

MEMORANDUM

DATE: November 21, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0469-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 20, 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
(3223 Midfield Road)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
David A. Mendelsohn &	*	HEARINGS FOR
Jocelyn D. Minsky-Rowland		
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0469-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, David A. Mendelsohn and Jocelyn D. Minsky-Rowland (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit two (2) proposed additions to the front and side of the dwelling with front yard setbacks of 34 and 35 feet, and a rear yard setback of 28 feet, in lieu of the required 40, 40 and 40 ft. 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 27, 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 10-21-19

By rw

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.

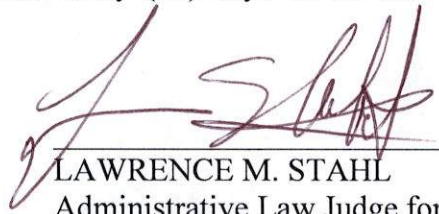
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 21st day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit two (2) proposed additions to the front and side of the dwelling with front yard setbacks of 34 and 35 feet, and a rear yard setback of 28 feet, in lieu of the required 40, 40 and 40 ft. 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 10-21-19

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 #3223 Midfield Road Currently zoned D.R. 2
 Deed Reference 41415 / 246 10 Digit Tax Account # 0323004530
 Owner(s) Printed Name(s) David Avi Mendelsohn & Jocelyn Diana Minsky-Rowland

(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 to permit two proposed additions to the front and side of the dwelling with a front yard setbacks of 34 and 35 feet, and a rear yard setback of 28 feet, in lieu of the required 40, 40, and 40 feet 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):

David Avi Mendelsohn / Jocelyn Diana Minsky-Rowland
 Name #1 – Type or Print Name #2 – Type or Print

David Avi Mendelsohn Jocelyn Diana Minsky-Rowland
 Signature #1 Signature #2

3223 Midfield Rd Baltimore, MD
 Mailing Address City State
21208 913-738-7467 davidamendelsohn@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:

J. Scott Dallas
 Name – Type or Print
J. Scott Dallas
 Signature
P.O. Box 26 Baldwin, MD
 Mailing Address City State
21013 410-817-4600 jsdinc@aol.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 10-21-19 day of October, 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

2019-0469-A

Filing Date

9/18/19

Estimated Posting Date

9/29/19

Reviewer

AT

10/14/19

Rev 5/5/2016

12

1

of 1957
at 1957

1957

1957

Affidavit in Support 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: #3223 Midfield Road Baltimore 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 purchased the house at 3223 Midfield Road a few months ago. The home is in the perfect location. It's walking distance to our synagogue and close to the Jewish day school where we plan to send our children. The property is wooded, fenced and very private. It's on a quiet, safe street where many other orthodox families live. But, while the location meets our needs, the house does not. The bedrooms and bathrooms are tiny and outdated and it does not have a garage. But, since houses on nice lots in walking distance to our synagogue don't come on the market often, and usually sell right away, we immediately submitted a contract. Our house is one-story only and already is built beyond the zoning setback lines as shown on the plan. In this existing rancher layout, all the bedrooms are on the left side. We had briefly considered building a second-floor master which would not have required a variance but are uncomfortable having our (master) bedroom on a separate level or part of the house than our children's bedrooms. We'd like to replace the existing open carport with a garage so that we will have protection from the weather and storage for strollers, bicycles, sukkah panels, snowblower, lawnmower and other lawn maintenance equipment. We also plan to purchase an electric car soon, incorporating a charging station into the design of the new garage, requiring a slight size increase from the existing carport. The two adjacent neighboring houses are built closer to the property lines than we are requesting. Our bedroom extension will put us 26' from the common sideyard with #3221 but will still be considerably farther from that property line than **#3221 15' setback** and the **#3206 20' setback** to sideyard property lines. The requested changes will be very consistent with the neighborhood and have little impact on the views from the streets. Thank you for your kind consideration.

David Avi Mendelsohn
Signature of Owner (Affiant)

David Avi Mendelsohn
Name- Print or Type

Jocelyn Diana Minsky-Rowland
Signature of Owner (Affiant)

Jocelyn Diana Minsky-Rowland
Name- Print or Type

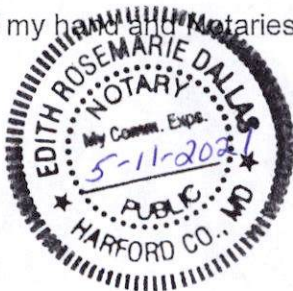
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of September 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: David Avi Mendelsohn Jocelyn Diana Minsky-Rowland
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



Edith Rosemarie Dallas
Notary Public
5-11-2021
My Commission Expires

REV. 5/5/2016

2019-0469-A

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26
Baldwin, MD 21013
(410)817-4600
FAX (410)817-4602

ZONING DESCRIPTION OF #3223 MIDFIELD ROAD

BEGINNING on northeast side of Lightfoot Drive, 60' wide, distant 35' from the center of Midfield Road, 50' wide.

BEING Lot # 1 Block 'E' as shown on the Revised Plat of Part of Section One MIDFIELD as recorded in Baltimore County Plat Book Number 26 folio 112.

CONTAINING 23,358 square feet or 0.536 acres of land, more or less (net) or 32,936 square feet or 0.756 acres of land, more or less (gross).

LOCATED the 3RD Election District, 2ND Councilmanic District.



2019-0469-A

1 - 9040 - 9102

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/27/2019

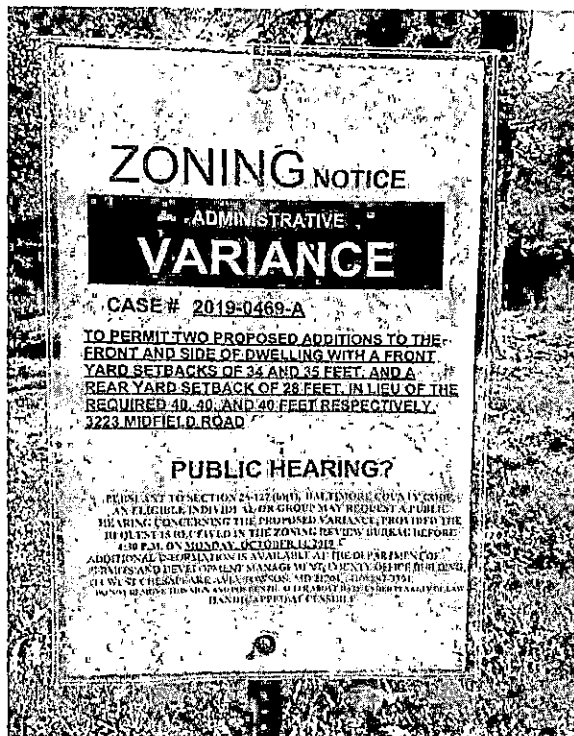
Case Number: 2019-0469-A

Petitioner / Developer: J. S. DALLAS ~ DAVID AVI MENDELSON

Date of Closing: OCTOBER 14, 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:
3223 MIDFIELD ROAD

The sign(s) were posted on: **SEPTEMBER 27, 2019**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign posted @ 3223 Midfield Road ~ 9/27/2019



Background Photo 2nd Sign posted @ 3223 Midfield Road ~ 9/27/2019

CASE # 2019-0469-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0469 - A

Address 3223 Midfield Road

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

Filing Date: 09/18/2019 Posting Date: 09/29/19 Closing Date: 10/14/19

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- 0469 - A Address: 3223 Midfield Road

Petitioner's Name: David Avi Telephone: 973-738-7467

Posting Date: 09/29/2019 Closing Date: 10/14/2019

Wording for Sign: To permit two proposed additions to the front and side of the dwelling with a front yard setbacks of 34 and 35 feet, and a rear yard setback of 28 feet, in lieu of the required 40, 40, and 40 feet respectively



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 09, 2019

J. Scott Dallas
P.O Box 26
Baldwin MD 21234

RE: Case Number: 2019-0469-A, 3223 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 September 18, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
David Avi 3223 Midfield Road Baltimore MD 21208

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 9/24/13

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

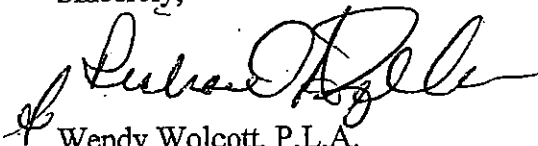
Dear Ms. Lewis:

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. 2014-0469-A

*Administrative Variance
David Avi Mendel & Joyce Diana Minsky-Roslund
3223 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

10/14



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

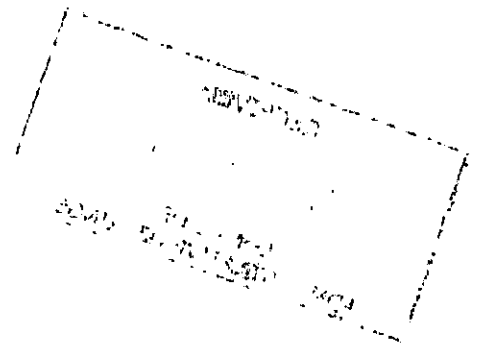
DATE: October 3, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0469-A
Address 3223 Midfield Road
(Mendelsohn & Minsky-Rowland
Property)

Zoning Advisory Committee Meeting of **September 20, 2019.**

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

Reviewer: Steve Ford



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>10-3</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-24</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>9-27-19</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w1)

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 - 03 Account Number - 0323004530			
Owner Information					
Owner Name:	MENDELSON DAVID AVI MINSKY ROWLAND JOCELYN DIANA			Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:	3223 MIDFIELD RD BALTIMORE MD 21208-4421			Deed Reference:	/41415/ 00246
Location & Structure Information					
Premises Address:	3223 MIDFIELD RD BALTIMORE 21208-4421			Legal Description:	LT 1 PT 16 3223 MIDFIELD RD MIDFIELD
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0078	0005	0341	3050061.04	0000	1
Block:			Lot:		
E			2020		
Assessment Year:			Plat No:		
			Plat Ref:		
Special Tax Areas: None			Town:		
			Ad Valorem:		
			Tax Class:		
None			None		
None			None		
None			None		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1959		2,079 SF		1559 SF	
Property Land Area		County Use			
22,350 SF		04			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	YES	STANDARD UNIT	BRICK/	4	3 full
Garage		Last Notice of Major Improvements			
1 Carport					
Value Information					
Base Value		Value		Phase-in Assessments	
As of		As of		As of	
01/01/2017		07/01/2019		07/01/2020	
Land:	125,400	125,400			
Improvements	325,500	325,500			
Total:	450,900	450,900		450,900	
Preferential Land:	0				
Transfer Information					
Seller: ZAKHEIM SCOTT E		Date: 05/14/2019		Price: \$575,000	
Type: ARMS LENGTH IMPROVED		Deed1: /41415/ 00246		Deed2:	
Seller: GREENSTEIN IRWIN		Date: 07/16/2013		Price: \$525,000	
Type: ARMS LENGTH IMPROVED		Deed1: /33944/ 00429		Deed2:	
Seller: KUSHNER JEANETTE		Date: 02/28/2006		Price: \$400,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /23449/ 00182		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: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: No Application					
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.

2019-0469-A

ZAC AGENDA

Case Number: 2019-0469-A **Reviewer:** Aaron Tsui
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: David Avi Mendelsohn & Jocelyn Diana Minsky-Rowland
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 3223 MIDFIELD RD

Location: NES of Midfield Road; NE corner of the intersecting streets between Midfield Road and Lightfoot Drive.

Existing Zoning: DR 2

Area: 22,350 SF

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.C.1 To permit two proposed additions to the front and side of the dwelling with a front yard setbacks of 34 and 35 feet, and a rear yard setback of 28 feet, in lieu of the required 40, 40 and 40 feet respectively.

Attorney: Not Available

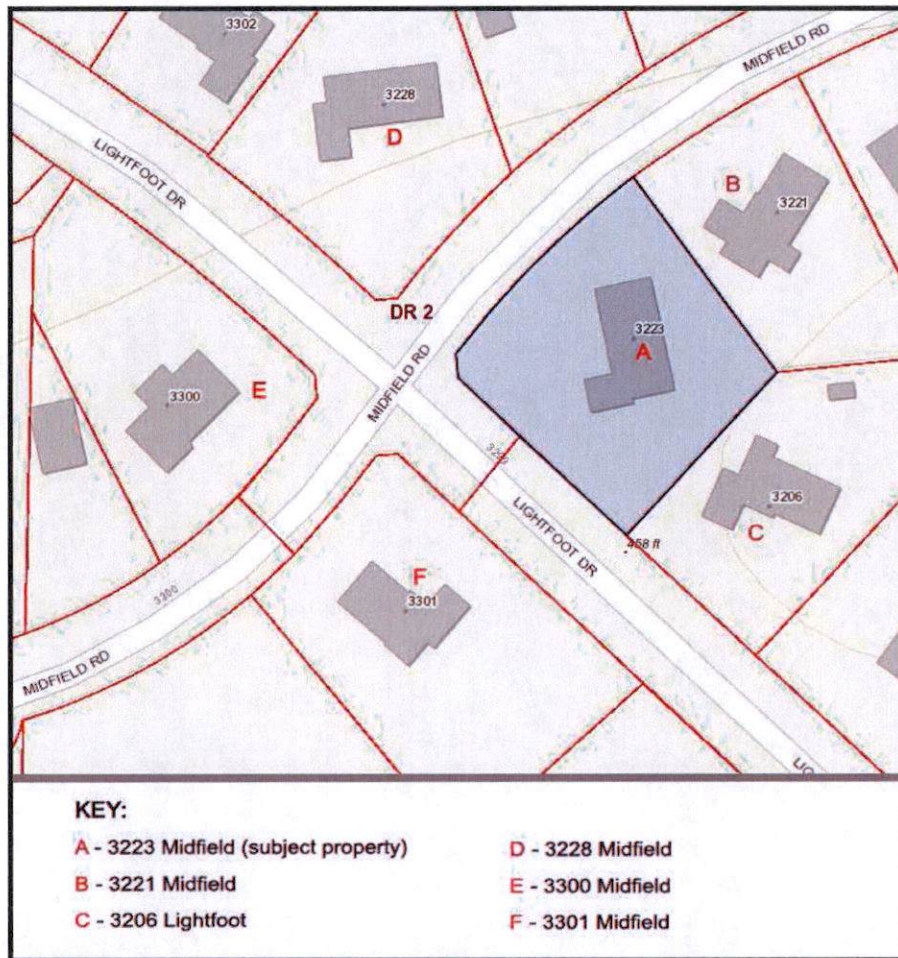
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/14/2019

Miscellaneous Notes:



Subject property: photo taken from corner of Lightfoot and Midfield

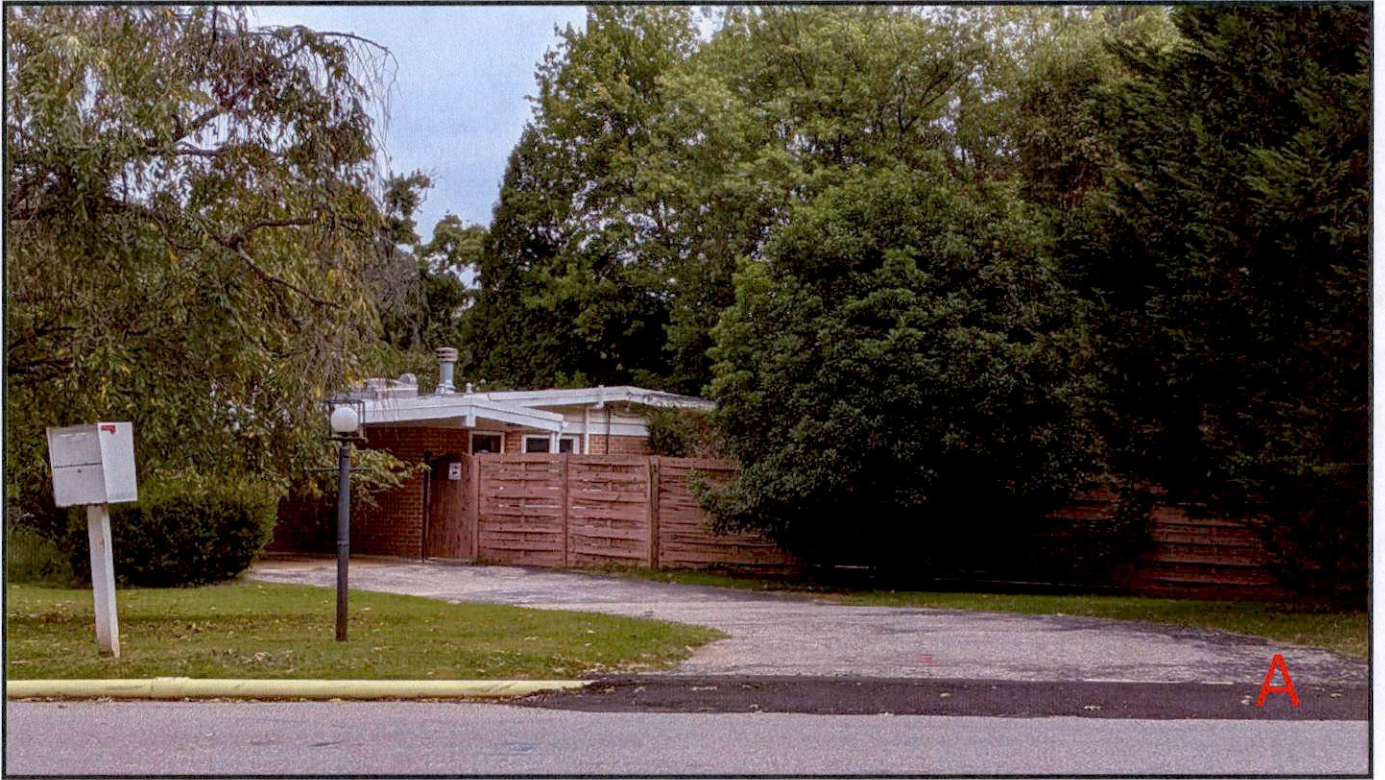
2019-0469-A



Subject property: photo taken from corner of Lightfoot and Midfield



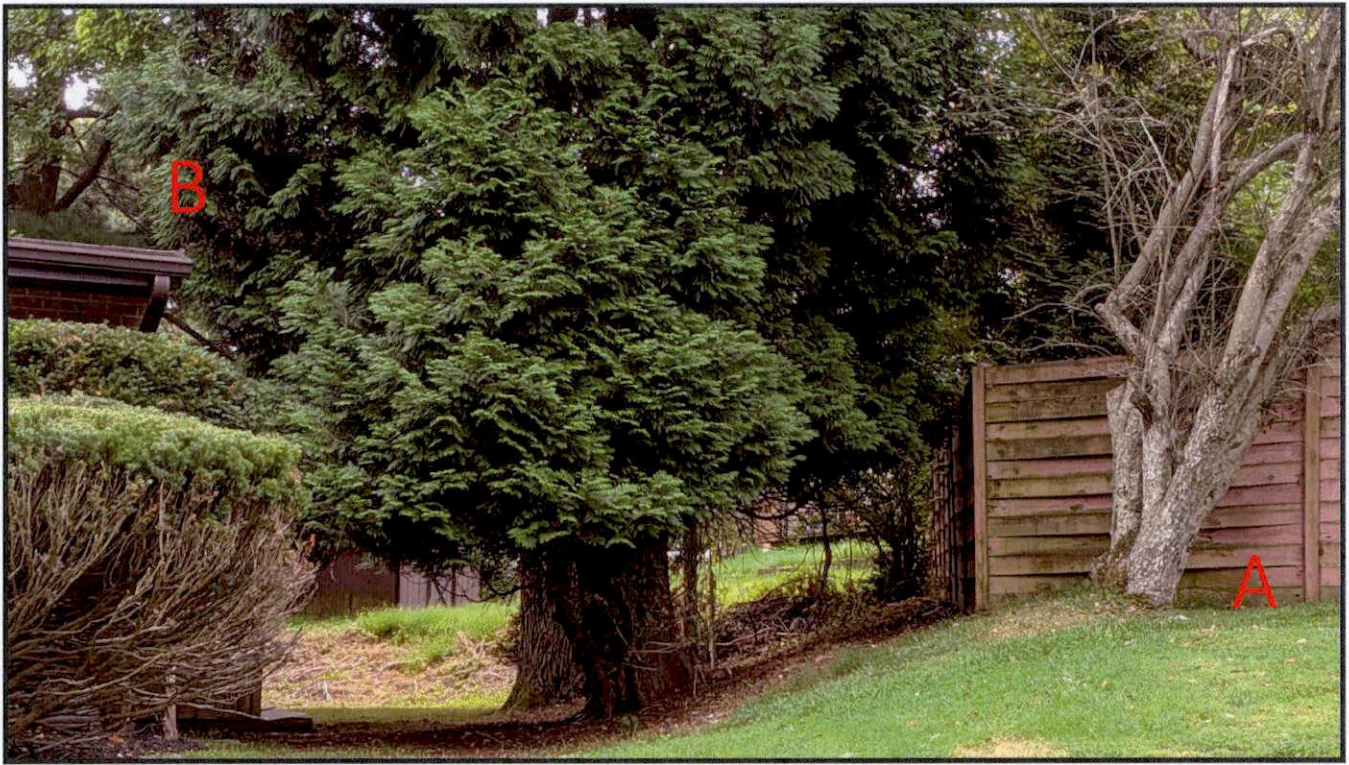
Subject property: photo taken from Midfield Road



Subject property: photo taken from Lightfoot Drive







3221 Midfield Road (B)



3206 Lightfoot Drive



Back of Subject Property and 3206 Lightfoot Drive



3228 Midfield (taken from Subject Property's front lawn)



3228 Midfield (D)



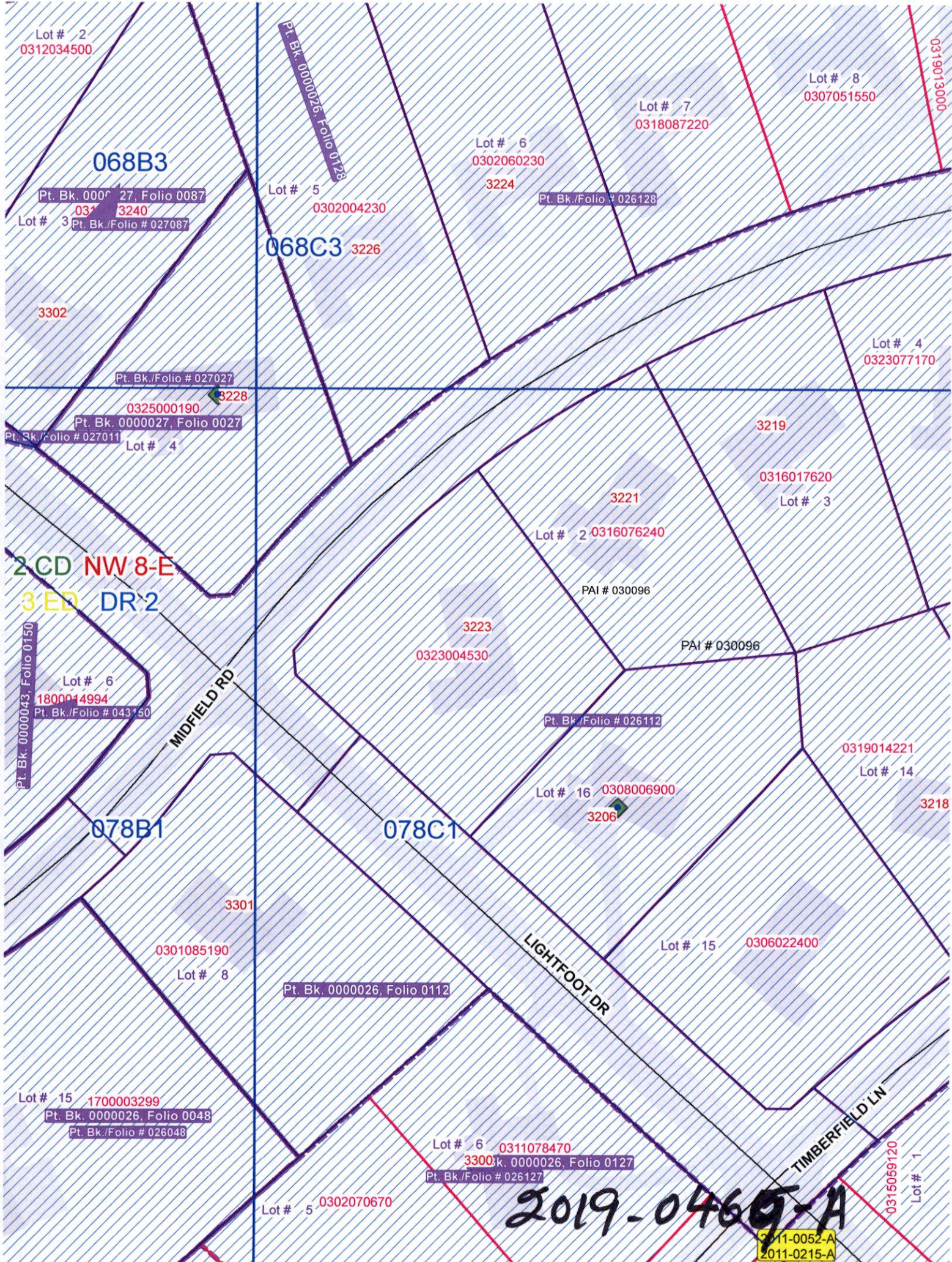
3300 Midfield Road



3301 Midfield (taken from Subject Property's side yard)



3301 Midfield Road (F)



Lot # 2
0312034500

068B3

Pt. Bk. 0000027, Folio 0087

Lot # 3
Pt. Bk./Folio # 027087

Pt. Bk. 0000026, Folio 0128

Lot # 5
0302004230

Lot # 6
0302060230

3224

Pt. Bk./Folio # 026128

Lot # 7
0318087220

Lot # 8
0307051550

0319013000

068C3 3226

3302

Pt. Bk./Folio # 027027

0325000190

3228

Pt. Bk. 0000027, Folio 0027

Pt. Bk./Folio # 027011

Lot # 4

Lot # 4
0323077170

3219

0316017620

Lot # 3

3221

Lot # 2 0316076240

PAI # 030096

PAI # 030096

3223

0323004530

Lot # 6

1800014994
Pt. Bk./Folio # 043150

Pt. Bk. 0000043, Folio 0150

2 CD NW 8-E
3 ED DR 2

MIDFIELD RD

078B1

078C1

Pt. Bk./Folio # 026112

Lot # 16 0308006900

3206

0319014221
Lot # 14

3218

3301

0301085190

Lot # 8

Pt. Bk. 0000026, Folio 0112

LIGHTFOOT DR

Lot # 15 0306022400

Lot # 15 1700003299

Pt. Bk. 0000026, Folio 0048

Pt. Bk./Folio # 026048

Lot # 6 0311078470

3300 Pt. Bk. 0000026, Folio 0127

Pt. Bk./Folio # 026127

Lot # 5 0302070670

TIMBERFIELD LN

0315059120

Lot # 1

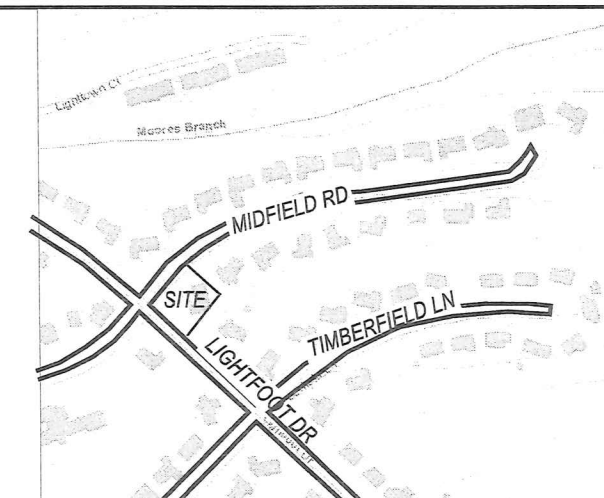
2019-0469-A

2011-0052-A
2011-0215-A

A-9010-9102

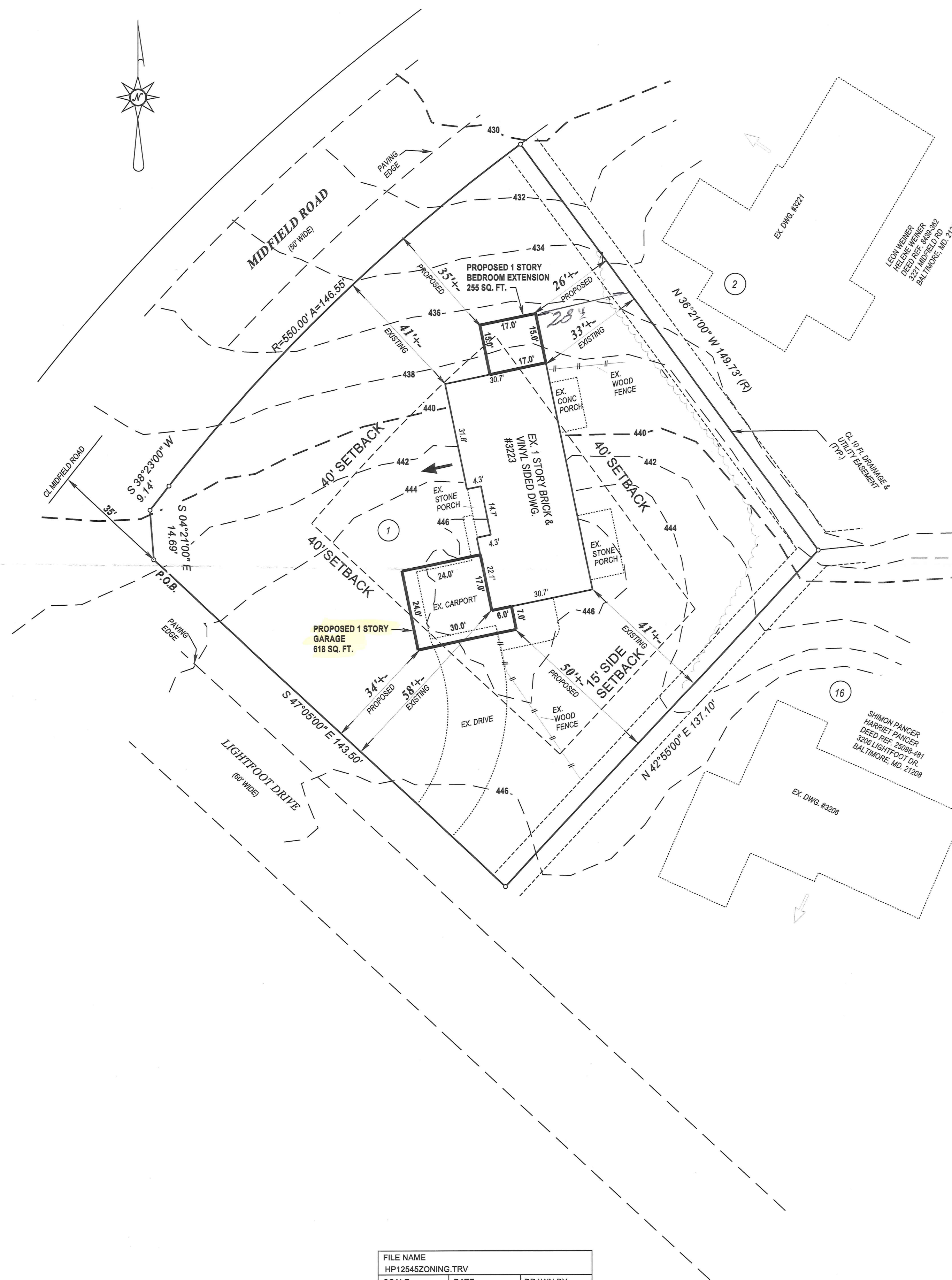
GENERAL NOTES:

1. OWNER: DAVID AVI MENDELSON
JOCELYN DIANA MINSKY-ROWLAND
3223 MIDFIELD RD
BALTIMORE, MD. 21208
CONTACT AGENT: DENI TABOR
PHONE 410-627-6287
2. SITE AREA:
23358 Sq. Ft. 0.536 Ac+-
3. EX. BUILDING AREA:
2043 Sq. Ft.
4. UTILITIES:
PUBLIC SEWER
PUBLIC WATER
PUBLIC STORM DRAIN
5. THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100240F DATED SEPTEMBER 26, 2008.
6. PROPOSED & EXISTING USE:
1 STORY SINGLE FAMILY DWG.
7. SETBACKS:
BASIC ZONING
SETBACKS PER CHRISTINA IN
ZONING OFFICE 7-2-2019
DR 2
PLAT FROM 1959
SIGNED BY PLANNING BOARD
8. EX. STRUCTURE = 15' HIGH
9. DEED REF.: JLE 41415-246
10. TAX ACCOUNT: #0323004530
11. COUNCILMANIC DISTRICT: 2ND
12. CENSUS TRACT: 4035
13. WATERSHED: JONES FALLS
14. ZONING: DR2
(PER BALTIMORE COUNTY "MY NEIGHBORHOOD" WEBSITE)
15. TAX MAP: #0078, PARCEL 0341, LOT 1, BLOCK E
16. NO KNOWN PREVIOUS ZONING CASES ON FILE.
17. NO KNOWN PERMITS ON FILE.
18. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA
19. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
20. NO KNOWN PREVIOUS DRC MEETINGS
21. NO CHANGES TO UTILITY CONNECTIONS ARE PLANNED.



VICINITY MAP

1"=500'



J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



09-10-2019
DATE

FILE NAME	HP12542ZONING.TRV	DATE	9-10-2019	DRAWN BY	R.N.G.
SCALE	20 FVIn	REVISION	1/1	SHEET	1/1
JOB	MIDFIELD				

SITE PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

3223 MIDFIELD ROAD
LOT 1 BLOCK "E" SECTION 1
REVISED PLAT OF
"MIDFIELD" (26:112)
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MD.
DATE: 09-10-2019 SCALE: 1"=20'

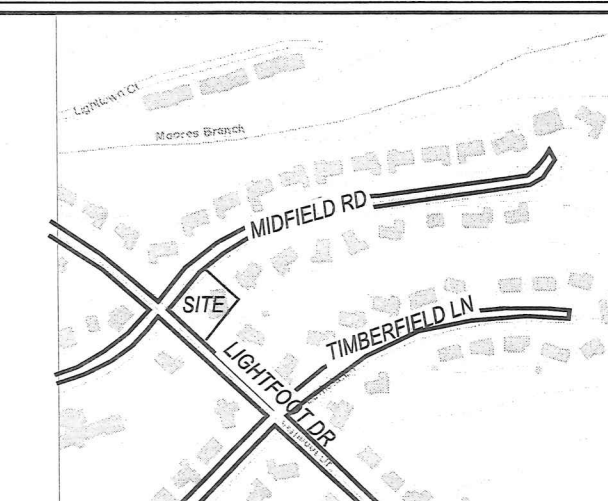


Det. Exp. 1

2019-0469-A

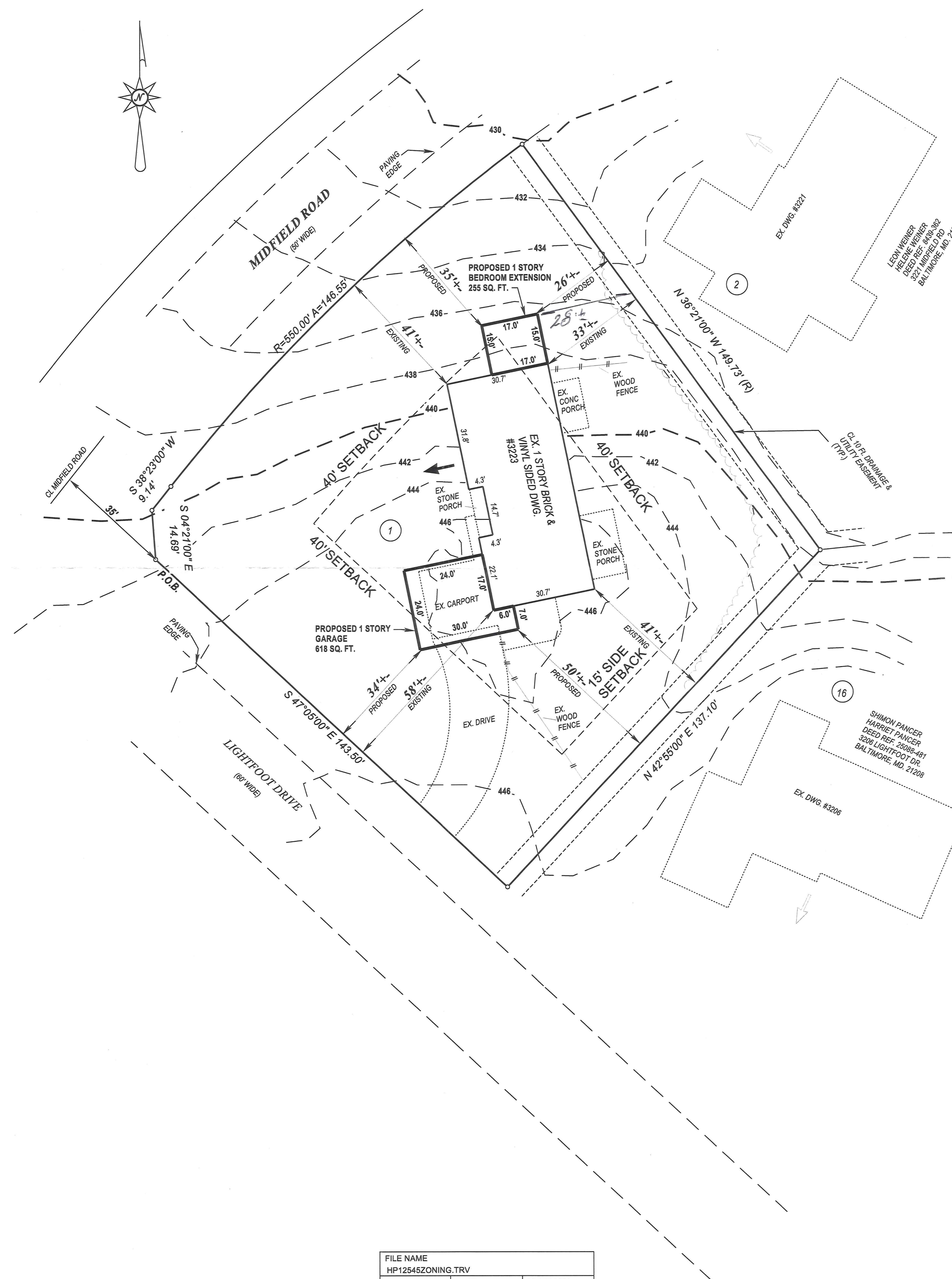
GENERAL NOTES:

1. OWNER: DAVID AVI MENDEL SOHN
JOCELYN DIANA MINSKY-ROWLAND
3223 MIDFIELD RD
BALTIMORE, MD. 21208
CONTACT AGENT: DENI TABOR
PHONE 410-627-6287
2. SITE AREA:
23358 Sq. Ft. 0.536 Ac+-
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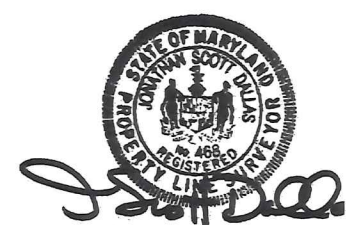


VICINITY MAP

1"=500'



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09-10-2019
DATE

FILE NAME		
HP12545ZONING.TRV		
SCALE	DATE	DRAWN BY
20 FTLin	9-10-2019	R.N.G.
JOB	REVISION	SHEET
MIDFIELD	1/1	1/1

**SITE PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE**

3223 MIDFIELD ROAD
LOT 1 BLOCK "E" SECTION 1
REVISED PLAT OF
"MIDFIELD" (26:112)
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