

MEMORANDUM

DATE: January 22, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0524-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 21, 2020. 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
(2705 Copperfield Ct.)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
David & Sharon F. Zuckerbrod	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0524-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, David and Sharon F. Zuckerbrod (“Petitioners”). The Petitioners are requesting Variance relief from Section 301.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a replacement deck with a rear setback of 5 ft. in lieu of the required 22.5 ft. and any and all relief deemed necessary. 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 reviewing County agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 1, 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 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 12-20-19

By EW

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 Petitioners.

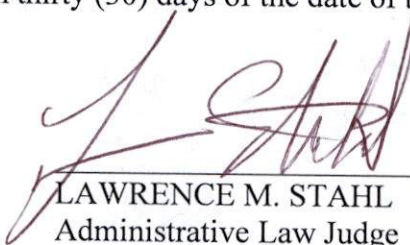
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 20th day of **December, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Section 301.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a replacement deck with a rear setback of 5 ft. in lieu of the required 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners 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 12-20-19

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 2105 COPPERFIELD COURT BALTIMORE MD 21209 Currently zoned DR 5.5
 Deed Reference 07935 1 00395 10 Digit Tax Account # 03 1 1 07 86 90
 Owner(s) Printed Name(s) DAVID ZUCKERBROD / SHARON F ZUCKERBROD

(SELECT THE HEARING(S) BY MARKING ☒ 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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 301.1 TO PERMIT A REPLACEMENT DECK WITH A REAR SETBACK OF 5 FT. IN LIEU OF THE REQUIRED 22.5 FT AND ANY AND ALL RELIEF DEEMED NECESSARY.

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

- ☐ **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 ZUCKERBROD / SHARON F ZUCKERBROD

Name #1 - Type or Print

Name #2 - Type or Print

David Zuckerbrod

Sharon F. Zuckerbrod

Signature #1

Signature #2

2105 COPPERFIELD CT BALTIMORE MD

Mailing Address

City

State

21209 / 443 846 3846 / dzuckerbrod@gmail.

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:

DAVID ZUCKERBROD

Name - Type or Print

David Zuckerbrod

Signature

2105 COPPERFIELD CT BALTIMORE MD

Mailing Address

City

State

21209 / 443 846 3846 / dzuckerbrod@gmail.

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 12-20-19 day of December 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 2019-0524-A Filing Date 11/21/19 Estimated Posting Date 12/1/19 Reviewer RJ

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: 2705 COPPERFIELD COURT BALTIMORE MD 21209
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 moved into 2705 Copperfield Ct in August 1988. There was an existing above-ground pool and a deck surrounding the pool as per the site plan. The deck has reached the end of its life and I need to replace the deck. My back yard is surrounded by a six foot fence. The deck does not interfere with anyone's view. The deck will be built outside of 5 feet of the rear fence/property line. My rear neighbor's house is set back 50 feet from the property line. To fully comply with the BCZR a much larger setback is required on my side of the rear property line. This would require the removal of my pool because the setback would encroach on it. I would also lose much of the deck. This would destroy the recreational value of my back yard. I need this variance to replace my deck with one that is functionally equivalent.

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

David Zuckerbrod
Signature of Owner (Affiant)

DAVID ZUCKERBROD
Name- Print or Type

Sharon F. Zuckerbrod
Signature of Owner (Affiant)

SHARON F ZUCKERBROD
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 18th day of November, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: DAVID ZUCKERBROD SHARON F. ZUCKERBROD

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

AS WITNESS my hand and Notary Seal



Sharon F. Zuckerbrod
October 20 2023
My Commission Expires

Zoning Petition Property Description

2705 Copperfield Court

ZONING PORPERTY DESCRIPTION FOR 2705 Copperfield Court, Baltimore, Maryland 21209

Beginning at a point located 121.27 feet as measured northwesterly along said southwest side of Copperfield Court from its intersection with the northwest side of Copperfield Road, 60 feet wide, running South 28 degrees 33 minutes 15 seconds West 121.30 feet to a point on the southwest outline of said plat, thence binding thereon the two following courses and distances, North 35 degrees 31 minutes 40 seconds West 108.08 feet and North 16 degrees 10 minutes 30 seconds West 13.45 feet, North 71 degrees 31 minutes 45 seconds East 106.50 feet to a point on the southernmost side of said Copperfield Court, thence binding thereon, southeasterly by a curve to the left with a radius of 50.00 feet, the distance of 37.50 feet to the place of beginning.

Being Lot #16, Block F, Section # N/A in the subdivision of Pickwick as recorded in Baltimore County Plat Book #29, Folio #95, containing 8,983 square feet. Located in the 3rd Election District and the 2nd Council District.

§ 301.1. - Carports or open porches.

- A. If attached to the main building, a carport or a one-story open porch, with or without a roof, may extend into any required yard not more than 25 percent of the minimum required depth of a front or rear yard or of the minimum required width of a side yard. Any carport or open porch so extended must be open on three sides.

Approx. 1,554 S.F.

[Bill Nos. 150-1983; 2-1992]

- B. Notwithstanding the provisions of Subsection A, open projections in the side yard are permitted in residential large tract subdivisions only in accordance with Section 504 and the standards as set forth in the Comprehensive Manual of Development Policies.

[Bill No. 2-1992]

$$\begin{array}{r} 30.0 \\ 7.5 \\ \hline 22.5 \end{array}$$

D.R.3.5	10,000	70	30	10	25	30
D.R.5.5	6,000	55	25	10	—	30
D.R.10.5	3,000	20	10	10	—	50
D.R.16	2,500	20	10	25	—	30

2. Other standards for development of small lots on tracts as so described shall be as set forth in provisions adopted pursuant to the authority of Section 504.
- D. An amendment to any part of a development plan involving only property subject to the provisions of this subsection shall not be subject to the provisions of Section 1B01.3.A.7.
 - E. Notwithstanding any provision of these regulations to the contrary, the bulk regulations and building setback requirements applicable to an approved development plan for a condominium regime shall be the only bulk regulations and building setback requirements applicable to a subsequent conversion of the entire condominium regime, or a portion thereof, to individual lots of record, so long as the approved condominium regime is located on a lot, tract, or parcel zoned D.R.3.5, D.R.5.5, D.R.10.5, and/or D.R.16 that is within the Chesapeake Bay Critical Area.

[Bill Nos. 78-2010; 71-2011]

§ 1B02.3. - Special regulations for certain existing or proposed developments or subdivisions and for small lots or tracts in D.R. Zones.

- A. In D.R. Zones, contrary provisions of this article notwithstanding, the provisions of or pursuant to this subsection shall apply to the use, occupancy and development of; alteration or expansion of structures upon; and administrative procedures with respect to:
1. Any lot which is in a recorded residential subdivision approved by the Baltimore County Planning Board or Planning Commission and which has been used, occupied or improved in accordance with the approved subdivision plan;
 2. Any land in a subdivision tract which was laid out in accordance with the regulations of residence zoning classifications now rescinded, for which a subdivision plan tentatively approved by the Planning Board remains in effect and which has not been used, occupied or improved in accordance with such plan;
 3. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is too small in gross area to accommodate six dwelling or density units in accordance with the maximum permitted density in the D.R. Zone in which such tract is located;
 4. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is less than one-half acre in area, regardless of the number of dwelling or density units permitted at the maximum permitted density in the zone in which it is located; or
 5. Any lot or tract of lots in single ownership which is in a duly recorded subdivision plat not approved by the Baltimore County Planning Board or Planning Commission.
- B. Standards applicable to existing developments, etc. The minimum standards for net area, lot width, front yard depth, single-side-yard width, sum of widths of both side yards, rear yard depth and height with respect to each use in a development described in Subsection A.1 above, shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved by the Planning Board or Commission; however, the same or similar standards may be codified under Section 504, and these standards shall thereupon control in such existing developments. Development of any subdivision described in Subsection A.2 shall be in accordance with the tentatively approved subdivision plan therefor. Standards for development of lots or tracts described in Subsection A.3, A.4 or A.5 shall be as set forth in Subsection C below.
- C. Development standards for small lots or tracts.
1. Any dwelling hereafter constructed on a lot or tract described in Subsection A.3 or A.4 shall comply with the requirements of the following table:

Zoning Classification	Minimum Net Lot Area per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Width of Individual Side Yard (feet)	Minimum Sum of Side Yard Widths (feet)	Minimum Rear Yard Depth (feet)
D.R.1	40,000	150	50	20	50	50
D.R.2	20,000	100	40	15	40	40

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/1/2019

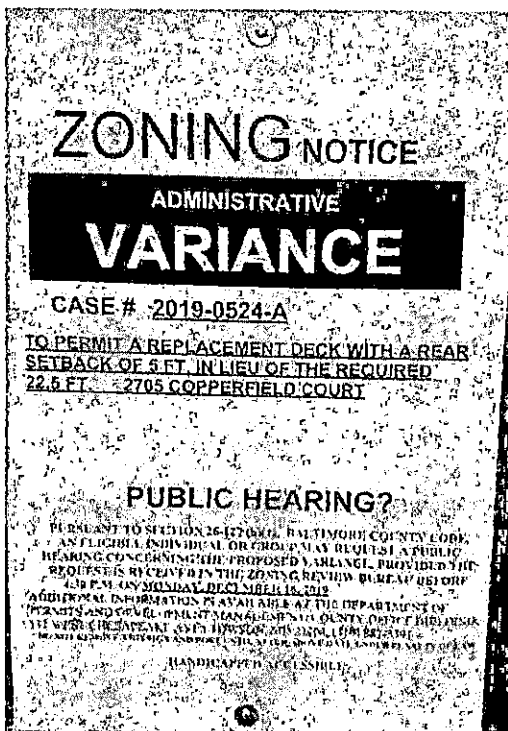
Case Number: 2019-0524-A

Petitioner / Developer: DAVID & SHARON ZUCKERBROD

Date of Closing: DECEMBER 16, 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:
2705 COPPERFIELD COURT

The sign(s) were posted on: DECEMBER 1, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

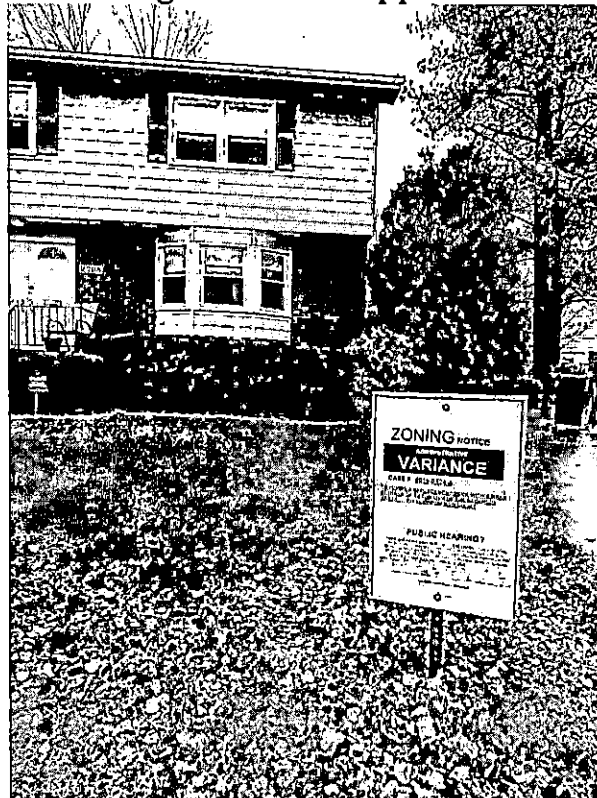
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 2705 Copperfield Court ~ 12/1/2019



Background Photo 2nd Sign @ 2705 Copperfield Court ~ 12/1/2019

CASE # 2019-0524-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0524 -A Address 2705 COPPERFIELD CT.Contact Person: ROZ JOHNSON Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 11/21/2019 Posting Date: 12/1/19 Closing Date: 12/16/19

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- 0524 -A Address 2705 COPPERFIELD CT.
Petitioner's Name DAVID / SHARON ZUCKERBROD Telephone 443 / 846-3846
Posting Date: 12/1/2019 Closing Date: 12/16/2019
Wording for Sign: To Permit A REPLACEMENT DECK WITH A REAR SETBACK OF 5 FT. IN LIEU OF THE REQUIRED 22.5 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/neighbor 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: 2019-0524-A

Property Address: 2705 COPPERFIELD CT.

Property Description: WEST OF COPPERFIELD RD AT END OF
CUL-DE-SAC ON COPPERFIELD CT.

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID ZUCHERBROD

Company/Firm (if applicable): —

Address: 2705 COPPERFIELD CT.

Telephone Number: (443) 846-3846

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 17, 2019

David Zuckerbrod
2705 Copperfield Court
Baltimore MD 21209

RE: Case Number: 2019-0524-A, 2705 Copperfield Court

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 21, 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.", with a large, stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 11/24/19

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. 2014-0524-A

*Administrative Variance
David Shapiro, Zuckerman
2705 Copperfield Court*

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

Sincerely,

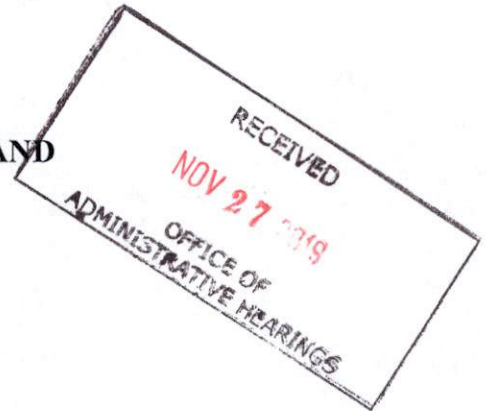
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

12-10-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 27, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0524-A
Address 2705 Copperfield Court
(Zuckerbrod Property)

Zoning Advisory Committee Meeting of **November 22, 2019**.

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

Reviewer: Steve Ford

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 - 03 Account Number - 0311078690	
Owner Information		
Owner Name:	ZUCKERBROD DAVID ZUCKERBROD SHARON F	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2705 COPPERFIELD CT BALTIMORE MD 21209-2533	Deed Reference: /07935/ 00395
Location & Structure Information		
Premises Address:	2705 COPPERFIELD CT 0-0000	Legal Description: PICKWICK
Map: 0078	Grid: 0006	Parcel: 0451
Neighborhood: 3050065.04	Subdivision: 0000	Section: F
Block: 16	Lot: 2020	Assessment Year: 0029/ 0095
Plat No:	Plat Ref:	0029/ 0095
Special Tax Areas: None		Town: None
		Ad Valorem: None
		Tax Class: None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1963	2,370 SF	580 SF
		Property Land Area
		8,983 SF
		County Use
		04
Stories	Basement	Type
2	YES	STANDARD UNIT
		Exterior
		1/2 BRICK FRAME/ FRAME
		Quality
		4
		Full/Half Bath
		4 full/ 1 half
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	92,900	92,900
Improvements	343,200	343,200
Total:	436,100	436,100
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
Transfer Information		
Seller: BALLAN JEFFREY F	Date: 08/05/1988	Price: \$174,900
Type: ARMS LENGTH IMPROVED	Deed1: /07935/ 00395	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
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: Approved 09/13/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

ZAC AGENDA

Case Number: 2019-0524-A **Reviewer:** Rosalie Johnson
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: David/ Sharon F. Zuckerbrod
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2705 COPPERFIELD CT

Location: SW of intersection of Summer Son Road and Copperfield Road at the end of CUL-DE-SAC on Copperfield.

Existing Zoning: DR 5.5

Area: 8,983 SF

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a replacement deck with a rear setback of 5 feet in lieu of the required 22.5 feet and any and all relief deemed necessary.

Attorney: Not Available

Prior Zoning Cases: 1947-1089-X; R-1953-2575

Concurrent Cases: None

Violation Cases: None

Closing Date: 12/16/2019

Miscellaneous Notes:

Case Number: 2019-0525-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Zavla Maria M. Lovo & Dineda Marlin A Solares
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 6712 1/2 WINDSOR MILL RD

Location: NE/S of Windsor Mill Road (30'), 30' NW of the centerline of Sovereign Court (60').

Existing Zoning: DR 16

Area: 13,503

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed dwelling addition with a rear yard setback of 13 feet in lieu of the minimum required 30 feet, and to permit an existing accessory building (shed) to be located partially in the side yard in lieu of the required rear yard only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 12/16/2019

Miscellaneous Notes:

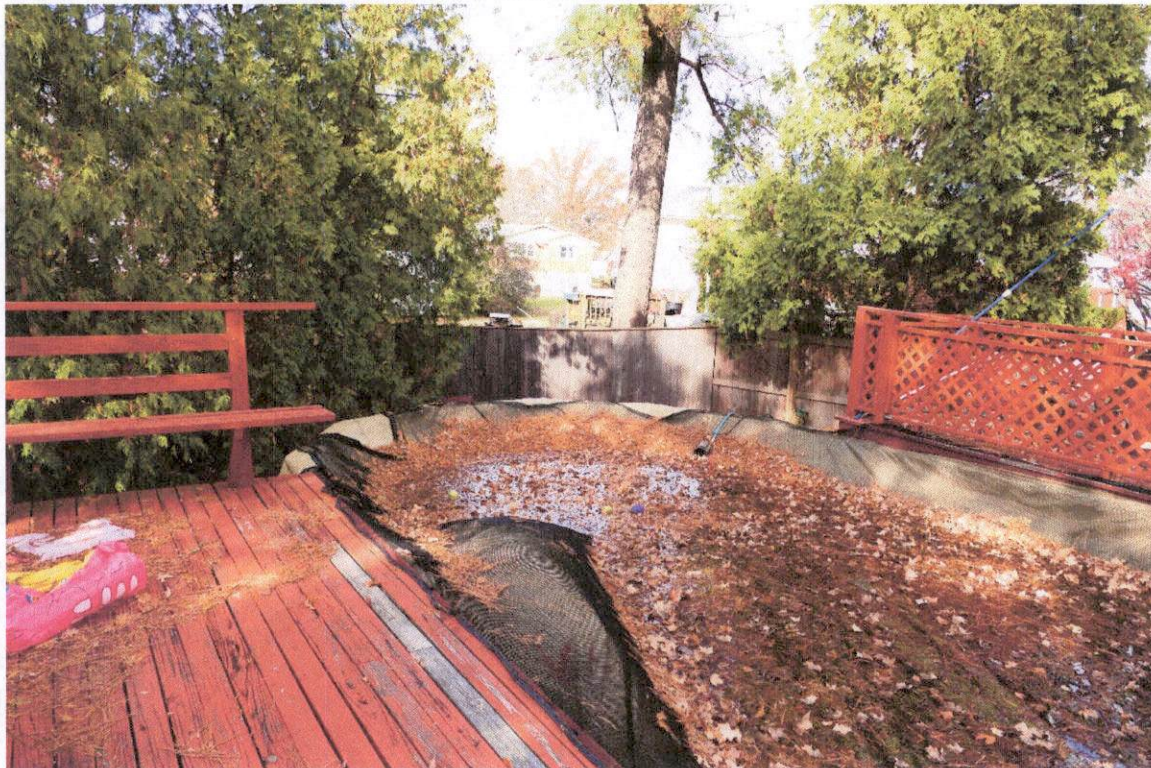
Pictures of 2705 Copperfield Court for Case Number
2019-0524-A

For Roz Johnson

From David Zuckerbrod



Back of 2705 Copperfield Court showing deck and pool



View toward 2707 Copperfield Court from deck showing fence

CASE No. 2019-0524-A



View toward 2703 Copperfield Court from deck showing fence



View of shed and fence from deck

2019-0524-A

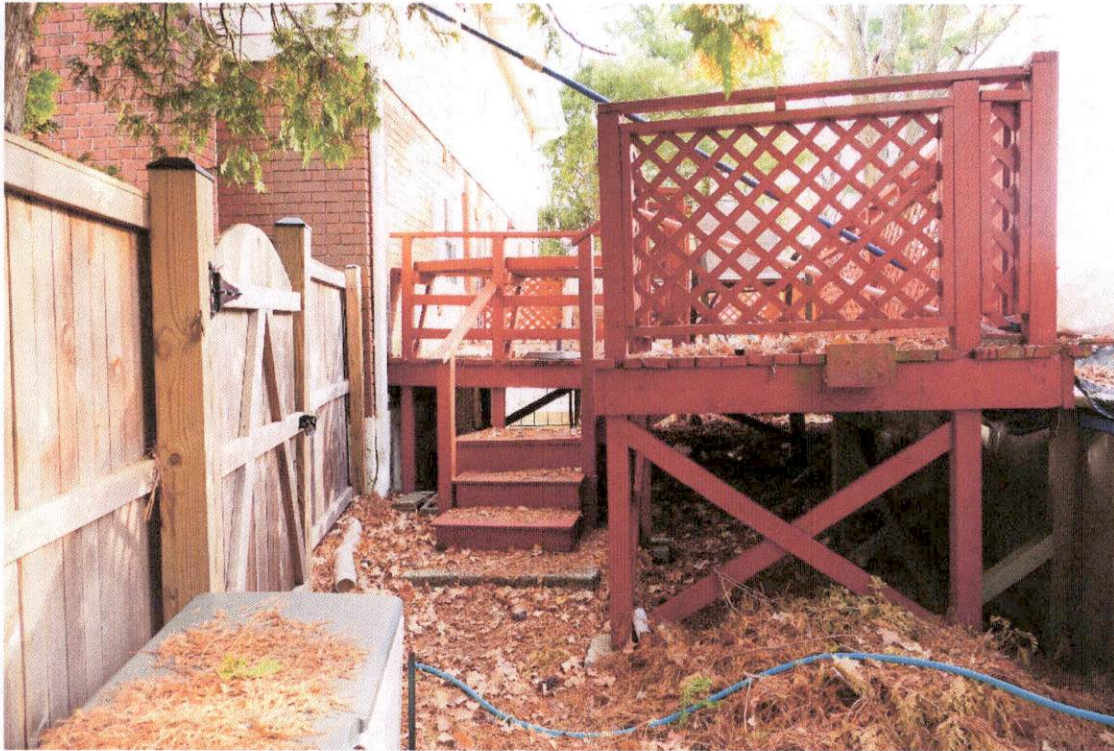


View of 6601 Wickfield Road from deck

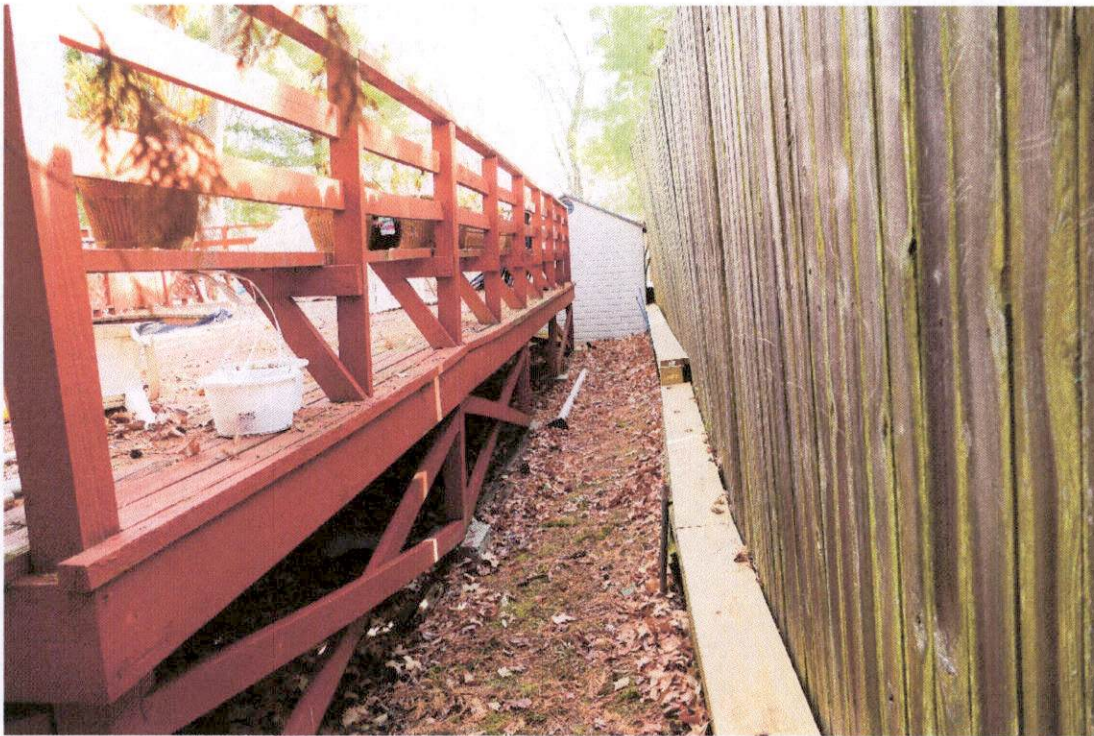


View of distance between the pool and the fence.

2019-0524-A



Left to right: Fence, 2705 Copperfield Court, deck, pool



Distance between deck and rear fence

2019-0524-A



View from corner of the deck to 2704 Copperfield Court



Shed and deck

2019-0524-A



Fence facing 2703 Copperfield Court and rear fence



House deck and shed

2019-0524-A



Distance between 2703 Copperfield Court and fence



Distance between fence (behind tree) and 2707 Copperfield Court

2019-0524-A



Distance between rear fence and 6601 Wickfield Road



View from deck toward 2707 Copperfield Court

2019-0524-A



View from deck toward 2703 Copperfield Court



Left to right: 2703, 2705 and 2707 Copperfield Court

2019-0524-A



2703 and 2705 Copperfield Court



2705 and 2707 Copperfield Court

2019-0524-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>11-27</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-26</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: <u>12-1-19</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: _____		

2705 COPPERFIELD CT

Tax Account Number	0311078690
Owner Name	ZUCKERBROD DAVID ZUCKERBROD SHARON F
Premise Address	2705 COPPERFIELD CT
Tax Map	0078
Parcel	0451
Real Property Report	More info
StreetView	Click for StreetView
PermitReview	Permit Review Tool URL

ZONING INFORMATION

Zoning	DR 5.5
--------	------------------------

SCHOOL DISTRICTS

Elementary School District	Wellwood ES
Middle School District	Pikesville MS
High School District	Pikesville HS

CIVIC - GOVERNMENT

Police Precinct	Pikesville
Councilmanic District	2
Congressional District	3
Legislative District	11
Election District	3
Voting Precinct	03-007

ECONOMIC

Commercial Revitalization District	No Feature Found
Enterprise Zone	No Feature Found
Economic Park Center Name	No Feature Found
Economic Park Center Type	No Feature Found

ENVIRONMENTAL

Watershed Name	Jones Falls
River Basin Name	Patapsco River
Subshed Name	Western Run-Jones Falls
Soil Name	Jackland-Urban land complex, 0 to 8 percent slopes
Soil Name	Watchung-Urban land complex, 0 to 8 percent slopes

HISTORIC

National Register Historic District	No Feature Found
Baltimore County Historic District	No Feature Found
Landmark Name	No Feature Found
MIHP Number	No Feature Found

LAND MANAGEMENT

URDL Land Type	Urban
Growth Tier Description	Served by public sewer and inside URDL

ZONING CASE HISTORY

Zoning History Case Number

R-1953-2575

Zoning History Case Number

1947-1089-X

Property Information

Tax Account Number: 0311078690

Plat Ref: 029:095

Election District: 3

Owner Name(s): ZUCKERBROD DAVID and ZUCKERBROD SHARON F

PDM # :

Address: 2705 COPPERFIELD CT

Zoning District(s): DR 5.5

BALTIMORE,MD 21209

Premise Address: 2705 COPPERFIELD CT

Elevation Range: 430ft - 434ft

[illegible]

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 - 0311078690	
Owner Information		
Owner Name:	ZUCKERBROD DAVID ZUCKERBROD SHARON F	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2705 COPPERFIELD CT BALTIMORE MD 21209-2533	Deed Reference: /07935/ 00395
Location & Structure Information		
Premises Address:	2705 COPPERFIELD CT 0-0000	Legal Description: PICKWICK
Map:	Grid:	Parcel:
0078	0006	0451
Neighborhood:	Subdivision:	Section:
3050065.04	0000	F
Block:	Lot:	Assessment Year:
16	2020	
Plat No:	Plat Ref:	0029/0095
Special Tax Areas: None	Town:	None
	Ad Valorem:	None
	Tax Class:	None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1963	2,370 SF	580 SF
Property Land Area	County Use	
8,983 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
1/2 BRICK FRAME/FRAME	4	4 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2017	07/01/2019
Land:	92,900	92,900
Improvements	343,200	343,200
Total:	436,100	436,100
Preferential Land:	0	
Transfer Information		
Seller: BALLAN JEFFREY F	Date: 08/05/1988	Price: \$174,900
Type: ARMS LENGTH IMPROVED	Deed1: /07935/ 00395	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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		



SUBDIVISION NAME PICKWICK LOT# 16

LOT# 16

DEED REFERENCE# 07935/00395

SITE VICINITY MAP



MAP NOT TO SCALE

1947-1089-X

S. J. MARTENFT & CO

Good Zusbelt

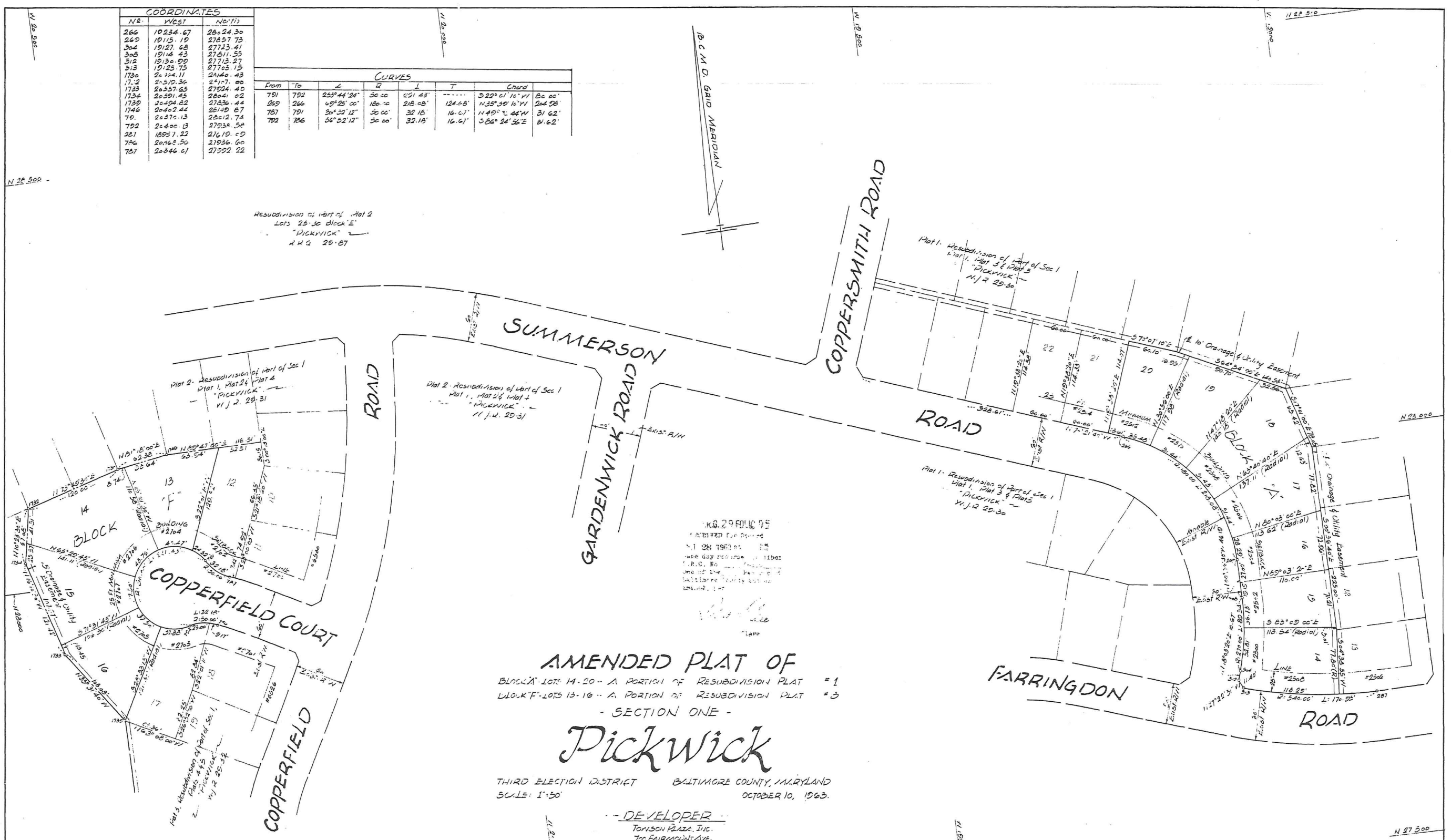
Part. Exh. 1



COORDINATES		
N.B.	WEST	NORTH
266	10234.67	28024.30
269	10115.10	27857.73
304	10127.68	27723.41
308	10114.43	27611.55
312	10130.09	27713.27
313	10123.75	27703.15
1730	20114.11	27460.43
1732	20110.36	27417.00
1733	20557.63	27924.40
1734	20591.45	28004.02
1739	20524.62	27836.44
1746	20402.44	27549.67
170	20370.13	27502.74
1702	20400.13	27938.58
281	18957.22	27619.05
786	20166.50	27936.60
787	20046.61	27992.22

CURVES						
From	To	L	R	T	Chord	Chord
791	792	263°44'24"	30.00	251.43'	520°01'10"VI	80.00'
869	266	69°28'00"	160.00	218.08'	N35°59'10"VI	200.00'
787	791	30°52'12"	30.00	30.15'	N49°23'44"VI	31.62'
792	786	36°52'12"	30.00	32.15'	S66°24'36"E	31.62'

Resubdivision of part of Plot 2
Lots 25-30 Block "E"
"PICKWICK"
M.D. 20-87



AMENDED PLAT OF
BLOCK "A" LOTS 14-20 - A PORTION OF RESUBDIVISION PLAT #1
BLOCK "F" LOTS 13-19 - A PORTION OF RESUBDIVISION PLAT #3
- SECTION ONE -
Pickwick
THIRD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' OCTOBER 10, 1963.

DEVELOPER
TOWSON PLAZA, INC.
750 FAIRMOUNT AVE.
TOWSON 4, MD.

APPROVED BALTIMORE COUNTY PLANNING BOARD DATE: 10/22/63 DIRECTOR: [Signature]	APPROVED DATE: 10/22/63 DEPUTY STATE & COUNTY HEALTH OFFICER: [Signature]	NOTE: STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.	NOTE: COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations: X-616 N 22216.35 N 28496.00 X-615 W 22376.35 N 28402.07	OWNERS CERTIFICATE: The requirements of Section 72-B, Article 17 of the Annotated Code of Maryland (Flick 1947 Supplement) as far as they relate to the preparation of this plat have been complied with. TOWSON PLAZA, INC.	SURVEYORS CERTIFICATE: I, JOHN C. CHILDS SR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts. [Signature] REGISTERED LAND SURVEYOR, No. 3622 DATE: 10-15-63	MATZ, CHILDS & ASSOCIATES 2129 N. CHARLES ST. BALTIMORE 18, MD. COMPUTED: H.G.W. DRAWN: A.L.F. CHECKED: L.E.M. J.O.P. 10/22/63 MSA SSU1236-4598
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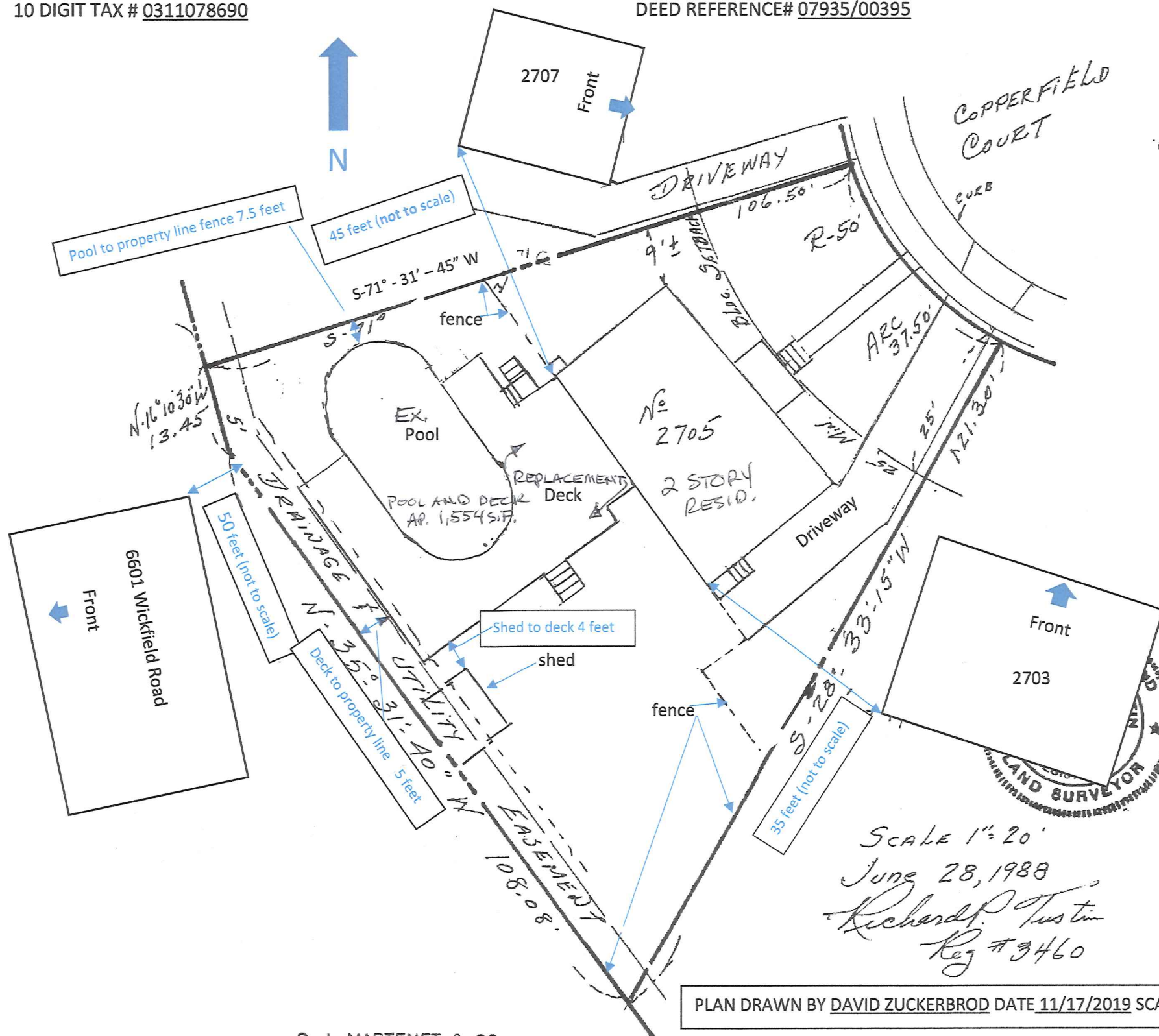
ZONING HEARING PLAN FOR VAIANCE ADDRESS 2705 COPPERFIELD COURT OWNERS NAMES DAVID AND SHARON ZUCKERBROD

SUBDIVISION NAME PICKWICK AMENDED PLATE OF SECTION ONE LOT# 16

BLOCK# F SECTION# N/A PLAT BOOK# 29 FOLIO# 95

10 DIGIT TAX # 0311078690

DEED REFERENCE# 07935/00395



SITE VICINITY MAP



MAP NOT TO SCALE

ZONING MAP# 078-C1

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA 8983 SF

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

WATER IS PUBLIC

SEWER IS PUBLIC

PRIOR HEARING? NO R-1953-2575
1947-1089-X

PLAN DRAWN BY DAVID ZUCKERBROD DATE 11/17/2019 SCALE: 1 INCH = 20 FEET

S. J. MARTENFT & CO

David Zuckerbrod