

M E M O R A N D U M

DATE: February 11, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0539-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 10, 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
(812 Warwick Road)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Frank J. Ruehl, 3 rd &	*	HEARINGS FOR
Janet L. Ruehl (Trustees)		
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0539-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, Frank J. Ruehl, 3rd and Janet L. Ruehl (Trustees) ["Petitioners"]. The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to approve an addition (sleeping porch with windows) in rear yard with a 25 ft. setback in lieu of the required 30 ft. setback. 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 22, 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 1-10-2020

By RSW

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.

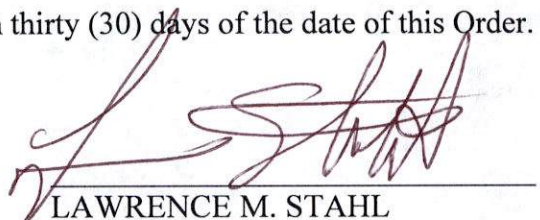
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 10th day of **January, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to approve an addition (sleeping porch with windows) in rear yard with a 25 ft. setback in lieu of the required 30 ft. setback, 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 1-10-2020

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 812 Warnick Rd Baltimore, MD 21229 Currently zoned DS5.5
 Deed Reference 73398 / 100335 10 Digit Tax Account # 0118720210
 Owner(s) Printed Name(s) Frank and Janet Ruehl

(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) BC2P 1302.3.C.1 TO APPROVE
 an addition (sleeping porch w/windows) in rear yard with
 a 25' ~~setback~~ setback in lieu of the required 30' setback
 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):

FRANK J. RUEHL II, JANET RUEHL
 Name #1 - Type or Print Name #2 - Type or Print
Frank Ruehl II, Janet Ruehl
 Signature #1 Signature #2

812 Warnick Rd Baltimore MD
 Mailing Address City State
21229 (410)-458-1537 janetruehl@icloud.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:

Monica Voder - Kingsway Builder
 Name - Type or Print
Monica Voder
 Signature
13 S. Woodington Rd. Baltimore MD
 Mailing Address City State
21229 1443-635-0886 kingswaybuilder@gmail.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 15 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 2019-0539-A Filing Date 12/10/19 Estimated Posting Date 12/23/19 Reviewer CP

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: 812 Warwick Rd. Baltimore MD 21229
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 are adding a sleeping porch with 10 windows due to my health, I need the light and air in order to cope with anxiety. We also wish to have a place to keep cool in the Baltimore's central air. Our home has no central air. We are the current owners and we live here full time. To our knowledge, there is no active code enforcement violation cases on our property.

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

Frank J. Ruehl III
Signature of Owner (Affiant)
FRANK J. RUEHL III
Name- Print or Type

Janet L. Ruehl
Signature of Owner (Affiant)
JANET L. RUEHL
Name- Print or Type

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

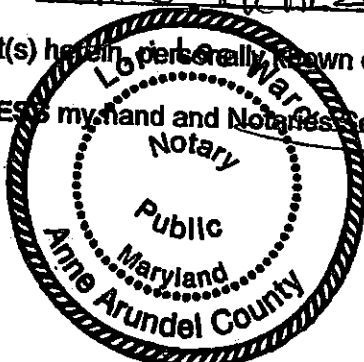
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of December, 2011, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Frank J. Ruehl III, Janet L. Ruehl

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

AS WITNESSES my hand and Notary Seal



Notary Public
01-03-2011
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 812 Warwick Rd.

Beginning at the west side of Warwick Rd. which is 40 ft. wide at a distance of 73 feet south of the centerline of the nearest improved intersecting street Kensington which is 20 feet wide.

Being $\frac{1}{2}$ of Lot# 28, and all of Lot 29 & 30,* Block 14, Section N/A, in the subdivision of Kensington as recorded in Baltimore County Plat Book #8, Folio #46, containing 6,000 square feet. Located in 1st Election District, and 1st Council District.

*Public records per Maryland Department of assessments and Taxation website calls it Lot 29 only.

2019-0539-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/22/2019

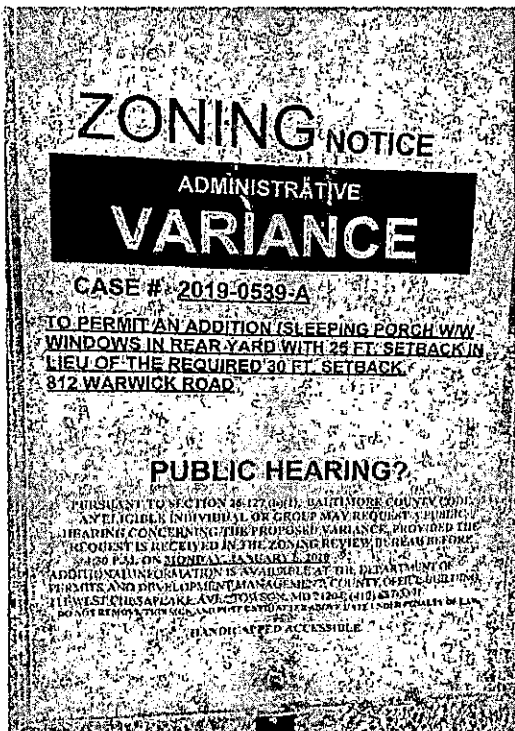
Case Number: 2019-0539-A

Petitioner / Developer: MATTHEW STUTZMAN ~
FRANK & JANET RUEHL III

Date of Closing: JANUARY 6, 2020

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:
812 WARWICK ROAD

The sign(s) were posted on: DECEMBER 22, 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 @ 812 Warwick Road ~ 12/22/2019



Background Photo 2nd Sign @ 812 Warwick Road ~ 12/22/2019

CASE # 2019-0539-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0539 -A Address 812 Warwick RdContact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 12-10-19 Posting Date: 12-22-19 Closing Date: 1-6-20

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number:

- 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.
- 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.
- 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.
- 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 FORMATCase Number 2019- 0539 -A Address 812 Warwick RdPetitioner's Name Frank & Janet Buehl Telephone 410-458-1537Posting Date: 12-22-19 Closing Date: 1-6-20

Wording for Sign: To Permit an addition (Sleeping Porch w/ windows)
in the Rear yard with a 25' ~~set~~ setback in lieu of the
Required 30' setback

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: 2019-0539-A

Property Address: 812 WARWICK RD

Property Description: _____

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: FRANK & JANET RUEHL

Company/Firm (if applicable): _____

Address: 812 WARWICK RD

BALTIMORE MD 21229

Telephone Number: 410-458-1537

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 8, 2020

Monica Yocler
13 S. Woodington Road
Baltimore MD 21229

RE: Case Number: 2019-0539-A, 812 Warwick 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 December 12, 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
Frank J. Ruehl 812 Warwick Road Baltimore MD 21229

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 12/18/19

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

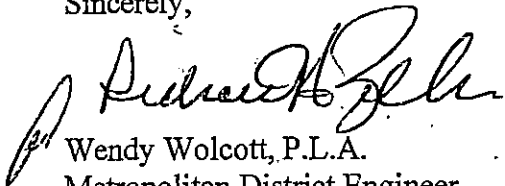
Dear Ms. Lewis:

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. 2019-0539-A

*Administrative Variance
Frank & Janet Rehl
812 Wernick 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@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

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: January 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0539-A
Address 812 Warwick Road
(Ruehl Property)

Zoning Advisory Committee Meeting of **December 23, 2019**.

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

Reviewer: Steve Ford

(AV) 1-6-2020

CASE NO. 2019- 0539-A

C H E C K L I S T

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

1-2

DEPS

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

NC

FIRE DEPARTMENT

PLANNING

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

12-18

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: 12-22-19

by O'Keefe

SIGN POSTING (2nd)

Date: _____

by _____

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____



FRONT ELEVATION OF 812 WARWICK RD.



FRONT ELEVATION OF 812 & 810 WARWICK (NEIGHBOR TO THE NORTH)

2019-0539-A

A-PEZO-P10C



FRONT ELEVATION 812 & 814 WARWICK RD (NEIGHBOR TO THE SOUTH)



PROPERTY LINE BETWEEN 812 & 810 WARWICK RD (NORTH NEIGHBOR)

2019-0539-A



PROPERTY LINE BETWEEN 812 & 814 WARWICK RD (NEIGHBOR TO THE SOUTH)

2019-0539-A

4-PS20-8106



SOUTH WEST CORNER OF 812 STRUCTURE LOOKING NORTH, LOCATION OF PROPOSED SLEEPING PORCH.



NORTH WEST CORNER OF 812 STRUCTURE LOOKING SOUTH, LOCATION OF PROPOSED SLEEPING PORCH.

2019-0539-A



NORTH WEST CORNER OF 812 STRUCTURE LOOKING SOUTH, LOCATION OF PROPOSED SLEEPING PORCH.



REAR ELEVATION OF HOME; PROPOSED SIGHT OF SLEEPING PORCH

2019-0539-A

A-9220-P135



REAR OF PROPERTY: SOUTH OF THE GARAGE, WEST OF THE PROPOSED SLEEPING PORCH, LOOKING INTO OUR LADY OF VICTORY SCHOOL/PARISH OPEN FIELD



REAR ELEVATION:

L TO R: 810, 812, 814 WARWICK RD

2019-0539-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 01 Account Number - 0118720210		
Owner Information		
Owner Name:	RUEHL FRANK J 3RD RUEHL JANET L TRUSTEES	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	812 WARWICK RD BALTIMORE MD 21229-4709	Deed Reference: /23398/ 00335
Location & Structure Information		
Premises Address:	812 WARWICK RD 0-0000	Legal Description: LTS 29,30 PT LT 28 812 WARWICK RD KENSINGTON
Map: 0101	Grid: 0012	Parcel: 1240
Neighborhood: 1060121.04	Subdivision: 0000	Section: 14
Block: 14	Lot: 29	Assessment Year: 2019
Plat No: 0008/ 0046		Plat Ref: 0008/ 0046
Special Tax Areas: None		
Town: None		Ad Valorem: None
Tax Class: None		
Primary Structure Built: 1933	Above Grade Living Area: 1,708 SF	Finished Basement Area: 336 SF
Property Land Area: 6,000 SF	County Use: 04	
Stories: 1 1/2	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 4	Full/Half Bath: 2 full
Garage: 1 Detached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	57,200	71,000
Improvements	137,900	132,700
Total:	195,100	203,700
Phase-in Assessments		As of 07/01/2019
		As of 07/01/2020
		197,967
Preferential Land:	0	200,833
		0
Transfer Information		
Seller: RUEHL FRANK J,3RD	Date: 02/15/2006	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /23398/ 00335	Deed2:
Seller: RUEHL MINNIE IRENE	Date: 02/15/1989	Price: \$75,000
Type: ARMS LENGTH IMPROVED	Deed1: /08104/ 00786	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
Special Tax Recapture: None		0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 01/26/2010		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

ZAC AGENDA

Case Number: 2019-0538-A **Reviewer:** Jeffrey Perlow
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Brian Furletti
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** Yes **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 9916 FOX HILL RD

Location: NE side of Fox Hill Road 25' NW of the centerline of Miller Road.

Existing Zoning: DR 2

Area: 25,522 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.C.T, BCZR, To permit a proposed dwelling addition with a side yard setback of 10 feet, in lieu of the minimum required 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/06/2020

Miscellaneous Notes:

Case Number: 2019-0539-A **Reviewer:** Christina Frink

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Frank & Janet Rehl

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 812 WAMICK RD

Location: W. side of Warwick Road 73 feet S. of Kensington Road.

Existing Zoning: DR 5.5

Area: 6,000 SF

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCRR 1B02.3.C.1 To approve an addition sleeping porch with windows in rear yard with a 25' setback in lieu of the required 30' setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

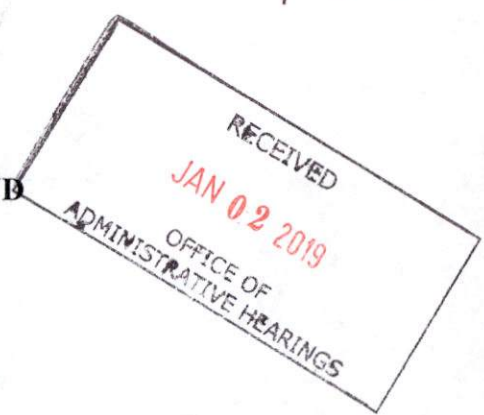
Closing Date: 01/06/2020

Miscellaneous Notes:

1-6-20

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: January 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0539-A
Address 812 Warwick Road
(Ruehl Property)

Zoning Advisory Committee Meeting of **December 23, 2019.**

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

Reviewer: Steve Ford

0108650150 Lot # 37

Lot # 34 808

Lot # 34 0102200070

Lot # 34

Lot # 31 810

Lot # 31

Lot # 31 0123000760
Pt. Bk. 0000008, Folio 0046

PAI # 018078

Pt. Bk./Folio # 008046

PAI # 018078

R-1971-0111

101C2
1 CD

DR 5.5
1 ED

Lot # 29 812

SW-3-D

SITE

Lot # 29 0118720210

0111151450

Lot # 26

814

Lot # 26 0113552220

Lot # 26

Lot # 23

816

Lot # 23 0118472140

Lot # 23

2019-0539-A

KENSINGTON RD

WARWICK RD

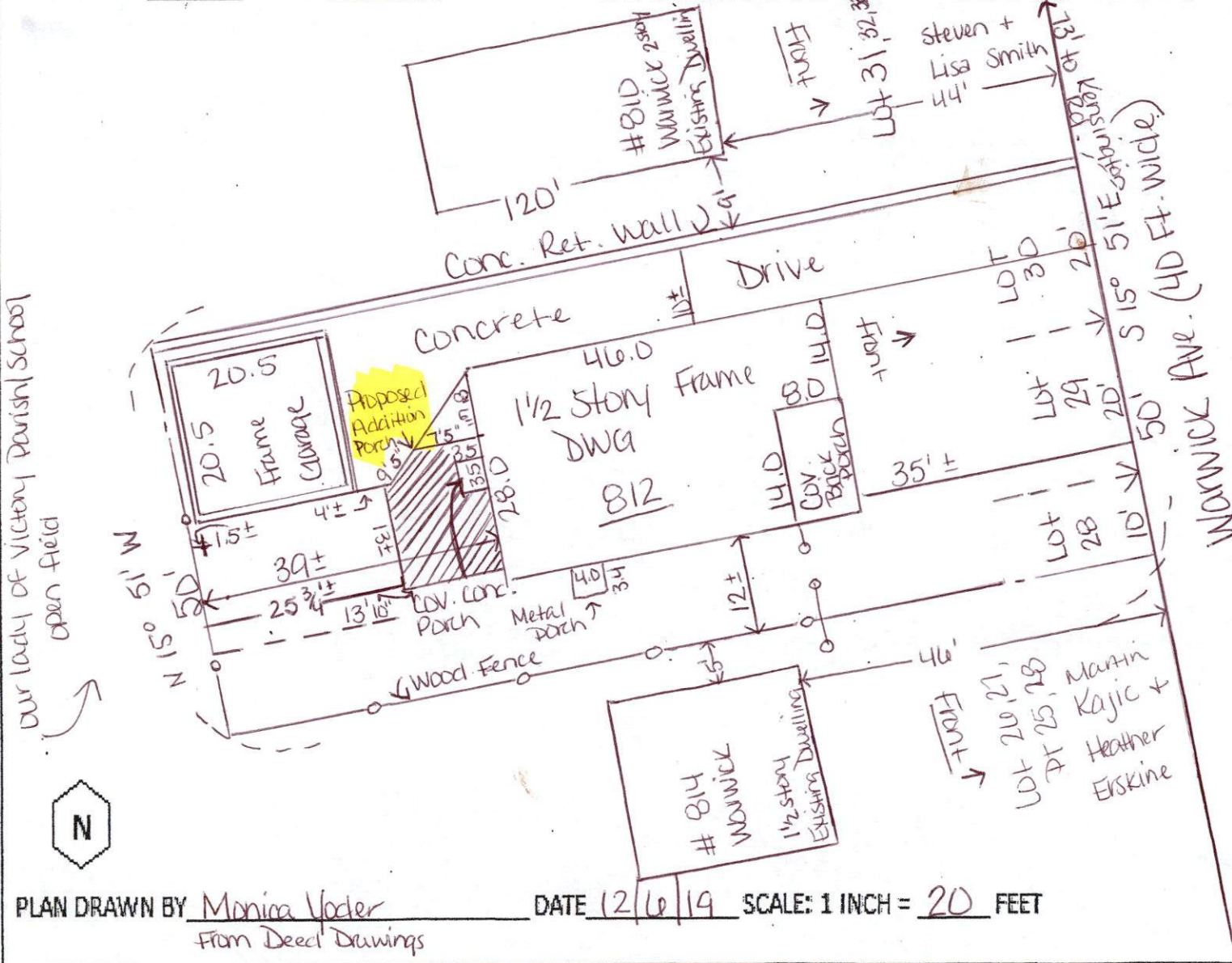
Lot # 34 0103000260

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

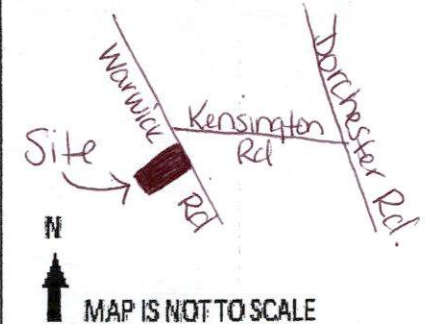
ADDRESS 812 Warwick Rd Balt MD 21229 OWNER(S) NAME(S) Frank + Janet Ruehl

SUBDIVISION NAME Kensington LOT # 29 BLOCK # 14 SECTION # N/A

PLAT BOOK # 8 FOLIO # 46 10 DIGIT TAX # 0118720210 DEED REF. # 23398/00335



SITE VICINITY MAP



ZONING MAP# 101C2

SITE ZONED DR 5.5

ELECTION DISTRICT 1st

COUNCIL DISTRICT 1st

LOT AREA ACREAGE N/A

OR SQUARE FEET 6,000 ft²

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2019-0539-A

Pet. Exh. 1

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 - 01 Account Number - 0118720210			
Owner Information					
Owner Name:		RUEHL FRANK J 3RD RUEHL JANET L TRUSTEES		Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:		812 WARWICK RD BALTIMORE MD 21229-4709		Deed Reference:	/23398/ 00335
Location & Structure Information					
Premises Address:		812 WARWICK RD 0-0000		Legal Description:	LTS 29.30 PLAT 28 812 WARWICK RD KENSINGTON
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0101	0012	1240	1050121.04	0000	14
Assessment Year:		Block: 29			
2019		Lot: 29			
Special Tax Areas: None		Town:		None	
		Ad Valorem:		None	
		Tax Class:		None	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1933		1,708 SF		336 SF	
				Property Land Area	
				6,000 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1 1/2	YES	STANDARD UNIT	SIDING/	4	2 full
Garage		Last Notice of Major Improvements			
1 Detached					
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2019		07/01/2019	
				As of	
				07/01/2020	
Land:	57,200	71,000			
Improvements	137,900	132,700			
Total:	195,100	203,700		197,967	
Preferential Land:	0			200,833	
Transfer Information					
Seller: RUEHL FRANK J,3RD		Date: 02/15/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /23398/ 00335		Deed2:	
Seller: RUEHL MINNIE IRENE		Date: 02/15/1989		Price: \$75,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08104/ 00786		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019		07/01/2020	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00/0.00		0.00/0.00	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: Approved 01/26/2010					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

2019-0539-A

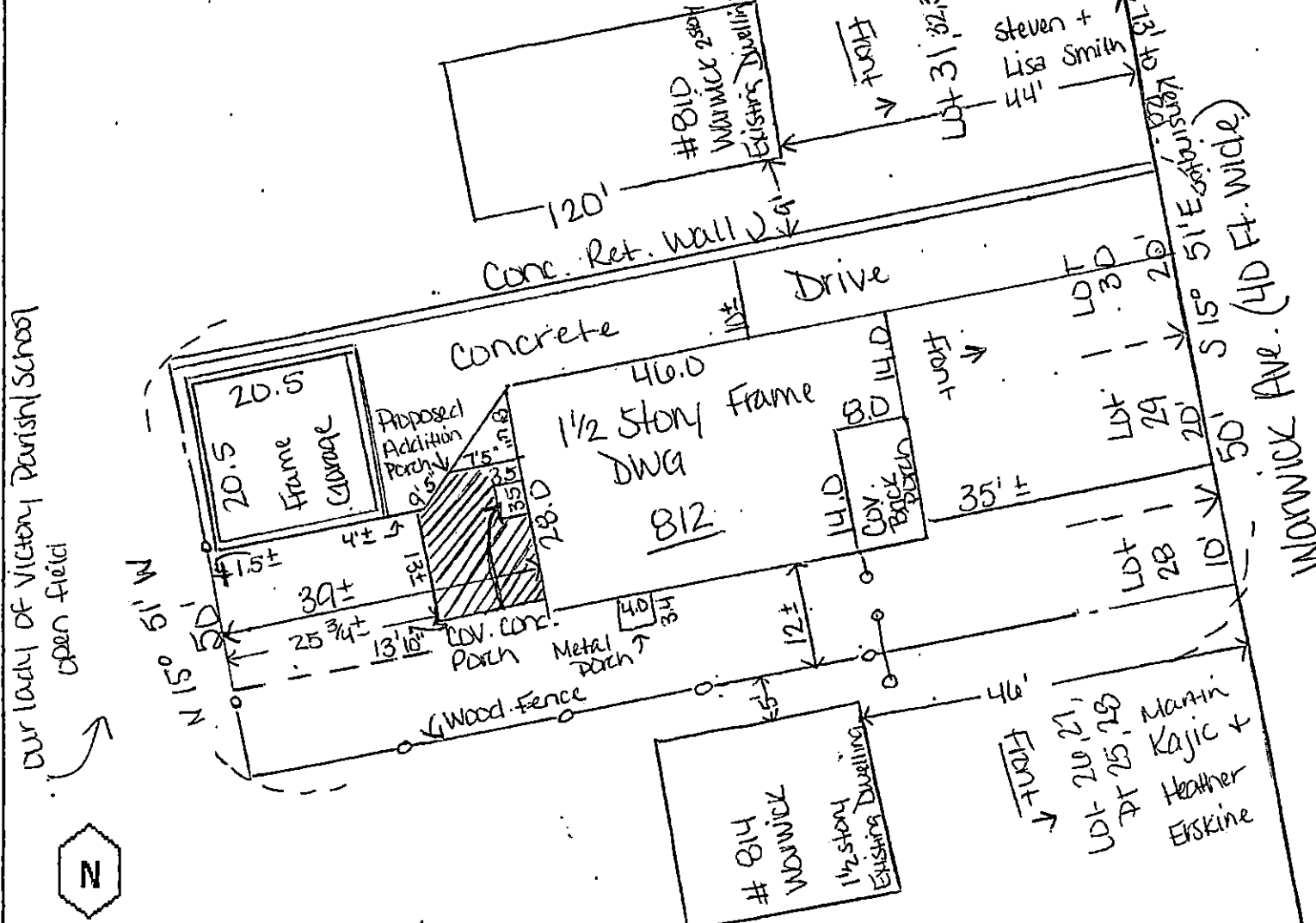
2013-03-24

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

ADDRESS 812 Warwick Rd Ball MA 01229 OWNER(S) NAME(S) Frank + Janet Ruehl

SUBDIVISION NAME Kensington LOT # 29 BLOCK # 14 SECTION # N/A

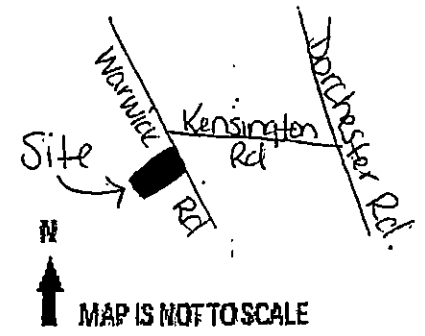
PLAT BOOK # 8 FOLIO # 46 10 DIGIT TAX # 0118120210 DEED REF. # 23398/00335



PLAN DRAWN BY Monica Voder
From Deed Drawings

DATE 12/6/14 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



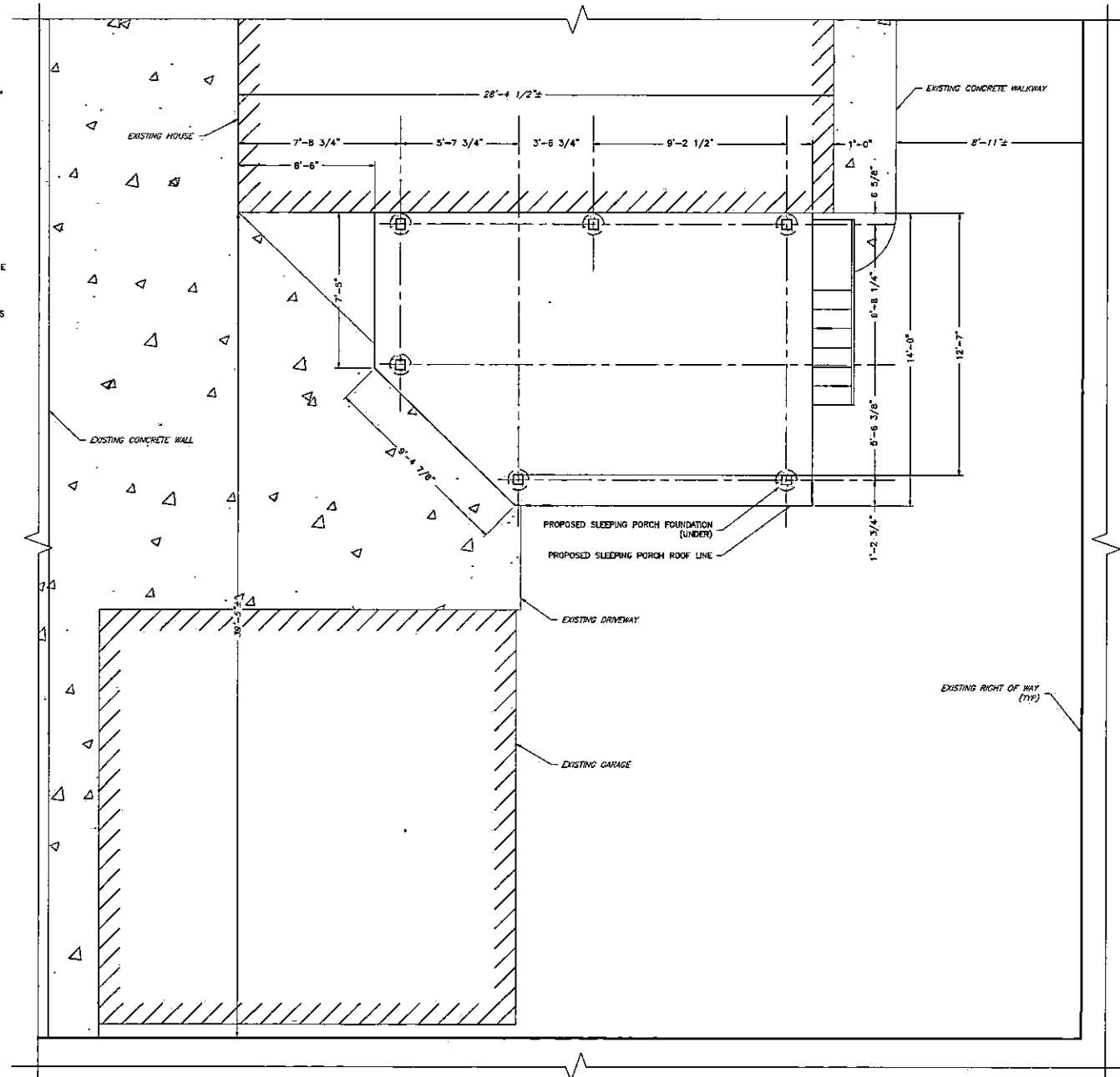
ZONING MAP# 101C2
SITE ZONED DR 5.5
ELECTION DISTRICT 1st
COUNCIL DISTRICT 1st
LOT AREA ACREAGE N/A
OR SQUARE FEET 6,000 ft²
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2019-0539-A

WOOD:

1. DESIGN, MODIFICATION, FABRICATION AND CONSTRUCTION OF WOOD FRAMING SHALL CONFORM WITH "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" 2015 EDITION (WITH SUPPLEMENT), AMERICAN FOREST AND PAPER ASSOCIATION.
2. ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALLOWABLE STRESS REQUIREMENTS OF ALL MATERIAL SHALL BE IN ACCORDANCE WITH THE "SCHEDULE OF REQUIRED STRESS VALUES".
3. ALL JOIST, RAFTERS & MISC FRAMING SHALL BE NO. 2 GRADE, SPRUCE PINE FIR, PROVIDE FULL-DEPTH (OR METAL) BRIDGING AT MIDSPAN AND AT A MAXIMUM SPACING OF 8'-0" O/C IN BETWEEN.
4. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVES ASSOCIATION'S SPECIFICATIONS WHERE POSSIBLE. ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER ANPA STD. M4).
5. THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOAD BEARING APPLICATIONS. THE LENGTH OF SPLIT ON THE WIDE FACE OF 3" (NOMINAL) & THICKER LUMBER SHALL BE LIMITED TO 1/2 OF THE NARROW FACE DIMENSION.
6. PROVIDE DOUBLE JOISTS UNDER ALL CONCENTRATED LOADS FROM FRAMING ABOVE.
7. STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A-36 SPECIFICATIONS AND BE 1/4" THICK UNLESS OTHERWISE INDICATED. PROVIDE WASHERS FOR ALL BOLT HEADS & NUTS IN CONTACT WITH WOOD SURFACES.
8. BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. BOLTED CONNECTION SHALL BE SNUGGED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.
9. PREFABRICATED METAL, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SMITHSON STRONG-TIE COMPANY", OR APPROVED EQUAL. INSTALL ALL ACCESSORIES PER THE MANUFACTURERS REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF A 0.04 INCHES (PER ASTM A445, GRADE A) AND BE GALVANIZED (COATING 650).
10. HOLES AND NOTCHES DRILLED OR CUT INTO WOOD FRAMING SHALL NOT EXCEED THE REQUIREMENTS OF IBC 2015.
11. PROVIDE NAILING PATTERN IN COMPLIANCE WITH IBC RECOMMENDED FASTENING SCHEDULE WHEN JOINING TWO OR MORE FRAMING MEMBERS.
12. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS, AND OTHER MISCELLANEOUS HARDWARE SHALL BE HOT DIP GALVANIZED.
13. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. NB+C DOES NOT ASSUME RESPONSIBILITY FOR DISCREPANCIES OF PLAN ONCE CONSTRUCTION HAS BEGUN.
14. ALL LUMBER TO BE #2 SYP U.N.O.
ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND F_b=2600 PSI, E=1.5M PSI
15. REFER TO 2015 MD BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
16. ALL STEEL SHALL BE ASTM A50 F_y=50 KSI MIN
17. ALL EXTERIOR LUMBER TO BE #2 SYP PT
18. ALL CONCRETE, f_c = 3000 PSI MIN
19. PRESUMPTIVE BEARING CAPACITY = 2000 PSF
20. PROVIDE CONTINUOUS SHEATHING PER IRC 2015 SECTION R602



1 SITE PLAN VIEW
ST-1 SCALE: 3/8" = 1'-0"

ENGINEER

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER

NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
4411 WATERLOO PLAZA, SUITE 100
GREEN BELT, VA 22089

SITE NAME:
812 WARWICK ROAD
BALTIMORE, MD 21229
BALTIMORE COUNTY

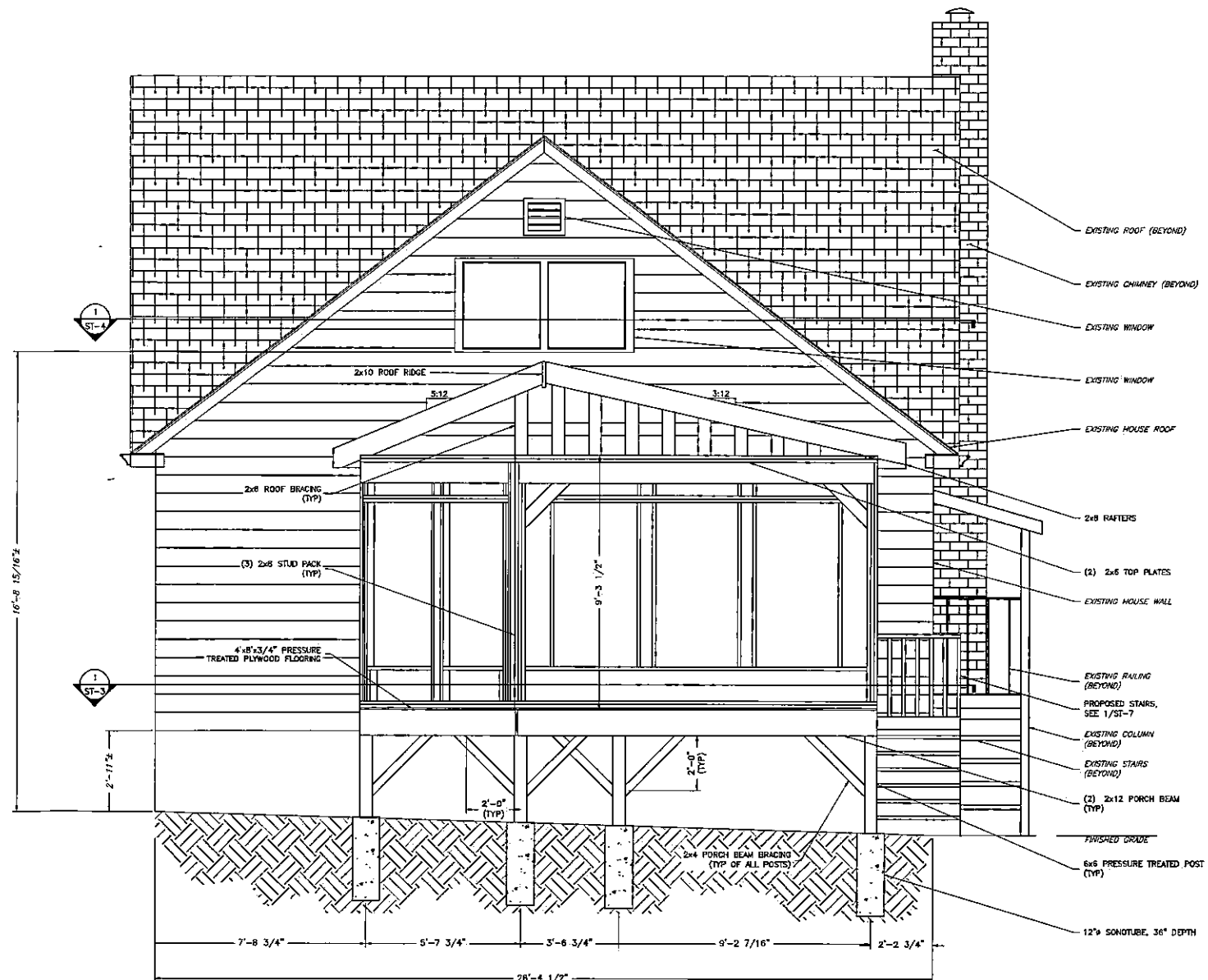
REVISIONS

REV	DATE	DESCRIPTION	BY
A	10/12/19	PRELIMINARY	MLF

PLAN
VIEW

ST-1

2019-0539-A



1
ST-2
ELEVATION VIEW
SCALE: 1/2" = 1'-0"

ENGINEER

NB+C
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
403 WATERPROOF DRIVE, SUITE 108
OLNEY, VA 22880

APPLICANT

SITE INFORMATION

SITE NAME:
812 WARWICK ROAD
BALTIMORE, MD 21229
BALTIMORE COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
A	10/18/19	PRELIMINARY	MUF

PROFESSIONAL STAMP

ENGINEER

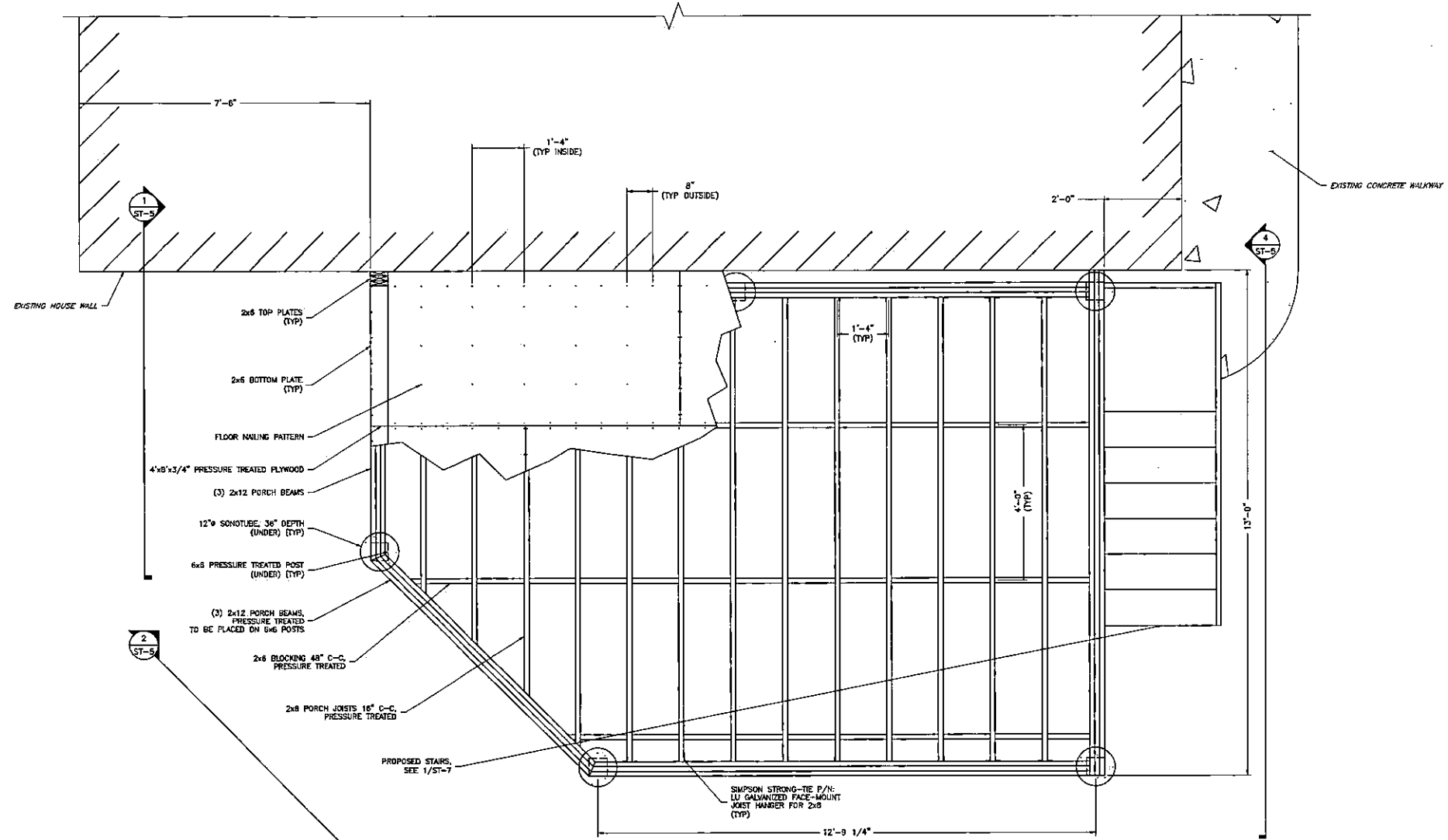
SHEET TITLE

ELEVATION
VIEW

SHEET NUMBER

ST-2

2019-0539-A



1 PORCH FRAMING PLAN VIEW
SCALE: 3/8" = 1'-0"

NB-C
TOTALLY COMMITTED.

NB-C ENGINEERING SERVICES, LLC.
4433 WATERFRONT DRIVE, SUITE 100
GLENN ALLEN, VA 22060

ENGINEER

APPLICANT

SITE INFORMATION

SITE NAME:
812 WARWICK ROAD
BALTIMORE, MD 21229
BALTIMORE COUNTY

DESIGN RECORD

REVISIONS			
REV	DATE	DESCRIPTION	BY
A	10/15/19	PRELIMINARY	MLF

PROFESSIONAL STAMP

ENGINEER

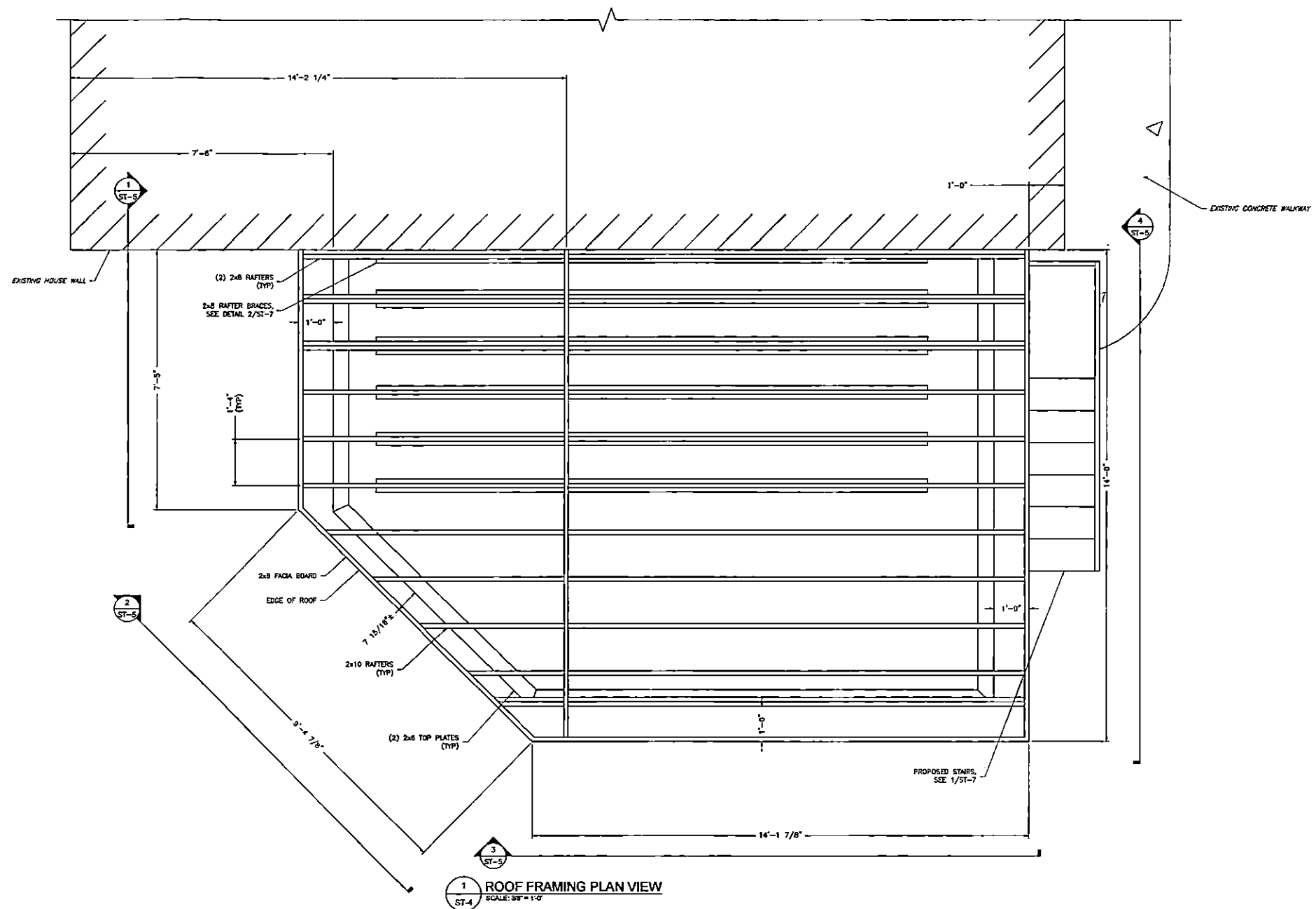
SHEET TITLE

FLOOR FRAMING
PLAN VIEW

SHEET NUMBER

ST-3

2019-0539-A



NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
4418 WATERFRONT BLVD. SUITE 100
GLEN ALLEN, VA 22086

ENGINEER

APPLICANT

SITE INFORMATION

SITE NAME:
812 WARWICK ROAD
BALTIMORE, MD 21229
BALTIMORE COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
A	10/18/19	PRELIMINARY	M.F.

PROFESSIONAL STAMP

ENGINEER

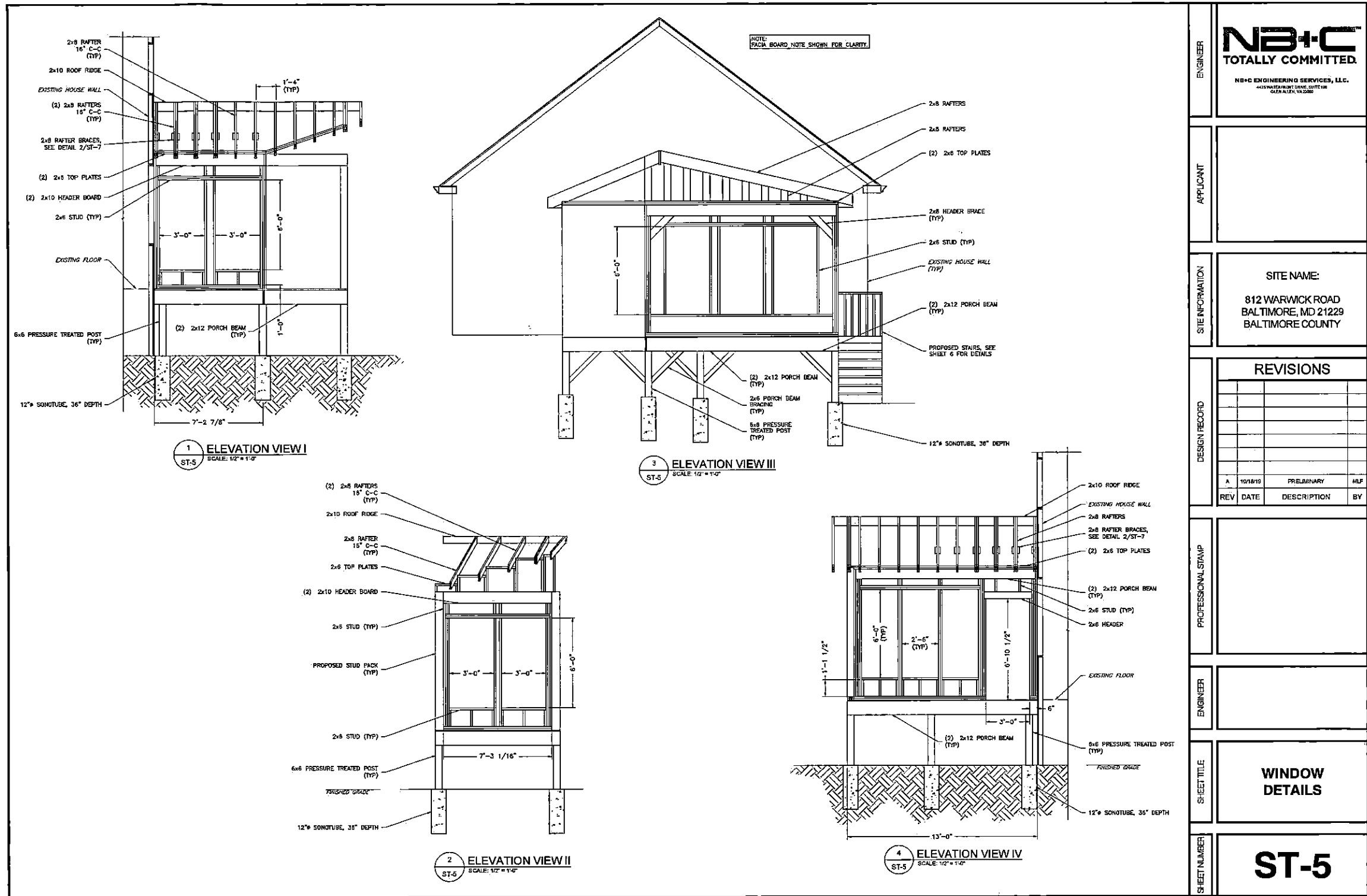
SHEET TITLE

ROOF FRAMING
PLAN VIEW

SHEET NUMBER

ST-4

2019-0539-A



ENGINEER

APPLICANT

SITE INFORMATION

SITE NAME:
812 WARWICK ROAD
BALTIMORE, MD 21229
BALTIMORE COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
A	10/18/19	PRELIMINARY	MLP

PROFESSIONAL STAMP

ENGINEER

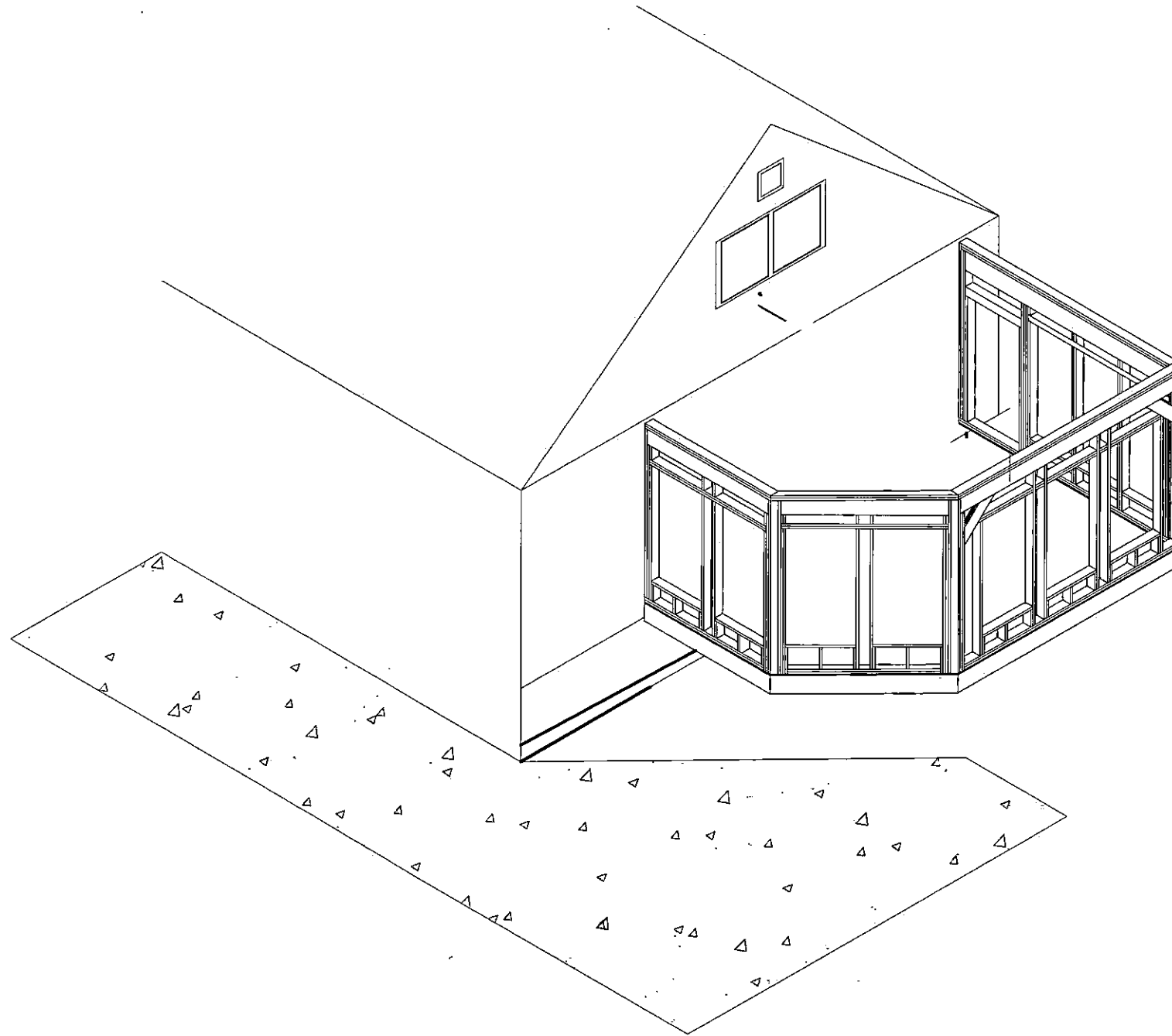
SHEET TITLE

WINDOW
DETAILS

SHEET NUMBER

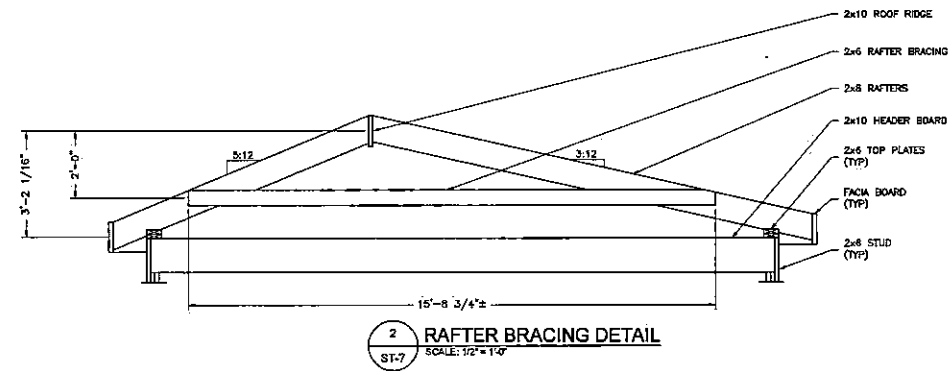
ST-5

2019-0839-A



ENGINEER	NB+C TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 4415 WATERFRONT DRIVE, SUITE 100 GREEN ALLEY, VA 22086																																										
APPLICANT																																											
SITE INFORMATION	SITE NAME: 812 WARWICK ROAD BALTIMORE, MD 21229 BALTIMORE COUNTY																																										
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REV	DATE	DESCRIPTION	BY																																								
PROFESSIONAL STAMP																																											
ENGINEER																																											
SHEET TITLE	ISOMETRIC VIEW																																										
SHEET NUMBER	ST-6																																										

2019.0539-A



ST-7

2019-0539-A