

MEMORANDUM

DATE: December 10, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0490-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 9, 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

(18921 Brick Store Road)

5th Election District

3rd Council District

Charles H. Weishaar, Jr.

Petitioner

*

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0490-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the subject property, Charles H. Weishaar, Jr. ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 1A01.3.B.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a garage addition on the side and rear of existing dwelling yard with a setback of 12 ft. in lieu of the required 35 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 October 19, 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 Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 11-7-19

By [Signature]

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

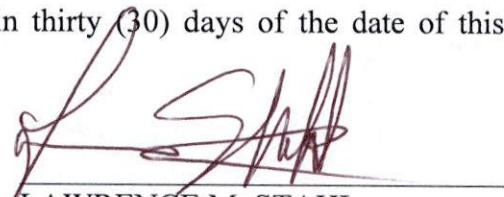
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 7th day of **November, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A01.3.B.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a garage addition on the side and rear of existing dwelling yard with a setback of 12 ft. in lieu of the required 35 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

ORDER RECEIVED FOR FILING

Date 11-7-19

By [Signature]



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 18921 Brick Store Rd. Hampstead, MD 21074 Currently zoned RC-2
Deed Reference 24458 / 00058 10 Digit Tax Account # 2 2 0 0 0 1 0 2 2 9
Owner(s) Printed Name(s) Charles Weishaar, Jr

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1A01.3.0.3 BCZR

TO PERMIT A GARAGE ADDITION IN THE SIDE AND REAR YARD WITH A SETBACK OF 12' IN LIEU OF THE REQUIRED 35'

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):

Charles Weishaar, Jr.

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

18921 Brick Store Rd.

Hampstead

MD

Mailing Address

City

State

21074

443-221-5888

chweishaarjr@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:

Charles Weishaar, Sr.

Name – Type or Print

Signature

4219 Maple Grove Rd.

Hampstead

MD

Mailing Address

City

State

21074

443-277-0233

weishaarvette@comcast.net

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 11-7-19 day of Nov, 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 2019-0490-A Filing Date 10/14/19 Estimated Posting Date 10/29/19 Reviewer JF

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: 18921 Brick Store Rd. Hampstead MD 21074
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)**

The requested garage will be used for storage of vehicles and needs to be accessible from the driveway which enters the property and the dwelling from the SE. The dwelling is surrounded by it's present private residential utilities: the well is directly in front to the SW; the septic is directly behind to the NE; the geothermal heating and cooling piping is directly to the north. The suggested area allows the most reasonable use of the property and the proposed garage.

We are requesting the variance to make best use of the placement of proposed garage on the stated property.

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

Signature of Owner (Affiant)

Charles H. Weishaar, Jr.

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of October, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Charles H. Weishaar, Jr.

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

AS WITNESS my hand and Notaries Seal



Dann M. Trout
Notary Public

June 15, 2020
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR:

18921 Brick Store Rd.

Hampstead, MD 21074

Beginning at a point on the east side of Brick Store Road which is thirty (30) feet wide at a distance of seventy (70) feet east of the centerline of the nearest improved intersecting street Maple Grove Road which is (30) feet wide, 1) North 82 degrees 10 minutes 25 seconds East 495.85 feet to a flint stone, 2) North 6 degrees 05 minutes 39 seconds West 299.35 to a steel pin, 3) South 85 degrees 49 minutes 20 seconds West 250 feet to a steel pin, 4) South 6 degrees 05 minutes 39 seconds East 290.26 feet to a steel pin, 5) South 82 degrees 10 minutes 25 seconds West 267.45 feet to a steel pin.

Being Lot # 2B, Block N/A, Section # N/A in the subdivision of N/A (Milbert L. Mays Property), as recorded in Baltimore County Plat Book # 0036, Folio # 0069, containing 89,200 square feet or 1.9107 acres. Located in the Election District #5 and the Council District #3.

ZONING PROPERTY DESCRIPTION FOR:

18921 Brick Store Rd.

Hampstead, MD 21074

Beginning at a point on the east side of Brick Store Road which is thirty (30) feet wide at a distance of seventy (70) east of the centerline of the nearest improved intersecting street Maple Grove Road which is (30) feet wide, 1) North 82 degrees 10 minutes 25 seconds East 495.85 feet to a flint stone, 2) North 6 degrees 05 minutes 39 seconds West 299.35 to a steel pin, 3) South 85 degrees 49 minutes 20 seconds West 250 feet to a steel pin, 4) South 6 degrees 05 minutes 39 seconds East 290.26 feet to a steel pin, 5) South 82 degrees 10 minutes 25 seconds West 267.45 feet to a steel pin.

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(AV) 11-4-19

Sherry Nuffer

From: John Altmeyer <jaltmeyer@aol.com>
Sent: Monday, October 28, 2019 5:49 PM
To: Debra Wiley; Sherry Nuffer; weishaarvette@Comcast.net
Subject: 18921 Brick Store Rd. Case 2019-0490-A recheck
Attachments: Scan0043.pdf

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

Hello:

attached is the recheck for above listed address.

Thanks and Have a pleasant day!

John M. Altmeyer
410-382-6580



CERTIFICATE OF POSTING

Date: 10/19/2019 & recheck 10/28/2019

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2019-0490-A
Petitioner/Developer: Charles Weishaar, Jr.
Date of Hearing/Closing: 11/04/2019

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 18921 Brick Store Rd.

The sign(s) were posted on 10/19/2019 recheck on 10/28/2019

(Month, Day, Year)

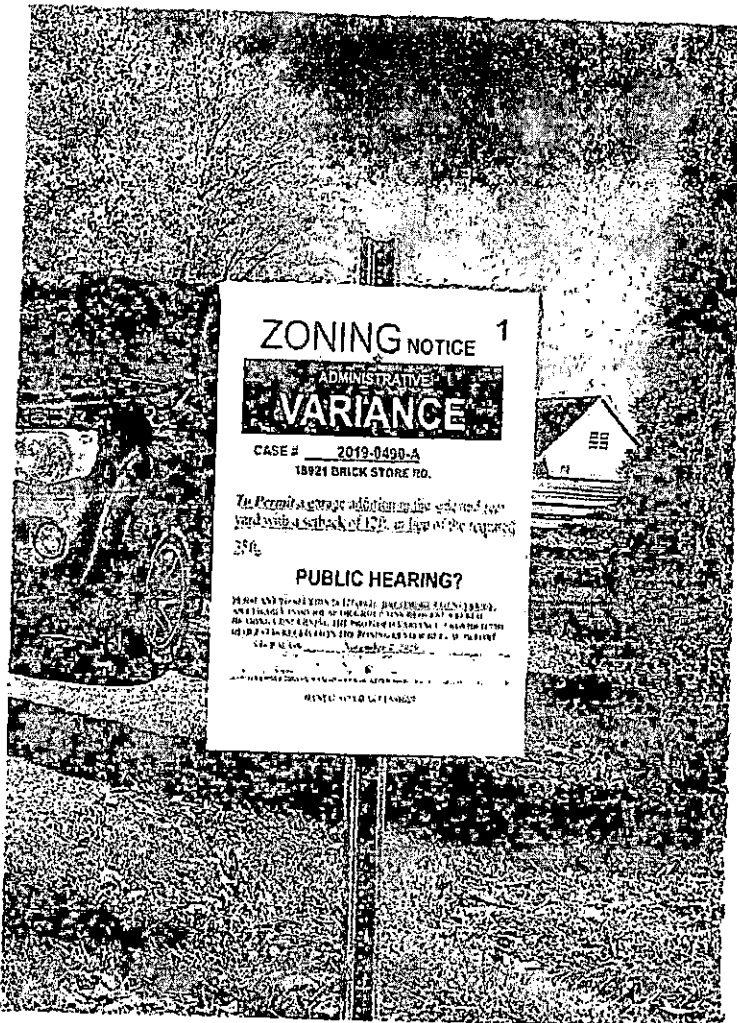

(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

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

410.382.6580
(Telephone Number of Sign Poster)



CERTIFICATE OF POSTING

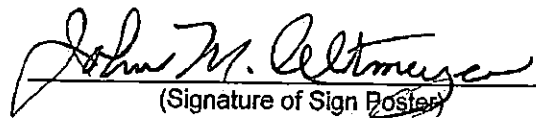
Date: 10/19/2019 & recheck 10/28/2019

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Case Number /PAI Number: 2019-0490-A
Petitioner/Developer: Charles Weishaar, Jr.
Date of Hearing/Closing: 11/04/2019

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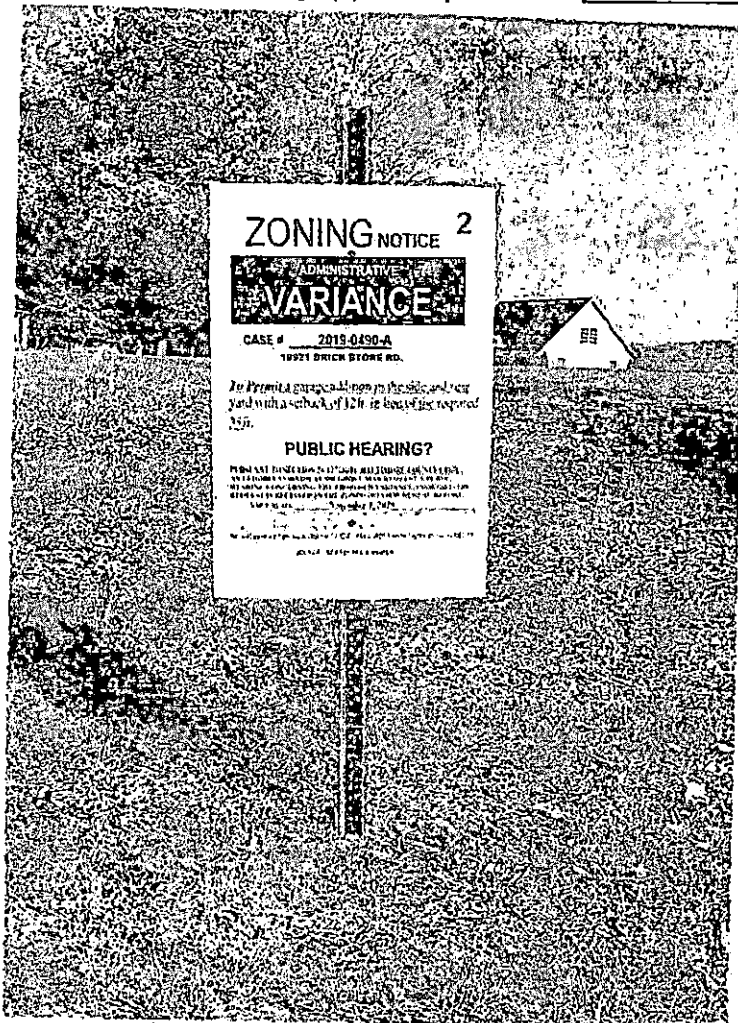

(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

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

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(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

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

410 382 6580
(Telephone Number of Sign Poster)

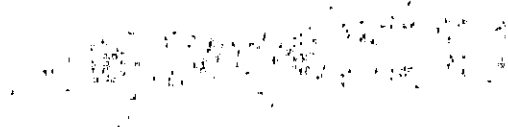
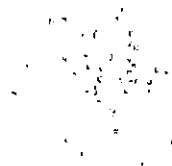
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CERTIFICATE OF POSTING

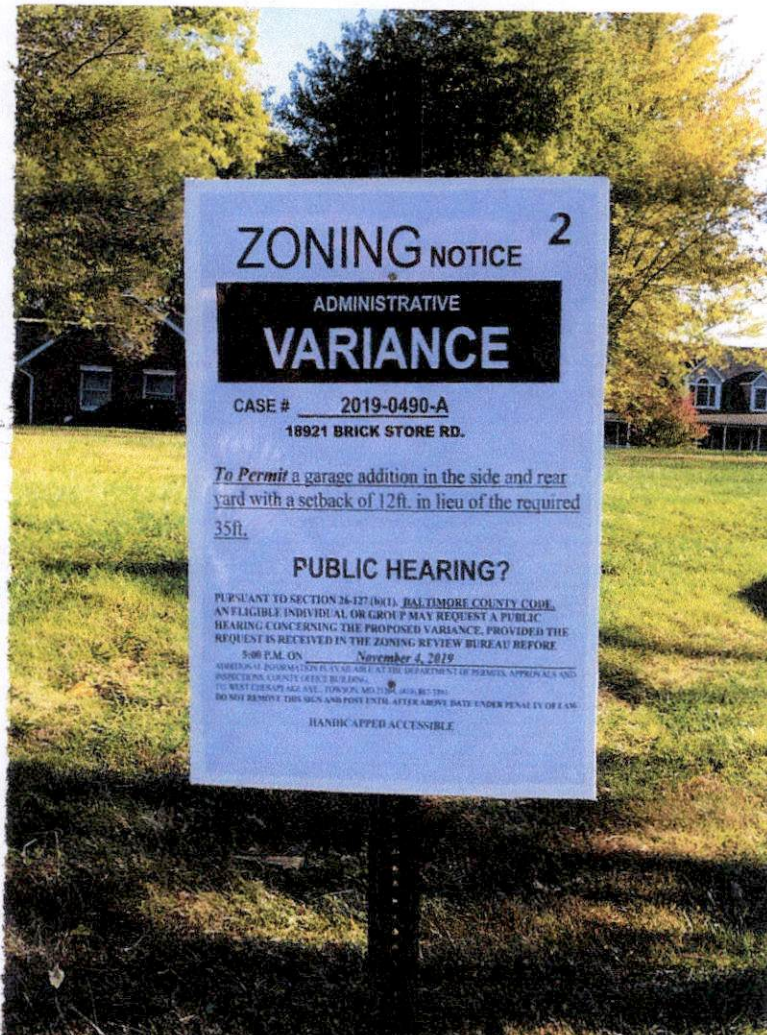
Date: 10/19/2019

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Case Number /PAI Number: 2019-0490-A
Petitioner/Developer: Charles Weishaar, Jr.
Date of Hearing/Closing: 11/04/2019

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(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

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

410 382 6580
(Telephone Number of Sign Poster)

708601 250

[illegible]

Journal of Management Studies, 19(1), 67-80.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0490 -AAddress 18921 BRICK STORE RD.Contact Person: JUN R. FERNANDES
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/10/19 Posting Date: 10/20/19 Closing Date: 11/4/19

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- 0490 -AAddress 18921 BRICK STORE RD.Petitioner's Name Charles Weishaar, Jr.Telephone 443-221-5888Posting Date: 10/20/19Closing Date: 11/4/19

Wording for Sign: To Permit a garage addition in the side and rear yard with a setback of 12' in lieu of the required 35'.

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: 2019-0490-A

Property Address: 18921 BRICKSTORE RD HAMPSTEAD

Property Description: REAR PLOTS

Legal Owners (Petitioners): —

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHARLES WEISHAAR SR

Company/Firm (if applicable): _____

Address: 4219 MAPLE GROVE RD
HAMPSTEAD MD 21074

Telephone Number: 443-277-0233

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 04, 2019

Charles Weishaar Sr.
4219 Maple Grove Road
Hampstead MD 21074

RE: Case Number: 2019-0490-A, 18921 Brick Store Drive,

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 October 10, 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 words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

Date: 10/17/19

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

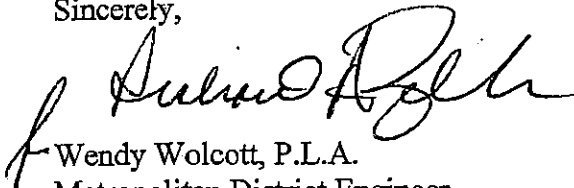
Dear Ms. Lewis:

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. 2019-0490-A

*Administrative Variance
Charles Weishaar, Jr.
18921 Brick Store 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,



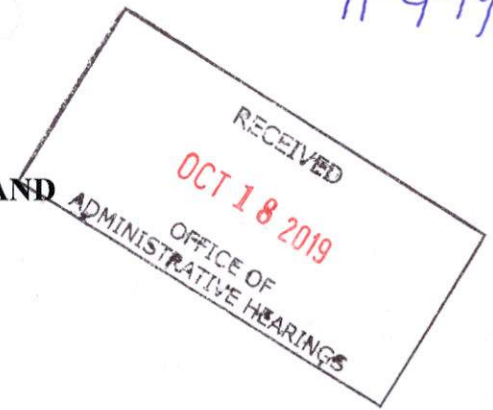
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

11-4-19

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: October 18, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0490-A
Address 18921 Brick Store Road
(Weishaar, Jr. Property)

Zoning Advisory Committee Meeting of **October 11, 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 TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

10-18

DEPS

(if not received, date e-mail sent _____)

NC

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

10-17

STATE HIGHWAY ADMINISTRATION

No object.

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: _____

10-19-19

by

Betzmeier

SIGN POSTING (2nd)

Date: _____

10-28-19

by

"

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search

You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

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 - 05 Account Number - 2200010229		
Owner Information		
Owner Name:	WEISHAAR CHARLES H JR	Use: RESIDENTIAL
Mailing Address:	18921 BRICK STORE RD HAMPSTEAD MD 21074-2825	Principal Residence: YES Deed Reference: /42002/ 00233
Location & Structure Information		
Premises Address:	18921 BRICK STORE RD HAMPSTEAD 21074-2825	Legal Description: PT LT 2 1.9107 AC 18921 BRICK STORE RD MILBERT L MAYS
Map: 0009	Grid: 0024	Parcel: 0002
Neighborhood: 5020001.04	Subdivision: 0000	Block: 2B
Assessment Year: 2020	Plat No: MS	Plat Ref: 0036/ 0069
Special Tax Areas: None		Town: None
		Ad Valorem: None
		Tax Class: None
Primary Structure Built: 2007	Above Grade Living Area: 2,304 SF	Finished Basement Area: 1.9100 AC
		County Use: 04
Stories: 1 1/2	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 5	Full/Half Bath: 2 full/ 1 half
Garage: 1 Detached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	93,200	93,200
Improvements	387,700	387,700
Total:	480,900	480,900
Preferential Land:	0	480,900
Transfer Information		
Seller: WEISHAAR CHARLES H JR	Date: 10/16/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /42002/ 00233	Deed2:
Seller: RILEY J ROBERT, JR	Date: 09/13/2006	Price: \$275,000
Type: ARMS LENGTH IMPROVED	Deed1: /24458/ 00058	Deed2:
Seller: HOUSTON HERBERT B	Date: 03/17/2006	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /23549/ 00196	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 04/05/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0490-A **Reviewer:** Jun Fernando

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Charles Weishaar, Jr.

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 5 **Council Dist:** 3

Property Address: 18921 BRICK STORE RD

Location: East side of Brick Store Road at the distance of 70' East of the centerline Maple Grove Road.

Existing Zoning: RC 2

Area: 1.9107 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a garage addition on the side and rear of existing dwelling yard with a setback of 12' in lieu of the required 35'.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/04/2019

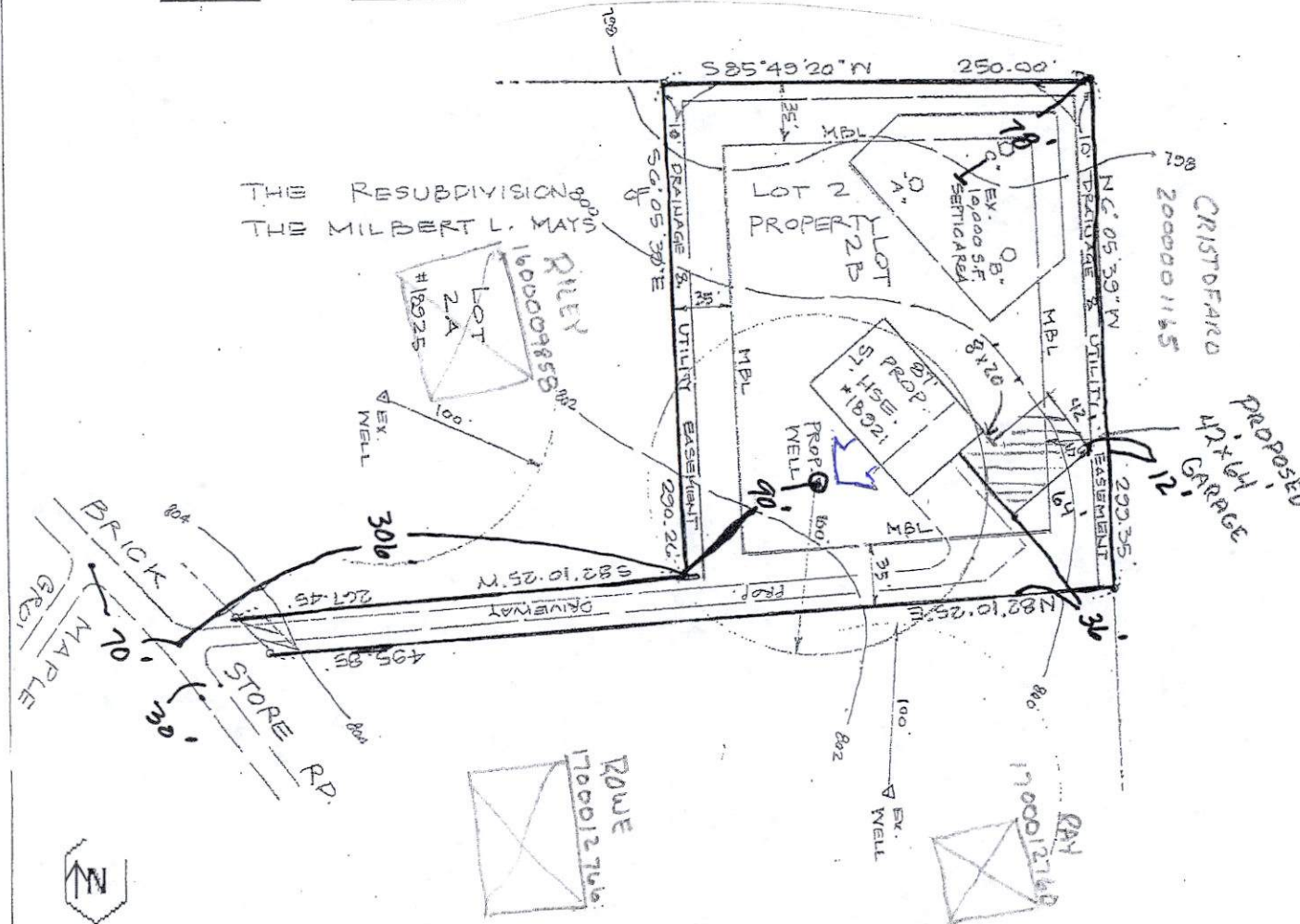
Miscellaneous Notes:

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

ADDRESS 18921 BRICK STORE RD OWNER(S) NAME(S) CHARLES WEISHAAR JR

SUBDIVISION NAME N/A LOT # 2B BLOCK # N/A SECTION # N/A

PLAT BOOK # 0036 FOLIO # 0069 10 DIGIT TAX # 2200010229 DEED REF. # 24458/00058



SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 009C3

SITE ZONED RC-2

ELECTION DISTRICT 5

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.91

OR SQUARE FEET 89,200

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

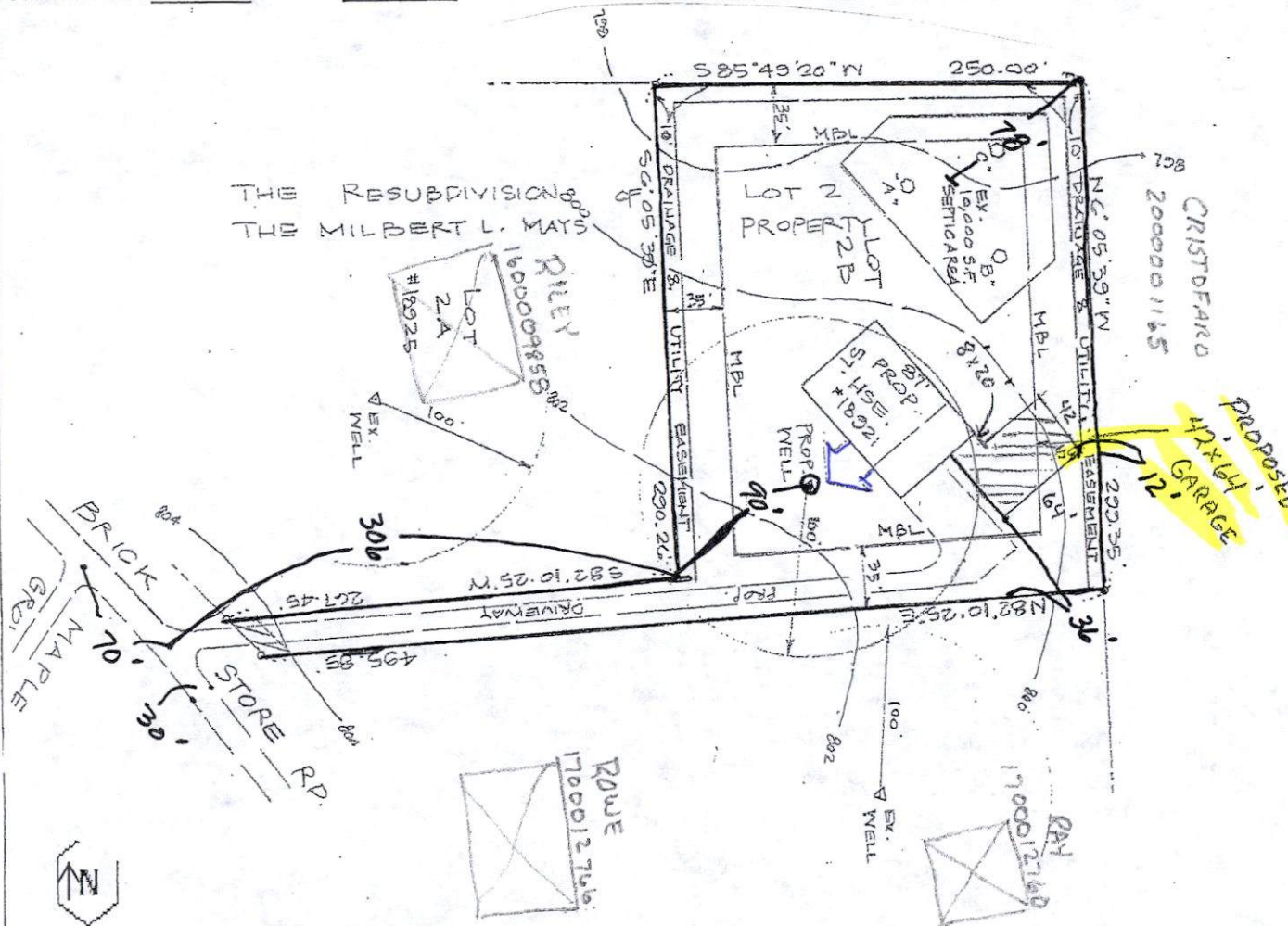
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

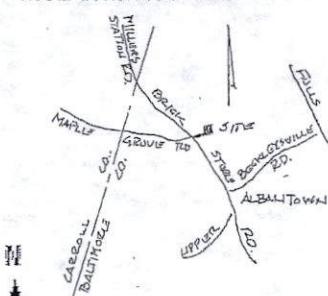
PLAN DRAWN BY CHARLES WEISHAAR DATE 10/2/19 SCALE: 1 INCH = 100 FEET

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 18921 BRICK STORE RD OWNER(S) NAME(S) CHARLES WEISHAAR JR
 SUBDIVISION NAME N/A LOT # 2B BLOCK # N/A SECTION # N/A
 PLAT BOOK # 0036 FOLIO # 0069 10 DIGIT TAX # 2200010229 DEED REF. # 24458/00058



PLAN DRAWN BY CHARLES WEISHAAR DATE 10/2/19 SCALE: 1 INCH = 100 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 009C3
 SITE ZONED RC-2
 ELECTION DISTRICT 5
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 1.91
 OR SQUARE FEET 89,200
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC _____ PRIVATE X
 SEWER IS: PUBLIC _____ PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Per. Eoh. 1

2000001165

009C3

Pt. Bk./Folio # 036069A

1600009857

PAI # 050208

3 CD

PAI # 050208

Pt. Bk. 0000036, Folio 0069

Pt. Bk./Folio # MPXX223

1600009858

PAI # 018925

Lot # 2B

2200010229

RC 2

Lot # 2

PAI # 050208

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

5 ED

NW 32-J

014C1

1700012766

18919

18915

Lot # 2

1700012760

Pt. Bk. 0000040, Folio 0110

Pt. Bk./Folio # 040110A

PAI # 050065 PAI # 050065

PAI # 050065

PAI # 050065

BRICK STORE RD

0516035070

Lot # 1

1700012759

18911

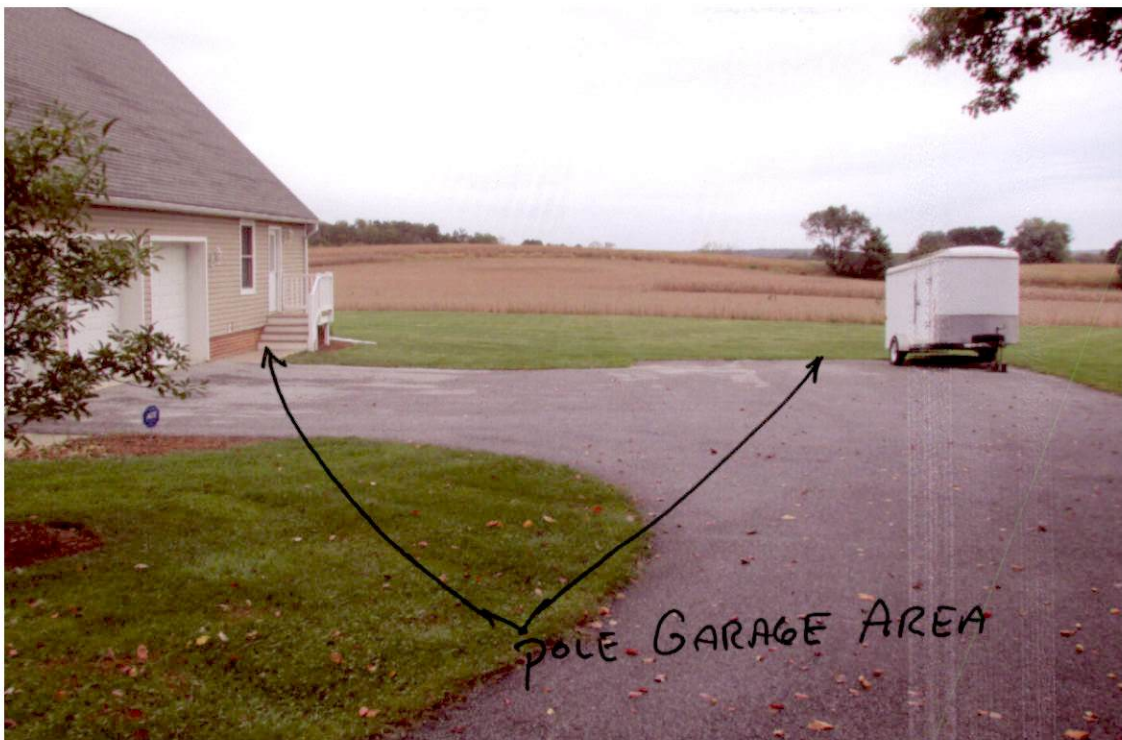
1700012761

1988-0472-A

Lot # 3



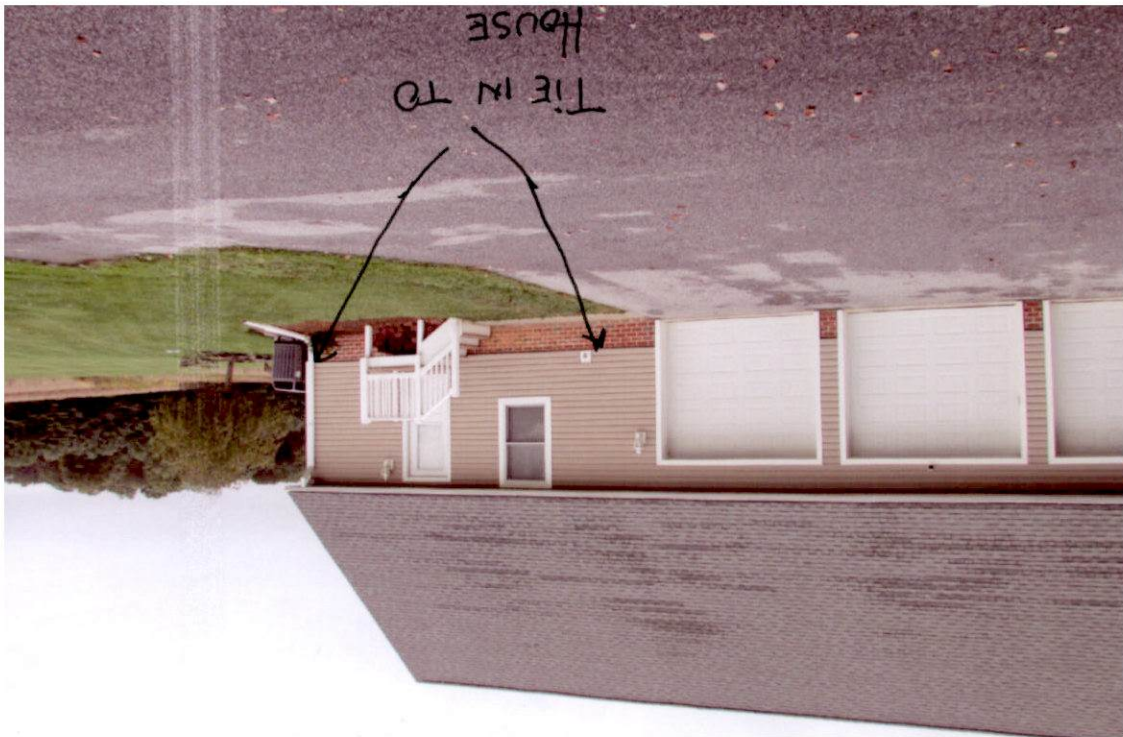
FRONT CORNER
PROPERTY



2019-0498-A

TIE IN TO

HOUSE



2019-0490-A

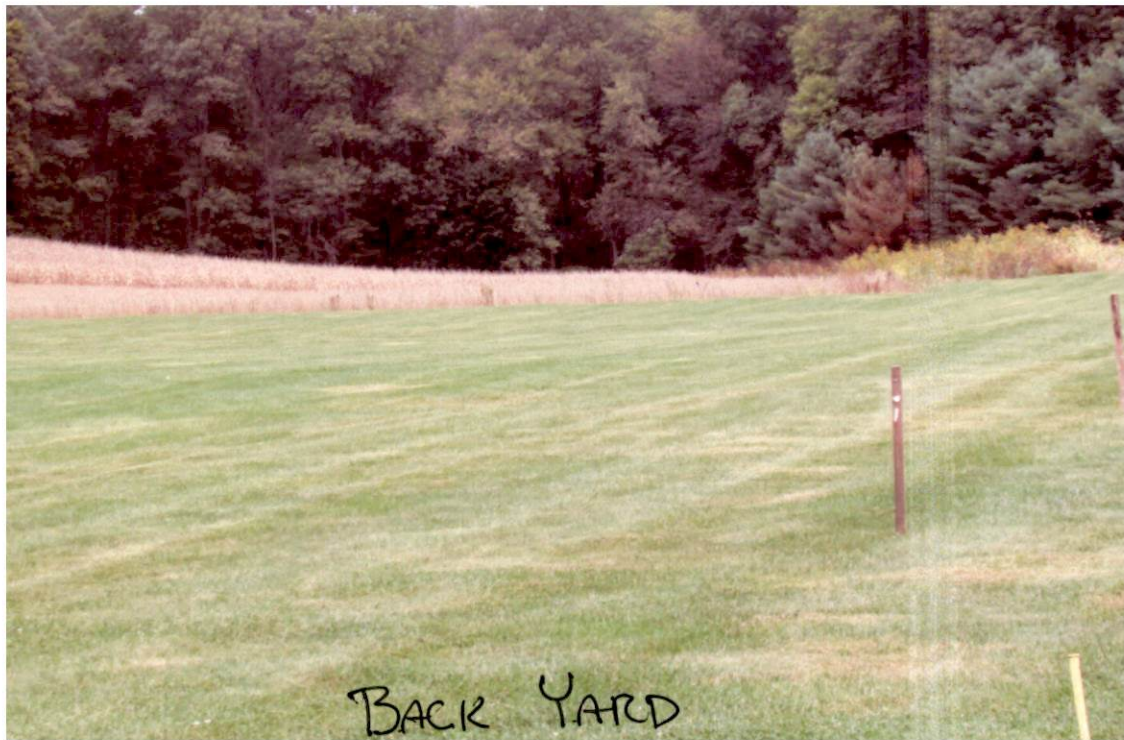


2019-0498-A



RIGHT PROPERTY
LINE

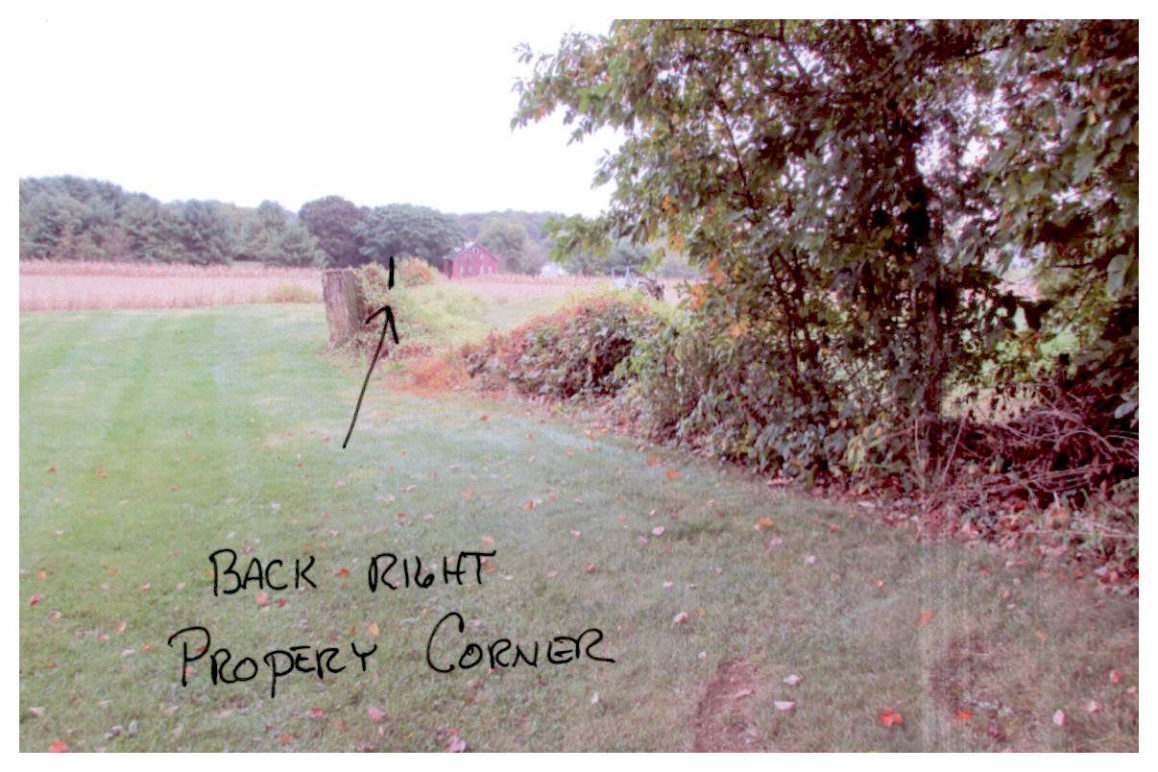
2019-0490-A



2019-0490-A



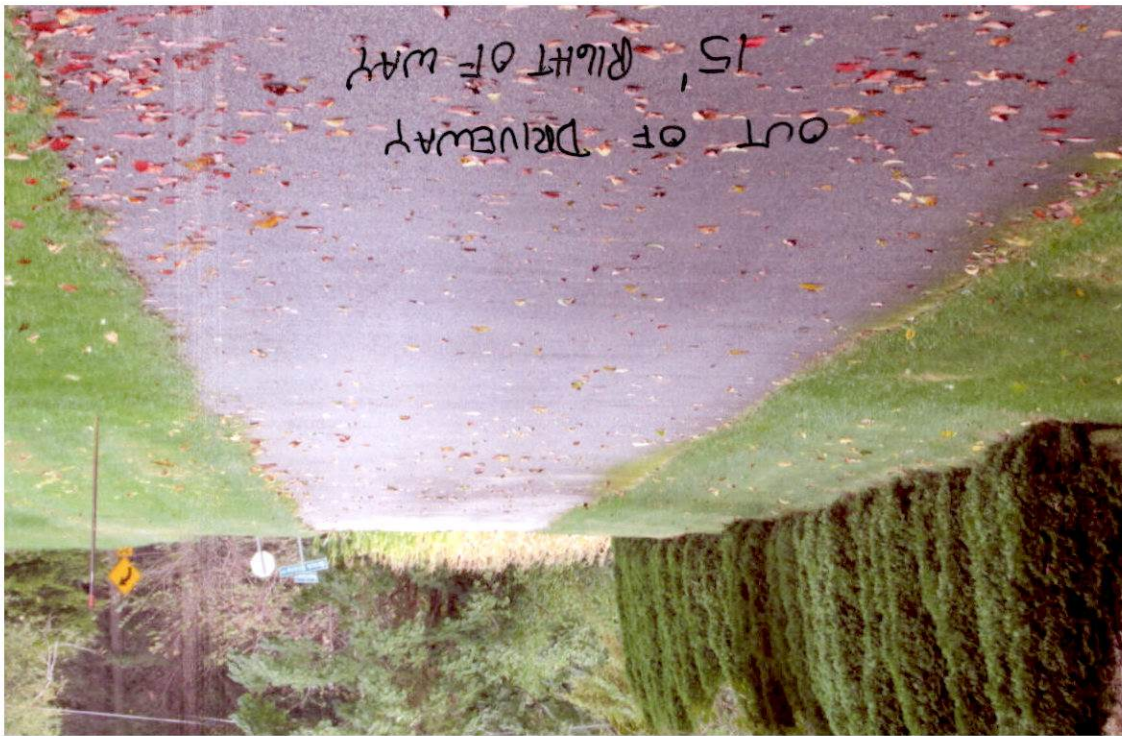
2019-0490-A



BACK RIGHT
PROPERTY CORNER

2019-0490-Δ

OUT OF DRIVEWAY
15' RIGHT OF WAY



2019-0490-A