

M E M O R A N D U M

DATE: August 5, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0127-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on July 31, 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
(2711 Old Court Road) *
3rd Election District * OFFICE OF ADMINISTRATIVE
2nd Council District * HEARINGS FOR
Joshua & Erika Slater * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2020-0127-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Joshua and Erika Slater (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Baltimore County Zoning Regulations (“BZCR”) §§ 400.1 and 400.3 for an accessory structure (detached garage) to be located in the front yard in lieu of the rear yard, and for an accessory structure (detached garage) to have a height of 29 ft. in lieu of the allowable 15 ft. height. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated June 11, 2020, indicating development of this property must comply with the Forest Conservation Regulations [§§ 33-6-101 and 33-6-122 of the Baltimore County Code (“BCC”)]. In addition, the DEPS ZAC comment stated that the Forest Conservation Law can be addressed by filing a Single Lot Declaration of Intent, which Declaration would be required prior to permit approval.

ORDER RECEIVED FOR FILING

Date 7-1-2020

By BW

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 12, 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 § 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 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 to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

The petition in this case, as was proper, sought relief from the area and height restrictions set forth in BCZR §§ 400.1 and 400.3. That is the extent of the relief permitted in a variance case. The decision to permit (or not) bathroom facilities must be made by the County's zoning, public works and (in the case of a property served by well and septic) environmental departments.

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 1st day of **July, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BZCR §§ 400.1 and 400.3 for an accessory structure (detached garage) to be located in the front yard in lieu of the rear yard, and for an accessory structure (detached garage) to have a height of 29 ft. in lieu of the allowable 15 ft. height, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

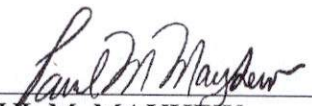
Date 7-1-2020

By LSJ

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 his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners must comply with the ZAC comment from DEPS dated June 11, 2020; a copy of which is attached hereto and made a part hereof.
- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, kitchen or bathroom facilities, unless the proposed bathroom facilities are approved by the County agencies.
- The proposed detached garage shall not be used for commercial purposes.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 7-1-2020

By ew



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 2711 Old Court Rd **Currently zoned** DR-1
Deed Reference 23708 / 00453 **10 Digit Tax Account #** 0316090125
Owner(s) Printed Name(s) Joshua and Erika Slater

(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)

- 400.1 - Accessory structure to be located in the front yard in lieu of the rear yard; and
- 400.3 - Accessory structure to have a height of 29' in lieu of the allowable 15' height.

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):

Joshua Slater / Erika Slater
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
2711 Old Court Rd, Baltimore, MD
 Mailing Address City State
21208 / 443-463-7536 / jfslater@gmail.com
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Ratcliffe Architects - attn Susan Harrington
 Name – Type or Print
[Signature]
 Signature
10404 Stevenson Road, Stevenson, MD
 Mailing Address City State
21153 / 410-484-7010 / susan@ratcliffearchitects.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 _____ day of _____, 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 2020-0127-A **Filing Date** 6/2/20 **Estimated Posting Date** 6/14/20 **Reviewer** gh

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: 2711 Old Court Road Baltimore MD 21208
Print or Type Address of property City State Zip Code

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

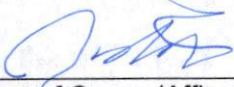
This existing house has no garage and one is needed to protect our vehicles and maintenance equipment for this large property.

The placement of this proposed new garage on the site in the front yard and detached is warranted as a result of challenging grades, length of the existing house and it's relationship to the existing driveway, the generous size of this property, placement of the garage so it does not disconnect access to the rear yard as a result of steep grades and thick woods, and the desire to have least impact to existing trees and usable yard.

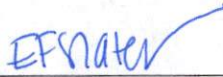
The proposed garage is placed perpendicular to the existing house so it faces the existing driveway reducing the needed amount of grading and paving. It is detached in order to preserve access for maintenance equipment to the rear yard on the large 5.7acre lot (if attached, steep grades and woods would be largely impacted), and it is designed to compliment the architectural styling of the house with complimentary steep roof pitch, dormers, stylish detailing with a resulting height of peak roof of 29'. The garage has proposed storage along with a home office with powder room within the second half story of the structure. The personal home office in a private quiet place separated from daily household activities and children is needed due to the demands of Covid 19 and it's impact on our workplace new procedures.

Lastly, the house and proposed garage addition is heavily screened from Old Court Road and all neighbors by deep, thick untouched woods.

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


Signature of Owner (Affiant)

Joshua Slater
Name- Print or Type

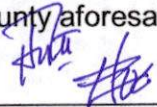
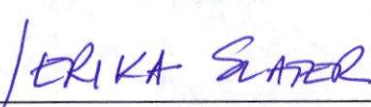

Signature of Owner (Affiant)

Erika Slater
Name- Print or Type

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

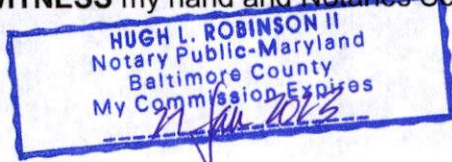
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

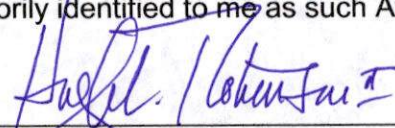
I HEREBY CERTIFY, this 24th day of May, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:  JOSHUA SLATER, /  ERIKA SLATER

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 27 January 2023

Dietz Surveying Co.

7867 Oakdale Avenue, Baltimore, MD 21237

Phone 410-686-1198 Fax 410-682-6021

www.dietzsurveying.net

Zoning Description for

2711 Old Court Road

May 27, 2020

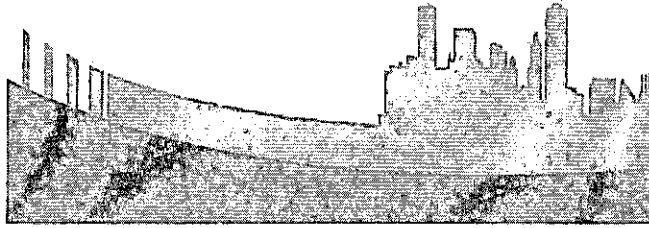
Beginning on the north side of Old Court Road, distant 355 feet +/- westerly from the center of Grasty Road (50' R/W), thence running with and binding on the north side of Old Court Road, the following 3 lines viz.

1. South 65 degrees 47 minutes 05 seconds West 83.60 feet,
2. South 65 degrees 47 minutes 05 seconds West 10.00 feet, and,
3. South 77 degrees 17 minutes 04 seconds West 175.65 feet, thence leaving Old Court Road and running with and binding on the land of the herein petitioner,
4. South 22 degrees 42 minutes 48 seconds East 775.97 feet,
5. North 65 degrees 22 minutes 16 seconds East 340.04 feet,
6. North 22 degrees 42 minutes 48 seconds West 349.86 feet, and,
7. North 33 degrees 26 minutes 48 seconds West 393.59 feet, to the place of beginning.

Containing 5.514 Ac. or 240,176 sq.ft. of land more or less. Being known as 2711 Old Court Road and located in the 3rd Election District, 2nd Councilmanic District, Baltimore County, Maryland.



LICENSE EXPIRES / RENEWS 2/26/21



CERTIFICATE OF POSTING

June 12, 2020

Re:
Zoning Case No. 2020-0127-A
Legal Owner: Joshua & Erika Slater
Posting date: June 12, 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: Janae 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 **2711 Old Court Road**

The signs were initially posted on **June 12, 2020**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

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. 2020-0127-A

2711 Old Court Road

**REQUEST: TO PERMIT A PROPOSED
ACCESSORY STRUCTURE (GARAGE) LOCATED
IN THE FRONT YARD IN LIEU OF THE
REQUIRED REAR YARD WITH A HIEGHT OF 29
FEET IN LIEU OF THE MAXIMUM HEIGHT OF 15
FEET.**

PUBLIC HEARING?

**PURSUANT TO SECTION 28-127(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 June 29, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-387-0126**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0127-A

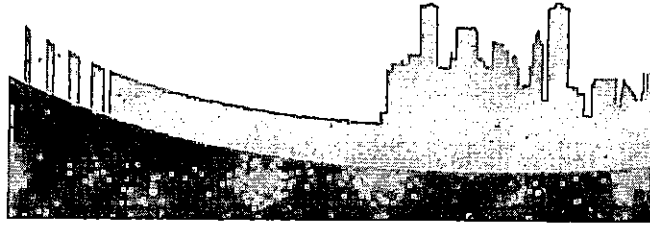
2711 Old Court Road

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ACCESSORY STRUCTURE (GARAGE) LOCATED
IN THE FRONT YARD IN LIEU OF THE
REQUIRED REAR YARD WITH A HIEGHT OF 29
FEET IN LIEU OF THE MAXIMUM HEIGHT OF 15
FEET.**

PUBLIC HEARING?

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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 June 29, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410 857 0231**



CERTIFICATE OF POSTING

June 12, 2020

Re:
Zoning Case No. 2020-0127-A
Legal Owner: Joshua & Erika Slater
Posting date: June 12, 2020

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

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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. 2020-0127-A

2711 Old Court Road

**REQUEST: TO PERMIT A PROPOSED
ACCESSORY STRUCTURE (GARAGE) LOCATED
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REQUIRED REAR YARD WITH A HEIGHT OF 29
FEET IN LIEU OF THE MAXIMUM HEIGHT OF 15
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 June 29, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-516-3000**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0127-A

2711 Old Court Road

REQUEST: TO PERMIT A PROPOSED
ACCESSORY STRUCTURE (GARAGE) LOCATED
IN THE FRONT YARD IN LIEU OF THE
REQUIRED REAR YARD WITH A HEIGHT OF 29
FEET IN LIEU OF THE MAXIMUM HEIGHT OF 15
FEET.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNCIL CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
CAN REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE June 29, 2020.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
CHESAPEAKE AVENUE TOWSON, MD 21204-4400

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0127 -A Address 2711 Old Court Road
Contact Person: GARY HEUCIT Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/2/20 Posting Date: 6/4/20 Closing Date: 6/29/20

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

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 2020- 0127 -A Address 2711 Old Court Road
Petitioner's Name Joshua and Erika Slater Telephone 443-403-7536
Posting Date: 6/14/20 Closing Date: 6/29/20
Wording for Sign: To Permit a propose accessory structure (Garage)
located in the front yard in lieu of the required rear yard
with a height 29 feet in lieu of the maximum height
of 15 feet

Revised 2/20/2020

**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: 2020-0127-A
Property Address: 2711 Old Court Road
Property Description: /
Legal Owners (Petitioners): Joshua and Erika Slater
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Susan Harrington
Company/Firm (if applicable): Radcliffe Architects
Address: 10404 Stevenson Rd 21153

Telephone Number: 410-484-7010

RE: PETITION FOR VARIANCE
1321 Seneca Road; N/S of Seneca Road,
S 526' to c/line of New Section Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): Eliza Jamison
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-197-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 2020, a copy of the foregoing Entry of Appearance was emailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Rick@richardsonengineering.net, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
Stansbury Mill Road; NW/S of Stansbury Mill	*	OF ADMINSTRATIVE
Road, at Dunstan Lane	*	HEARINGS FOR
10 th Election & 3 rd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Steven & Maria Hamilton	*	
Petitioner(s)	*	2020-198-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 2020, a copy of the foregoing Entry of Appearance was emailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, BDoak@BruceEDoakConsulting.com, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Peter W. Ratcliffe Architects PA

10404 Stevenson Road
Stevenson, MD 21153
410.484.7010MANUFACTURED BY S & TRADERS TR CO
Baltimore, MD
7-11/520

16534

6/2/2020

PAY TO THE ORDER OF Baltimore County, MD

\$ **75.00

Seventy-Five and 00/100***** DOLLARS

12 PROTECTED AGAINST FRAUD

Office of Budget and Finance
400 Washington Ave, Rm 152
Towson, MD 21204-4665

MEMO

Administrative Variance Fee - 2711 Old Court Road.

⑈016534⑈ ⑆052000113⑆ 9868500415⑈

Peter W. Ratcliffe Architects PA

16534

Baltimore County, MD
Reimbursable Expense:Permits6/2/2020
Administrative Variance Fee - 2711 Old Court Road

75.00

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

No. 197307

Date: 6/3/20

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
001	800	0000		6150					75

Total: 75

Rec From: Peter Ratcliffe P.A.

For: 2711 OLD CT RD

2020 0127-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
PLEASE PRESS HARD!!!!

GOLD - ACCOUNTING

CASHIER'S
VALIDATION



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 29, 2020

Susan Harrington,
10404 Stevenson Road
Stevenson MD 21153

RE: Case Number: 2020-0127-A, 2711 Old Court 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 June 2, 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.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Joshua & Erika Slater 2711 Old Court Road Baltimore MD 21208

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: June 11, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0127-A
Address 2711 Old Court Road
(Slater Property)

Zoning Advisory Committee Meeting of **June 15, 2020**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Forest Conservation Law can be addressed by filing a Single Lot Declaration of Intent. This Declaration would be required prior to permit approval.

Reviewer: Glenn Shaffer

Date: June 8, 2020

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

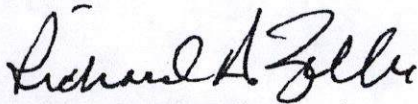
Dear Ms. Lewis:

We have reviewed the site plan to accompany the petition for variance on the subject of the Case number referenced below, which was received on **6/8/20**. A field inspection and internal review reveals that an entrance onto **MD 133** consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for **Administrative Variance**, Case Number **2020-0127-A**.

Joshua & Erika Slater
2711 Old Court Road
MD 133

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

Sincerely,

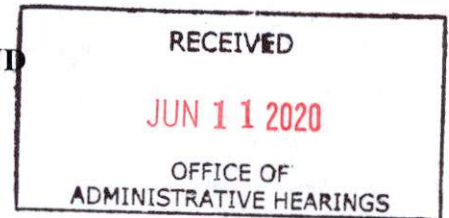


For Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

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: June 11, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0127-A
Address 2711 Old Court Road
(Slater Property)

Zoning Advisory Committee Meeting of **June 15, 2020**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

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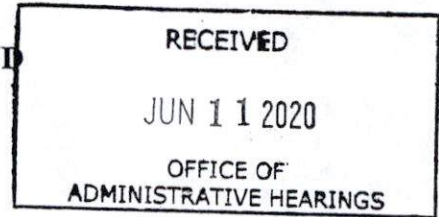
Reviewer: Glenn Shaffer

RECEIVED

ADMINISTRATIVE SERVICES
OFFICE OF

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
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Additional Comments:

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Reviewer: Glenn Shaffer

ORDER RECEIVED FOR FILING

Date 7-1-2020

By GW

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 0316090125		
Owner Information		
Owner Name:	SLATER JOSHUA SLATER ERIKA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2711 OLD COURT RD BALTIMORE MD 21208-3400	Deed Reference: /23708/ 00453
Location & Structure Information		
Premises Address:	2711 OLD COURT RD 0-0000	Legal Description: 5.7 AC 2711 OLD COURT RD SS 300 W GRASTY ROAD
Map: 0069	Grid: 0013	Parcel: 1050
Neighborhood: 3060072.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2020
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built 1940	Above Grade Living Area 5,263 SF	Finished Basement Area
		Property Land Area 5.7000 AC
		County Use 04
Stories 2	Basement YES	Type STANDARD UNIT
Exterior STONE/ FRAME	Quality 6	Full/Half Bath 5 full/ 1 half
Garage 1 Attached		Last Notice of Major Improvements 2014
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	516,600	516,600
Improvements	625,100	683,800
Total:	1,141,700	1,200,400
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		1,141,700
		1,161,267
		0
Transfer Information		
Seller: OLSEN WALLACE C	Date: 04/19/2006	Price: \$1,050,000
Type: NON-ARMS LENGTH OTHER	Deed1: /23708/ 00453	Deed2:
Seller: RIVOIRE FRANCES LEBOUTILLIER	Date: 08/29/2001	Price: \$425,000
Type: ARMS LENGTH IMPROVED	Deed1: /15520/ 00374	Deed2:
Seller: O'NEILL KATHERINE L	Date: 05/19/1998	Price: \$187,500
Type: NON-ARMS LENGTH OTHER	Deed1: /12869/ 00742	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: Approved 05/15/2008		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

2020-0127-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 _____)

6-11

DEPS

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

C

FIRE DEPARTMENT

PLANNING

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

6-8

STATE HIGHWAY ADMINISTRATION

No object.

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: 6-12-20 by Dook

SIGN POSTING (2nd)

Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE

Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Account Identifier: District - 03 Account Number - 0316090125		
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Map:	Grid:	Parcel:
0069	0013	1050
Neighborhood:	Subdivision:	Section:
3060072.04	0000	
Block:	Lot:	Assessment Year:
		2020
Town:	Plat No:	
None	Plat Ref:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1940	5,263 SF	Property Land Area
		5.7000 AC
County Use	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
STONE/ FRAME	6	5 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached	2014	
Value Information		
	Base Value	Value
		As of
		01/01/2020
		Phase-in Assessments
		As of
		07/01/2019
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		07/01/2020
Land:	516,600	516,600
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Type: NON-ARMS LENGTH OTHER	Deed1: /23708/ 00453	Deed2:
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Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 05/15/2008		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

NW 10-D

NW 10-C

1995-0290-A

PAI # 030047

1974-0112-A

Lot # 11
Pt. Bk./Folio # 019101B
PAI # 030047

OLD COURT RD

068C2

2 CD

3 ED

DR 1

NW 9-D

0312035300

068C3

069A3

DRIVEWAY

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Lot # 3

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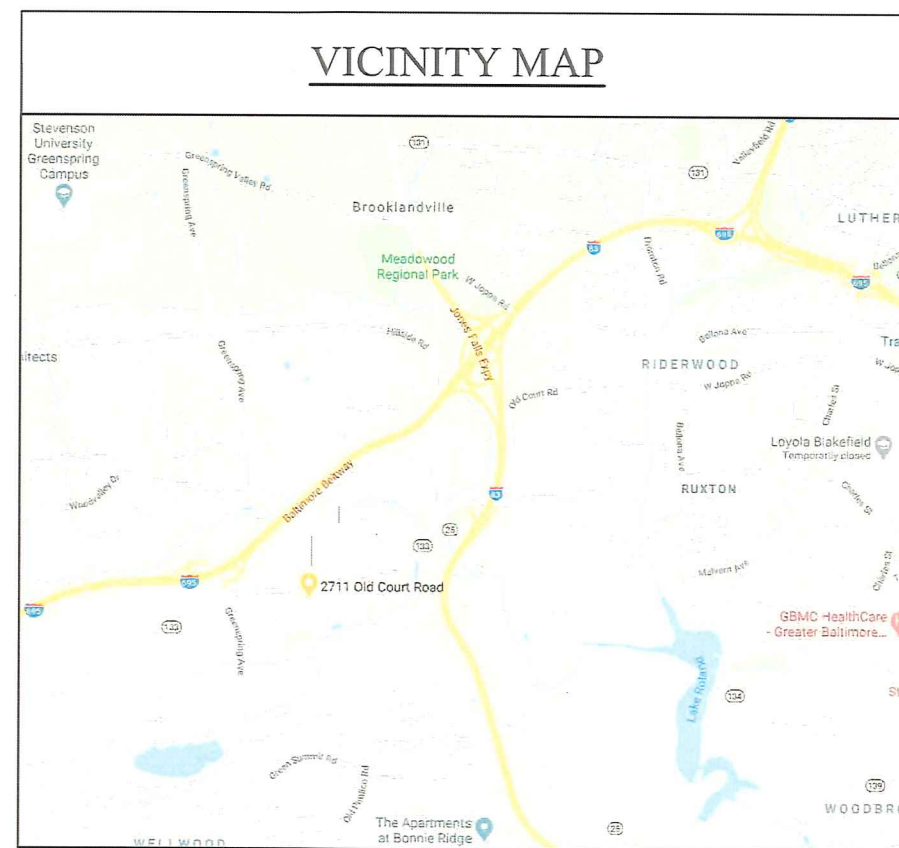
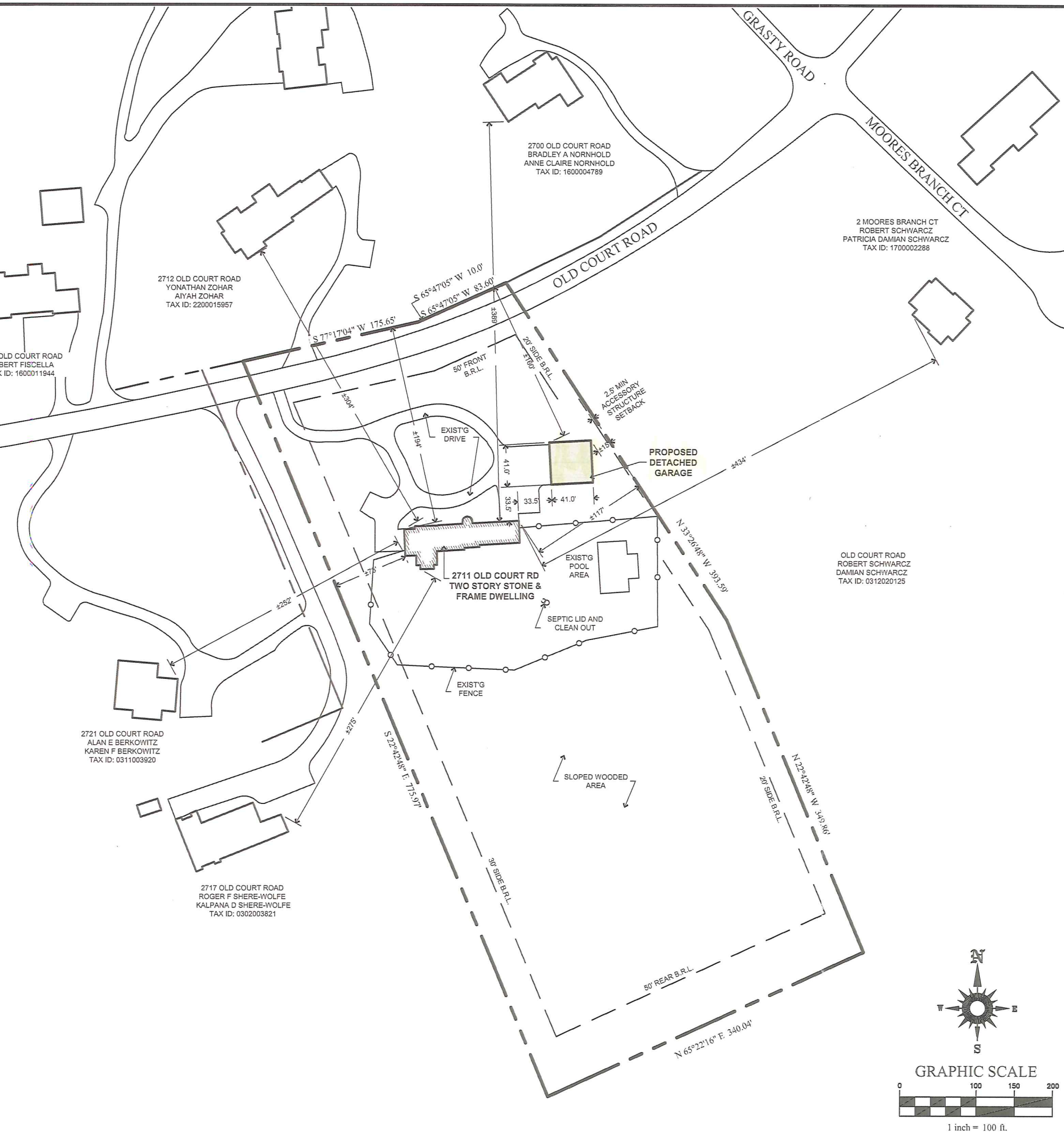
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SITE INFORMATION

ADDRESS — 2711 OLD COURT RD — OWNER NAME — JOSHUA AND ERIKA SLATER
BALTIMORE, MD
21208

SUBDIVISION 0000 LOT # X MAP# 0069 — GRID # — 0013 — PARCEL# — 1050

PLAT BOOK # 23708 FOLIO # 00453 10 DIGIT TAX # 0316090125

UTILITIES MARK WITH "X" ZONING MAP — XX

WATER IS: PUBLIC ☒ PRIVATE ☐ SITE ZONED — DR1

SEWER IS: PUBLIC ☐ PRIVATE ☒ ELECTION DISTRICT — 3

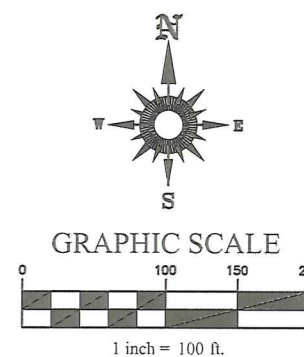
PRIOR HEARING — N/A LOT AREA ACREAGE — 5.7 AC

IF SO GIVE CASE NUMBER AND SHOW RESULT BELOW OR SQUARE FEET — X

— N/A HISTORIC — N/A

— N/A IN CBCA — N/A

— N/A IN FLOOD PLAIN — N/A



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. 10916, EXPIRATION DATE
2021.11.16

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PROJECT:

NEW
DETACHED
GARAGE FOR:

THE SLATER
RESIDENCE

2711 OLD COURT RD
BALTIMORE, MD 21208

RELEASE SCHEDULE

DATE	SUMMARY
2020.05.27	VARIANCE

SCALE: AS SHOWN

DWG TITLE:

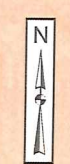
ARCH. SITE
PLAN

SHEET No.

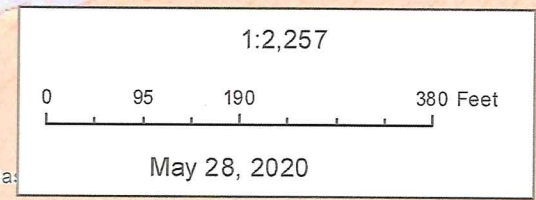
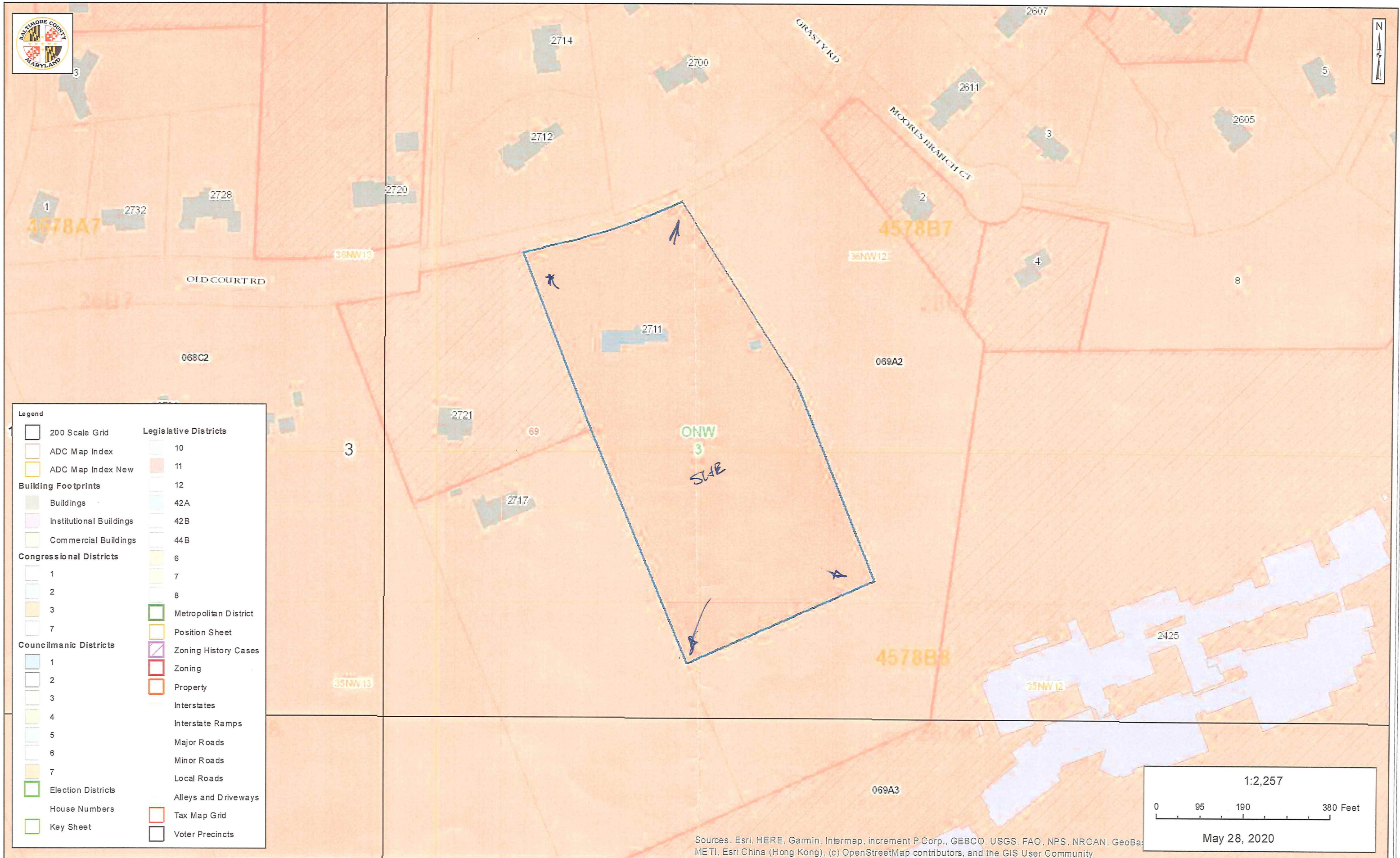
SP1.1

Pet. Eph. 1 2020-0127-A

Baltimore County - My Neighborhood



- Legend**
- 200 Scale Grid
 - ADC Map Index
 - ADC Map Index New
 - Building Footprints**
 - Buildings
 - Institutional Buildings
 - Commercial Buildings
 - Congressional Districts**
 - 1
 - 2
 - 3
 - 7
 - Councilmanic Districts**
 - 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - Election Districts**
 - House Numbers
 - Key Sheet
 - Legislative Districts**
 - 10
 - 11
 - 12
 - 42A
 - 42B
 - 44B
 - 6
 - 7
 - 8
 - Metropolitan District
 - Position Sheet
 - Zoning History Cases
 - Zoning
 - Property
 - Interstates
 - Interstate Ramps
 - Major Roads
 - Minor Roads
 - Local Roads
 - Alleys and Driveways
 - Tax Map Grid
 - Voter Precincts



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

2020-0127-A

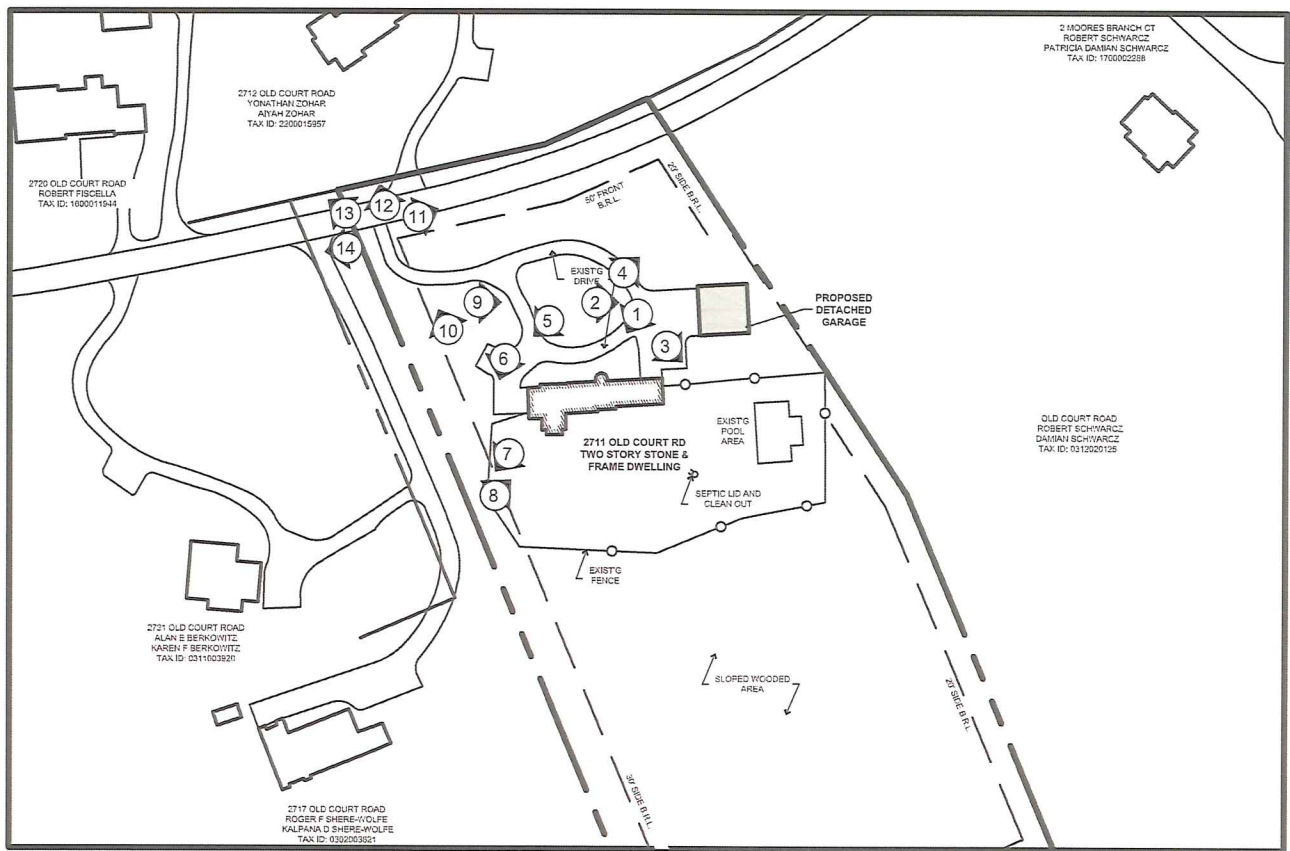


PHOTO REFERENCE PLAN



1 - FRONT OF HOUSE



2 - VIEW OF PROPOSED SITE FOR GARAGE & NEIGHBORING PROPERTY TO THE EAST



3 - VIEW OF ACCESS GATES TO BACK YARD (ACCESS TO BE MAINTAINED)



4 - VIEW TO ENEIGHBORING PROPERTY TO EAST



5 - VIEW OF NEIGHBORING PROPERTY TO THE WEST



6 - VIEW TOWARD SOUTH AT SIDE OF HOUSE



7 - VIEW TO SW NEIGHBORS / OWNERS GARDEN AREA



8 - VIEW FROM SW BACK TOWARD HOUSE



9 - VIEW OF HOUSE WITH GARAGE SITE BEYOND



10 - VIEW FROM HOUSE NORTH TOWARD STREET



11 - VIEW TOWARD EAST @ OLD COURT ROAD



12 - VIEW TO NORTH @ OLD COURT ROAD



13 - VIEW TOWARD NORTHWEST @ OLD COURT ROAD



14 - VIEW TO WEST @ OLD COURT ROAD

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. 18016, EXPIRATION DATE 2025.11.10

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COPYRIGHT ACT 1976

PROJECT:
NEW
DETACHED
GARAGE FOR:
THE SLATER
RESIDENCE
2711 OLD COURT RD
BALTIMORE, MD 21208

RELEASE SCHEDULE	
DATE	SUMMARY
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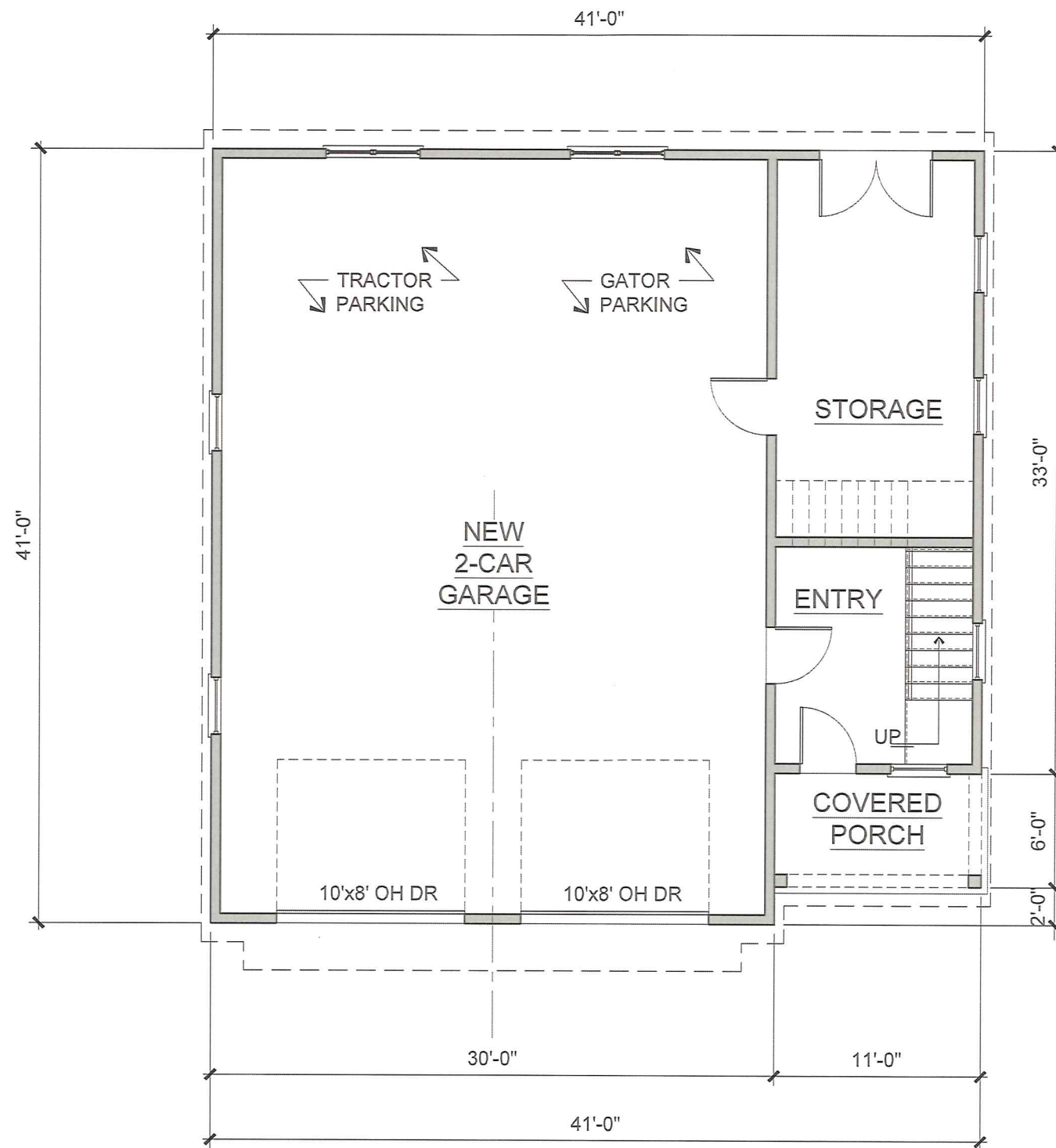
SCALE: AS SHOWN
DWG TITLE:

REFERENCE
PHOTOS

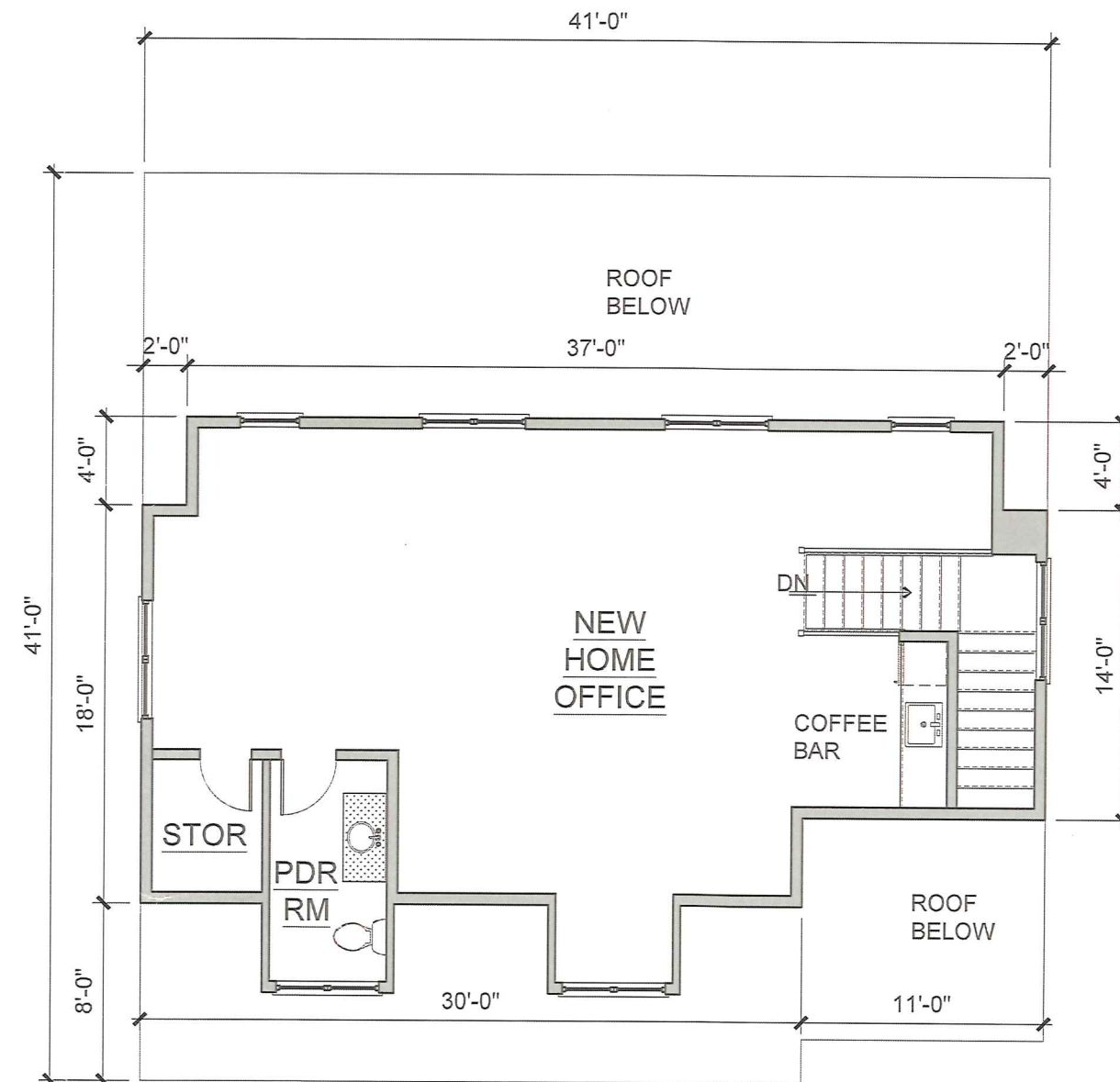
SHEET No.

SP1.2

2020-0127-A



1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

2020-0127-A



CONCEPT SKETCH
PROPOSED GARAGE - FRONT ELEVATION

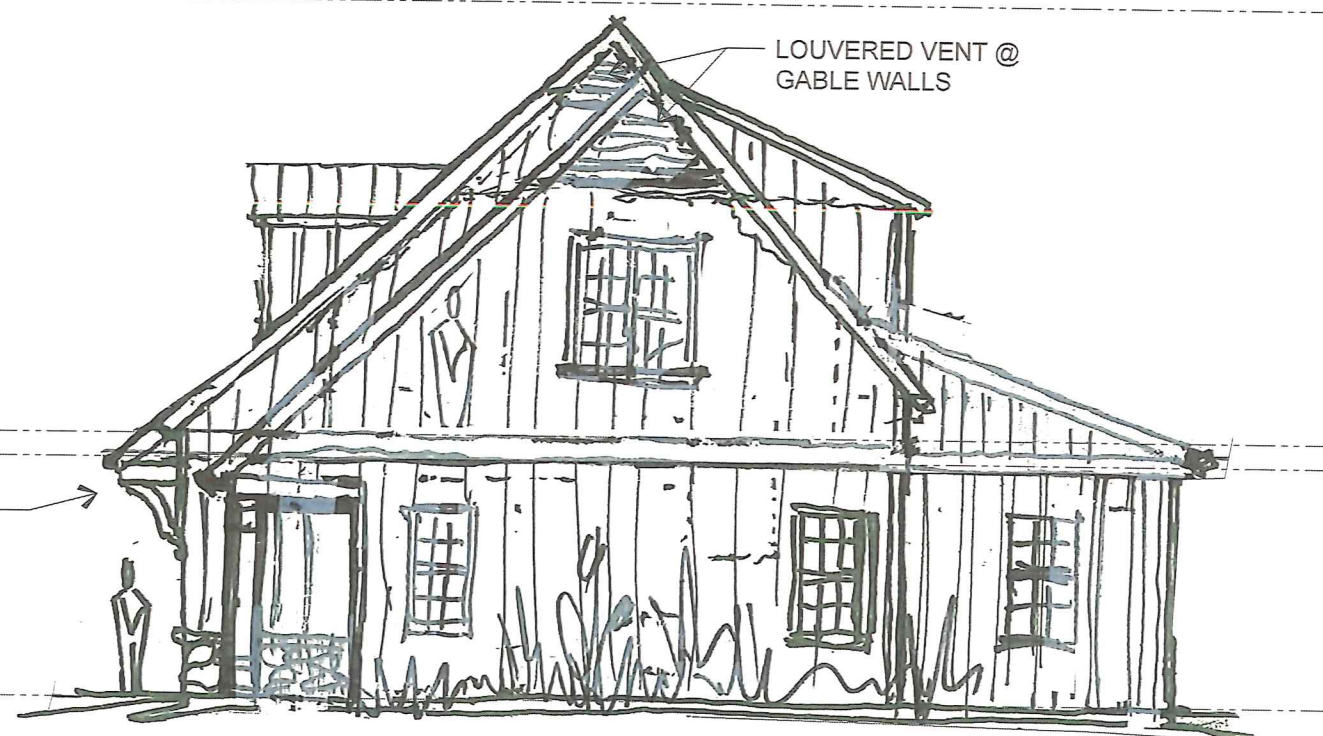
1

SCALE: 1/8" = 1'-0"



CONCEPT SKETCH
PROPOSED GARAGE - REAR ELEVATION

SCALE: 1/8" = 1'-0"



CONCEPT SKETCH
PROPOSED GARAGE - RIGHT SIDE ELEVATION

3

SCALE: 1/8" = 1'-0"