A3

SITE ZONED DR5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE 1

OR SQUARE FEET 6612

HISTORIC? N

IN CBCA? N

IN FLOOD PLAIN? N

UTILITIES? MARK WITH X

WATER IS:
PUBLIC ☒ PRIVATE _____

SEWER IS:
PUBLIC ☒ PRIVATE _____

PRIOR HEARING? N

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

Pet. Exh. 1

VARIATION CASE INFO:

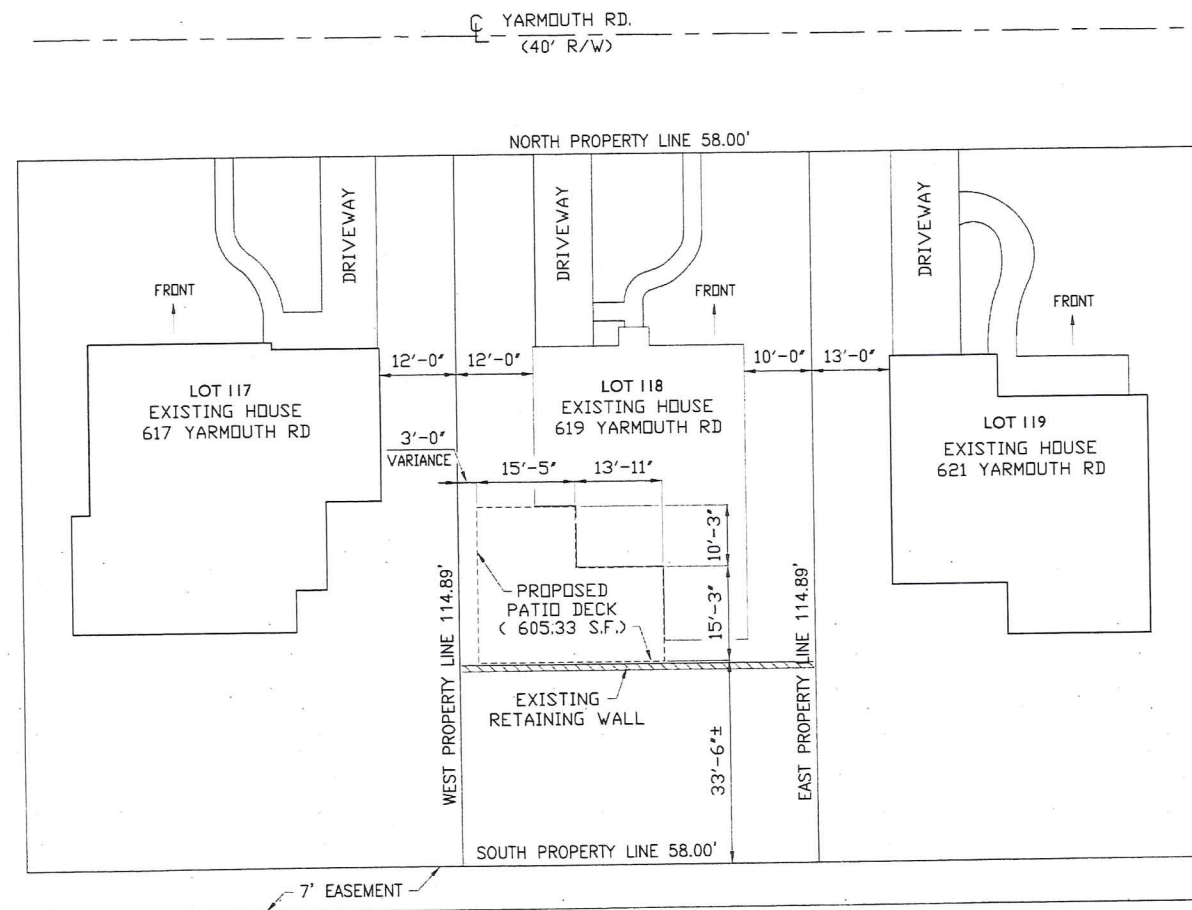
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

ADDRESS 619 YARMOUTH RD, TOWSON MD 21286 OWNER(S) NAME(S) GERARD L. SIMONEAUX

SUBDIVISION NAME WILTONDALE LOT # 118 BLOCK # / SECTION # 2

PLAT BOOK # 12 FOLIO # 59 10 DIGIT TAX # 0919072150 DEED REF. # 21994/00490

NORTH



PATIO DECK PLAN

Simoneaux / Maki Residence
619 Yarmouth Rd. Towson, MD 21286
Lot 118 WILTONDALE Subdivision

LOCATION PLAN			
DATE 08-09-2019	CONTRACT NO. A-101	OWNER NO. V1NOFILE	REV. 0
SCALE 1" = 20'	DRAWING NUMBER SK-002		



PLAN DRAWN BY

SIMONEAUX

DATE

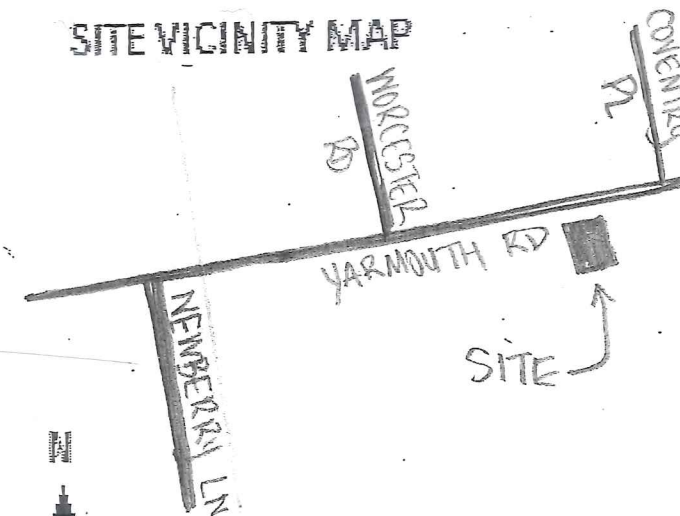
9/2/2019

SCALE: 1 INCH =

20 FEET

2019-0449-A

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 070 K3

SITE ZONED DR5.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE /

OR SQUARE FEET 6612

HISTORIC? N

IN CBCA? N

IN FLOOD PLAIN? N

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? N

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VARIATION CASE INFO: