

M E M O R A N D U M

DATE: April 14, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0027-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on March 30, 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
(1307 Gateshead Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Michael & Loann Dellis	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0027-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, Michael & Loann Dellis (“Petitioners”). The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit proposed dwelling additions with a rear yard setback of 40 ft. in lieu of the minimum required 50 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 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 February 7, 2020, 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 2-28-2020

By 

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.

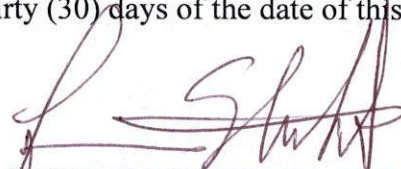
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 28th day of **February, 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 permit proposed dwelling additions with a rear yard setback of 40 ft. in lieu of the minimum required 50 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 2-28-2020

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 1307 GATESHEAD RD, TOWSON, MD 21286 Currently zoned DR 1 Deed

Reference 41966/00105 10 Digit Tax Account # 0919325570 Owner(s)

Printed Name(s) DELLIS, MICHAEL & LOANN

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) BOZ.3.C.1, BC2R, to permit proposed dwelling additions with a rear yard setback of 40 feet in lieu of the minimum required 50 feet.

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):

DELLIS, MICHAEL
Name #1 – Type or Print

DELLIS, LOANN
Name #2 – Type or Print

Signature #1

Signature #2

1307 GATESHEAD RD.
Mailing Address

TOWSON
City

MD
State

21286
Zip Code

443-841-0695
Telephone #

icvndellis@aol.com
Email Address

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

Representative to be contacted:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

SUSAN HARRINGTON, RATCLIFFE ARCHITECTS
Name – Type or Print

Signature

1040 STEVENSON ROAD
Mailing Address

STEVENSON
City

MD
State

21153
Zip Code

410-484-7010
Telephone #

susan@ratcliffearchitects.com
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 28 day of February, 2020 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 2020-0027-A

Filing Date 1/28/2020

Estimated Posting Date 2/9/2020

Reviewer JNP

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: 1307 GATESHEAD RD TOWSON MD 21286
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

WE WOULD LIKE TO EXPAND THE EXISTING GARAGE FROM A 2 CAR GARAGE TO A 3 CAR GARAGE. DUE TO THE TRAPAZOIDAL SHAPE OF THE LOT AND HAVING A SMALL LOT RELATIVE TO THE AVERAGE 1 ACRE FOR DR-1 WE SEEK A REDUCTION IN REAR SETBACK FROM 50' TO 40' TO ACCOMDATE THIS ADDITION WITHOUT PROJECTING EXCESSIVELY FROM THE FRONT OF THE HOUSE IN AN UNSIGHTLY MANNER. THE SIZE, STYLE AND LOCTION OF THIS NEW GARAGE ADDITION ARE WELL WITHIN THE NORM FOR THIS NEIGHBORHOOD AND WILL HELP PRESERVE THE FORM AND CHARACTER OF THE COMMUNITY.

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

Signature of Owner (Affiant)

MICHAEL DELLIS MICHAEL DELLIS
Name- Print or Type

Signature of Owner (Affiant)

LOANN DELLIS LOANN DELLIS
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 21 day of January, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael + Loann Dellis

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

ZONING PROPERTY DESCRIPTION FOR:

1307 GATESHEAD ROAD

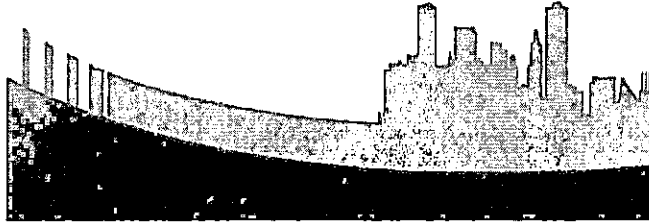
TOWSON, MD 21086

Beginning for the same at a point on the **West side of Gateshead Road** which is **50 feet** wide at a distance of **± 576 feet NW** of the centerline of the nearest improved intersecting street **Saint Francis Rd.** which is **50 feet** wide.

Being known and designated as **Lot # 46 B** as shown in the Revised Plat of Lots # 40 and 42, and Lots # 45-54, inclusive as shown on the Plat of Hampton, as recorded in the land records of Baltimore County in plat book **C.W.B, Jr. # 12, Folio 38**, containing 34,476 SF of lot. Located in the 9th Election District and 3rd Council District.

The above property description was taken from the Deed recorded on May 26, 2015 in Liber 36300, Folio 72.

2020-0027-A



CERTIFICATE OF POSTING

February 11, 2020 (amended _____)

Re:

Zoning Case No. 2020-0027-A

Legal Owner: Michael & Loann Dellis

Closing date: February 24, 2020

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

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **1307 Gateshead Road**.

The signs were posted on **February 7, 2020**.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

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

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0027-A

1307 Gateshead Road

**REQUEST: TO PERMIT PROPOSED
DWELLING ADDITIONS WITH A REAR
YARD SETBACK OF 40 FEET IN LIEU OF
THE MINIMUM REQUIRED 50 FEET.**

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE FEBRUARY 24, 2020.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 11 W.
EASTPARK AVE JENNE TOWSON, MD 21204 410-487-3391

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0027-A

1307 Gateshead Road

**REQUEST: TO PERMIT PROPOSED
DWELLING ADDITIONS WITH A REAR
YARD SETBACK OF 40 FEET IN LIEU OF
THE MINIMUM REQUIRED 50 FEET.**

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COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE FEBRUARY 24, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT, 11 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 & TEL 410-301-6000**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0027 -A Address 1307 Gateshead Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/28/2020 Posting Date: 2/9/2020 Closing Date: 2/24/2020

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0027 -A Address: 1307 Gateshead Road
Petitioner's Name: Michael & Loann Dellis Telephone: 443-841-0695
Posting Date: 2/9/2020 Closing Date: 2/24/2020
Wording for Sign:

To permit proposed dwelling additions with a rear yard setback of
40 feet in lieu of the minimum required 50 feet.

**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: 2020-0027-A
Property Address: 1307 Gateshead Road
Property Description: W/s of Gateshead Road,
576' NW of Saint Francis Road
Legal Owners (Petitioners): Michael & Loann Dellis
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Susan Harrington
Company/Firm (if applicable): ~~Patricia~~ Ratcliffe Architects
Address: 10404 Stevenson Road
Stevenson, MD 21153

Telephone Number: 410.986-7010

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **194793**

Date: **1/28/2020**

PAY RECEIPT

BUSINESS ACTUAL TIME DRW
 1/28/2020 11:39:37

REC 4501 WALKIN LJR

RECEIPT # 054352 1/28/2020 OFLN

329 ZONING VERIFICATION

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
006	806	0000		6150					75.00

Total: **75.00**

Rec From: **Michael & Loan Dellis Ratcliffe Architects**

For: **Adm. Variance - 1307 Gateshead Road
 2020-0027-A (Dellis)**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 25, 2020

Michael & Loann Dellis
1307 Gateshead Road
Towson MD 21286

RE: Case Number: 2020-0027-A, 1307 Gateshead 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 January 28, 2020. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Susan Harrington Ratcliffe Architects 1040 Stevenson Road Stevenson MD 21153

Date: **2/3/20**

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. **2020-0027-A**

*Administrative Variance
Michael & Louna Bellis
1307 Girteshead 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

2-24

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: February 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0027-A
Address 1307 Gateshead Road
(Dellis Property)

Zoning Advisory Committee Meeting of **February 10, 2020**.

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

Reviewer: Steve Ford

Debra Wiley

From: Debra Wiley
Sent: Tuesday, February 25, 2020 1:45 PM
To: Jenae Johnson
Subject: AV - 2/24 Closing Date

Hi Jenae,

In reference to the above, we're missing the following:

2020-0026-A – siteplan

2020-0027-A – photos

✓ rec'd 2/25 Jenae

2020-0031-A – photos

Thanks.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

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>2-12</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-3</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 (1st) Date: 2-7-20 by Dook

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE	Yes	☐	No	☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes	☐	No	☐

Comments, if any: Missing photo 2/25/20 ✓

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0919325570		
Owner Information		
Owner Name:	DELLIS MICHAEL DELLIS LOANN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1307 GATESHEAD RD TOWSON MD 21286-1347	Deed Reference: /41966/ 00105
Location & Structure Information		
Premises Address:	1307 GATESHEAD RD BALTIMORE MD 21286-	Legal Description: 1307 GATESHEAD RD HAMPTON
Map: 0061	Grid: 0015	Parcel: 0303
Neighborhood: 9100107.04	Subdivision: 0000	Section: 46B
Block: 2020	Lot: 46B	Assessment Year: 2020
Plat No:	Plat Ref: 0012/ 0038	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1957	2,492 SF	198 SF
Property Land Area	County Use	
34,476 SF	04	
Stories	Basement	Type
1	NO	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	5	2 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	170,300	170,300
Improvements	295,700	387,800
Total:	466,000	558,100
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		466,000
		496,700
		0
Transfer Information		
Seller: GRIEVE GEORGE A TRUSTEE	Date: 10/08/2019	Price: \$630,000
Type: NON-ARMS LENGTH OTHER	Deed1: /41966/ 00105	Deed2:
Seller: GRIEVE GEORGE A	Date: 06/15/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /36300/ 00072	Deed2:
Seller: DEBRABANDER FIRMIN R	Date: 04/17/2014	Price: \$609,000
Type: ARMS LENGTH IMPROVED	Deed1: /34873/ 00307	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application	Date:	

ZAC AGENDA

Case Number: 2020-0027-A

Reviewer: Jeffrey Perlow

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Dellis, Michael & Loann

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 1307 GATESHEAD RD

Location: West side of Gateshead Road, 576' Northwest of Saint Francis Road.

Existing Zoning: DR 1

Area: 34,476 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

18023.C.1, BCZR, To permit proposed dwelling addition with a rear yard setback of 40 feet in lieu of the minimum required 50 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/24/2020

Miscellaneous Notes:

Case Number: 2020-0028-A

Reviewer: Jun Fernando

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Albert & Deborah Spence

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 4516 OLD COURT RD

Location: Beginning point on the north side of Old Court Road which is 75 feet wide at a distance of 100 south of the center line of the intersection street Scott Level Road, 50 which is 50 feet wide.

Existing Zoning: DR 3.5

Area: 37,679 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.1 BCZR To permit an existing accessory structure (garage) to be located in the front and side yard in lieu of the required rear yard and with a setback of 0' in lieu of the required 2.5'.

Attorney: Not Available

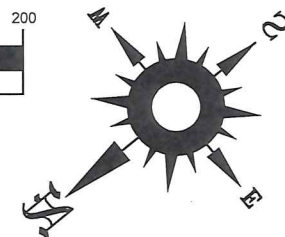
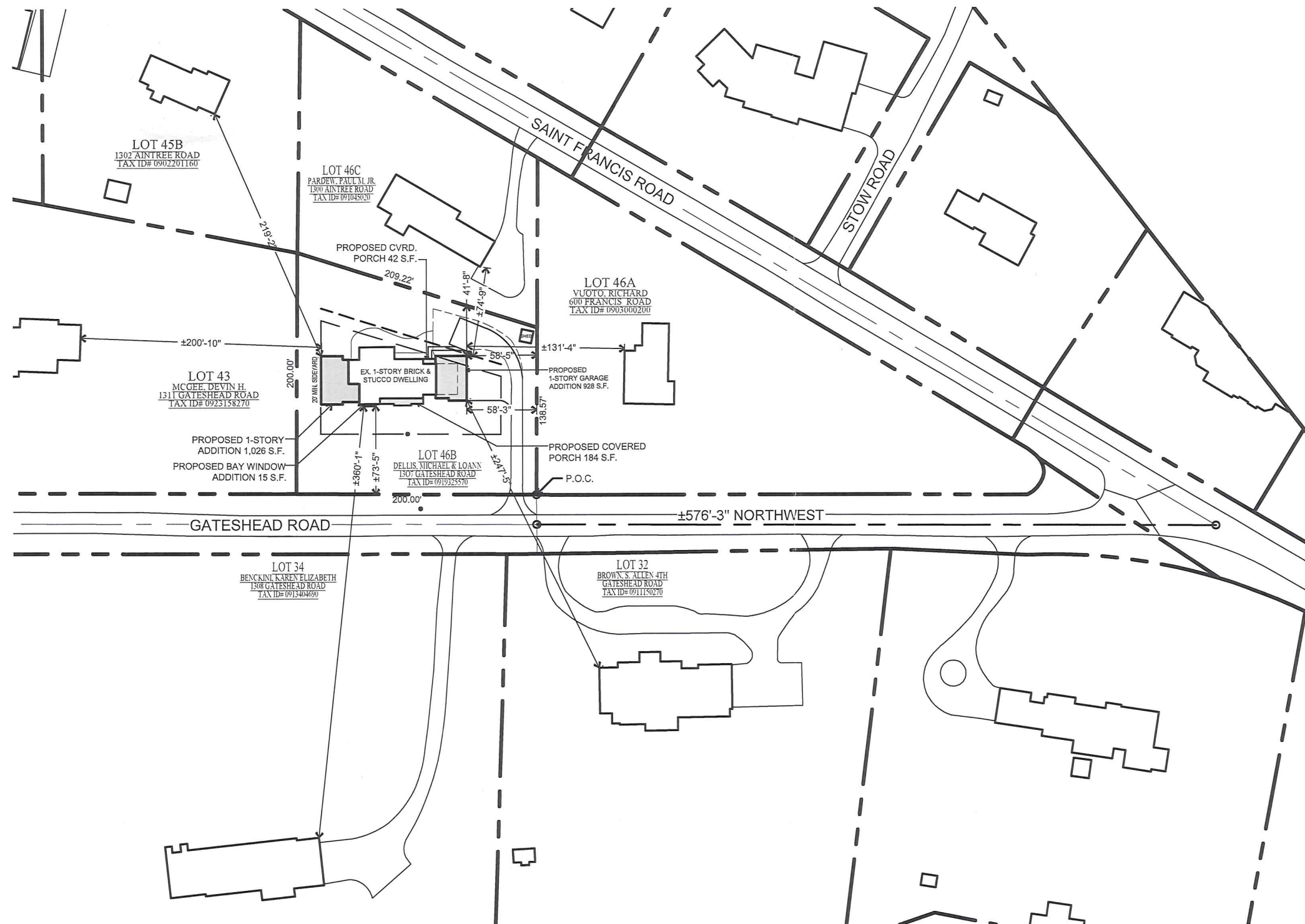
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/24/2020

Miscellaneous Notes:



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE No. 18916, EXPIRATION DATE 2023.11.19

OWNERSHIP OF DOCUMENTS NOTICE
DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF RATCLIFFE ARCHITECTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY SHALL NOT BE USED BY ANY ENTITY EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THE DESIGNER.
COPYRIGHT ACT 1976

PROJECT:
NEW ADDITION & RENOVATION PLANS FOR:
THE DELLIS RESIDENCE
1307 GATESHEAD ROAD,
LUTHERVILLE-TIMONUM,
MD 21093
BALTIMORE COUNTY

RELEASE SCHEDULE	
DATE	SUMMARY
2020.01.17	PRELIM. PRICING
2020.01.28	VARIANCE

SCALE: AS SHOWN
DWG TITLE:

ARCHITECTURAL
KEY PLAN

SHEET No.
SP1.1

LOT 45B
1302 AINTREE ROAD
TAX ID# 0902201160

SAINT FRANCIS ROAD

GATESHEAD ROAD

KEY TO PHOTOS

KEY TO PHOTOS

2020-0027-A



I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND I AM
A FULLY LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND.
LICENSE No. 18916, EXPIRATION DATE
2020-11-19

OWNERSHIP OF
DOCUMENTS NOTICE

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ENTITY EXCEPT BY WRITTEN
AUTHORIZATION AND PERMISSION FROM
RATCLIFFE ARCHITECTS.

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PROJECT:

NEW ADDITION &
RENOVATION
PLANS FOR:

THE DELLIS
RESIDENCE

1307 GATESHEAD ROAD,
LUTHERVILLE-TIMONIUM,
MD 21093
BALTIMORE COUNTY

RELEASE SCHEDULE

DATE	SUMMARY
2020.01.17	PRELIM. PRICING
2020.01.28	VARIANCE

SCALE: AS SHOWN

DWG TITLE:

SITE
PICTURES

SHEET No.

SP1.4

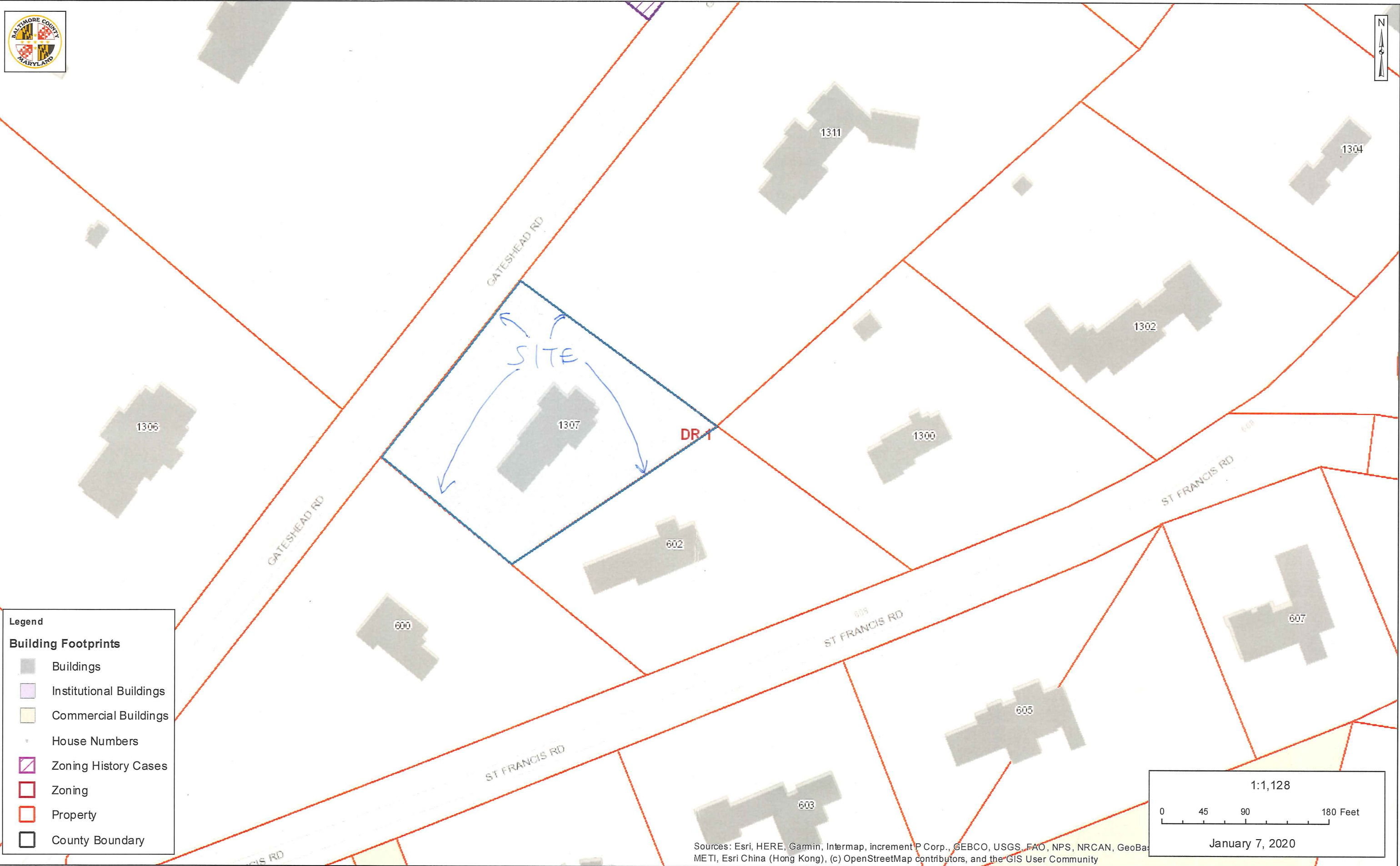
Baltimore County - My Neighborhood



Legend

Building Footprints

- Buildings
- Institutional Buildings
- Commercial Buildings
- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBas, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community