

M E M O R A N D U M

DATE: September 15, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0169-A- Appeal Period Expired

The appeal period for the above-referenced case expired on September 11, 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.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(4708 Ridge Road) *
14th Election District * OFFICE OF ADMINISTRATIVE
5th Council District * HEARINGS FOR
William P. & Amy S. Matschulat * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2020-0169-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, William P. and Amy S. Matschulat (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations (“BCZR”) to allow a garage with a height of 18 ft. 5 in. in lieu of the required 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 25, 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

ORDER RECEIVED FOR FILING

Date 8/12/20

By D. Mignone

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 cause practical difficulty and/or unreasonable hardship for the Petitioners.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be used for commercial purposes.

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 12th day of **August, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to allow a garage with a height of 18 ft. 5 in. in lieu of the required 15 ft. height, 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.
- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage shall not be used for commercial purposes.

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Date

8/12/20

By

DRugnor

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

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Date 8/12/20
By DMignon



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 4708 RIDGE ROAD

Currently zoned DR3.5

Deed Reference 13457/576 + 30318/058

10 Digit Tax Account # 1406045025

Owner(s) Printed Name(s) WILLIAM P. & AMY S. MATSCHULAT

(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:

- X ADMINISTRATIVE VARIANCE from Section(s) 400.3 BCZR
TO ALLOW A GARAGE WITH A HEIGHT 18'-5" IN LIEU OF THE REQUIRED 15' HEIGHT

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):

WILLIAM P. MATSCHULAT / AMY S. MATSCHULAT

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

4708 RIDGE RD BALTIMORE MD

Mailing Address

City

State

21236 / 410-404-5296 / heartbeat10@

Zip Code

Telephone #

Email Address verizon.net

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

RCRAIG RODGERS

Name – Type or Print

Signature

7034 GREENBANK RD BALTIMORE MD

Mailing Address

City

State

21226 / 443-677-2007 / craigr Rodgers200@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 _____ 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 2020-0169-A Filing Date 7/17/20 Estimated Posting Date 7/26/2020 Reviewer [Signature]

Rev 5/8/2014

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: 4708 RIDGE ROAD BALTIMORE MD 21236
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 have owned and occupied our home at 4708 Ridge Road since 1999. In 2010 we purchased an unimproved parcel behind us giving a total 0.563 Acres. The proposed garage will straddle the line between the two parcels. Our driveway ends past where the garage is proposed. We own an RV and work on Street Rods and the garage is designed to accommodate an RV port. The structure is nearly 200' from Ridge Road. We feel the RV and other items stored in the garage protects them from weather and vandalism and keeps them out of the view of neighbors.

Building the garage allows us to make reasonable use of our property and is not for financial gain. Our property is over a half acre in a neighborhood of many 7000 s.f. +/- lots and is more conducive to owning an RV and building a detached garage. In closing, we did not purchase an unusually large RV causing this hardship.

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

William Paul Matschulat
Signature of Owner (Affiant)

Amy Sue Matschulat
Signature of Owner (Affiant)

WILLIAM P. MATSCHULAT
Name- Print or Type

AMY S. MATSCHULAT
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 13 day of July, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: William Paul Matschulat & Amy Sue Matschulat

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

My Commission Expires Aug 30, 2022

RE'NELL ERIN PARKER	
Notary Public	
Baltimore City	
Maryland	
My Commission Expires Aug. 30, 2022	

ZONING DESCRIPTION FOR
4708 RIDGE RD.

Beginning at a point on the north side of Ridge Road which is 40' wide at a distance of 129.5' west of the centerline of Heather Lane which is 50' wide, thence the following courses and distances: 1) N25°14'E 331.6'; 2) N49°08'W 75'; 3) S25°14'W 331.6', thence along the northside of Ridge Road S49°08'E 75', back to the point of beginning as recorded in Deed Liber 13457, Folio 576 and Deed Liber 30318, Folio 058, containing 24,531 S.F., or 0.563 acres, more or less. Located in the 14th Election District and 5th Council District.

2020-0168-A

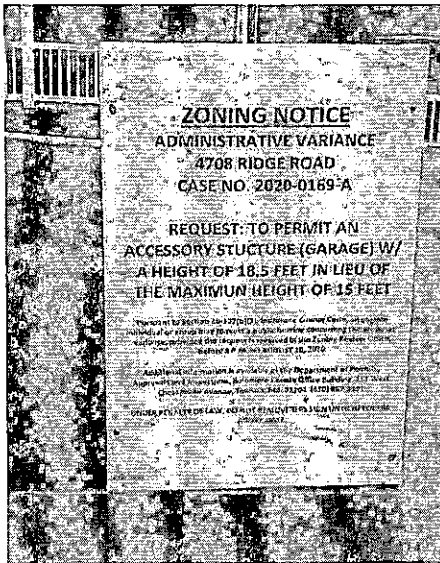
CERTIFICATE OF POSTING

Date: AUGUST 10, 2020

RE: Project Name: 4708 RIDGE ROAD #1
Case Number /PAI Number: 2020-0169-A
Petitioner/Developer: MATSCHULAT
Date of Hearing/Closing: AUGUST 10, 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 4708 RIDGE RD

The sign(s) were posted on JULY 25, 2020
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

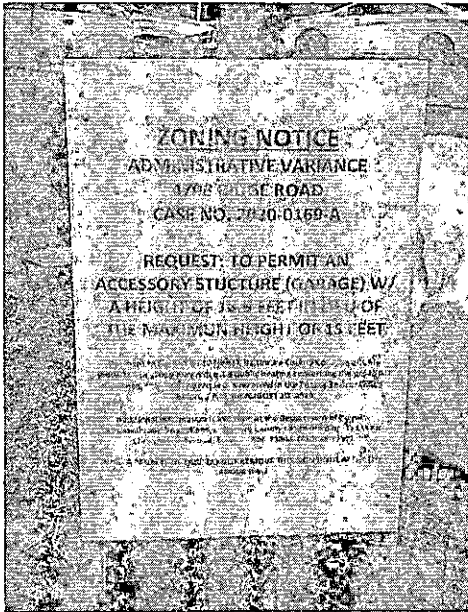
CERTIFICATE OF POSTING

Date: AUGUST 10, 2020

RE: Project Name: 4708 RIDGE ROAD #2
Case Number /PAI Number: 2020-0169-A
Petitioner/Developer: MATSCHULAT
Date of Hearing/Closing: AUGUST 10, 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 4708 RIDGE RD

The sign(s) were posted on JULY 25, 2020
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0169 -A Address 4708 Ridge Road

Contact Person: Gary Hook Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/17/2020 Posting Date: 7/26/2020 Closing Date: 8/10/20

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- 0169 -A Address 4708 Ridge Road

Petitioner's Name William P. & Amy S. Matschulat Telephone 410-409-5296

Posting Date: 7/26/2020 Closing Date: 8/10/2020

Wording for Sign: To Permit a proposed garage (accessory structure)
with a height of 18.5 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: 2020-0169-A

Property Address: 4708 RIDGE RD. 21236

Property Description: NORTH SIDE RIDGE RD., 1/4 WEST OF
PERRY HALL BLVD; 0.5AC

Legal Owners (Petitioners): WILLIAM PAUL & AMY SUE MATSCHULAT

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: PAUL MATSCHULAT

Company/Firm (if applicable): _____

Address: 4708 RIDGE RD.

BALTIMORE MD. 21236

Telephone Number: 410-404-5296



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 03, 2020

William Matschulat,
4708 Ridge Road
Baltimore MD 21236

RE: Case Number: 2020-0169-A, 4708 Ridge 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 July 17, 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.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
R Craig Rodgers 7024 Greenbank Road Baltimore MD 21220

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: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0169-A
Address 4708 Ridge Road
(Matschulat Property)

Zoning Advisory Committee Meeting of **July 27, 2020**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 31 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0169-A
Address 4708 Ridge Road
(Matschulat Property)

Zoning Advisory Committee Meeting of **July 27, 2020**.

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

Reviewer: Steve Ford

12/15/2018

3.

12/15/2018 10:00 AM

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

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SUBJECT: DEPS Comment for Zoning Item # 2020-0169-A
Address 4708 Ridge Road
(Matschulat Property)

Zoning Advisory Committee Meeting of **July 27, 2020**.

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

Reviewer: Steve Ford

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 14 Account Number - 1406045025		
Owner Information		
Owner Name:	MATSCHULAT WILLIAM P MATSCHULAT AMY S	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	4708 RIDGE RD BALTIMORE MD 21236-3816	Deed Reference: /13457/ 00576
Location & Structure Information		
Premises Address:	4708 RIDGE RD 0-0000	Legal Description: 4708 RIDGE RD 2640 FR BELAIR RD
Map: 0081	Grid: 0012	Parcel: 0208
Neighborhood: 14040041.04	Subdivision: 0000	Section: 0000
Block: 0000	Lot: 0000	Assessment Year: 2018
Plat No: 0000		Plat Ref: 0000
Town: None		
Primary Structure Built: 1957	Above Grade Living Area: 1,579 SF	Finished Basement Area: 15,000 SF
Property Land Area: 15,000 SF	County Use: 04	
Stories: 1 1/2	Basement: YES	Type: STANDARD UNIT
Exterior: BRICK/	Quality: 4	Full/Half Bath: 1 full
Garage: 0	Last Notice of Major Improvements: 0	
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	105,000	105,000
Improvements:	169,600	158,200
Total:	274,600	263,200
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2019	As of 07/01/2020
	263,200	263,200
Transfer Information		
Seller: MATSCHULAT WILLIAM PAUL	Date: 01/19/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13457/ 00576	Deed2:
Seller: FOARD DORIS M	Date: 10/18/1995	Price: \$103,000
Type: NON-ARMS LENGTH OTHER	Deed1: /11262/ 00071	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 01/27/2009		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0168-SPH **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Henry Jampel & Risa Jampel
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 6499 DARNALL RD

Location: North East side of Darnell Road North West 210 feet to the center line of Indian Head Road.

Existing Zoning: RC 7

Area: 1.006 AC

Proposed Zoning:

SPECIAL HEARING:

To permit a proposed accessory structure (dwelling) to be utilized as an occasional guest dwelling.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0169-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: William P. & Amy S. Matschulat
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 5

Property Address: 4708 RIDGE RD

Location: North side of Ridge Road South East 504 to the center line of Long Ridge Road.

Existing Zoning: DR 3.5

Area: .539 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

From section 400.3 BCZR To allow a garage with a height 18'-5" in lieu of the required 15' height.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

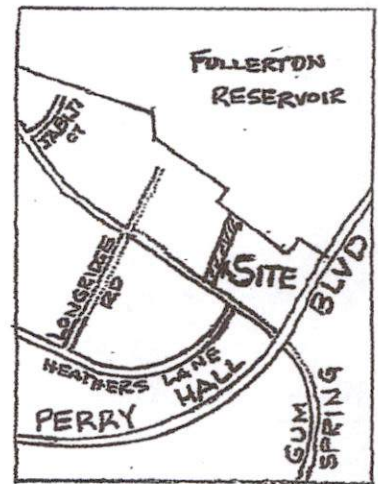
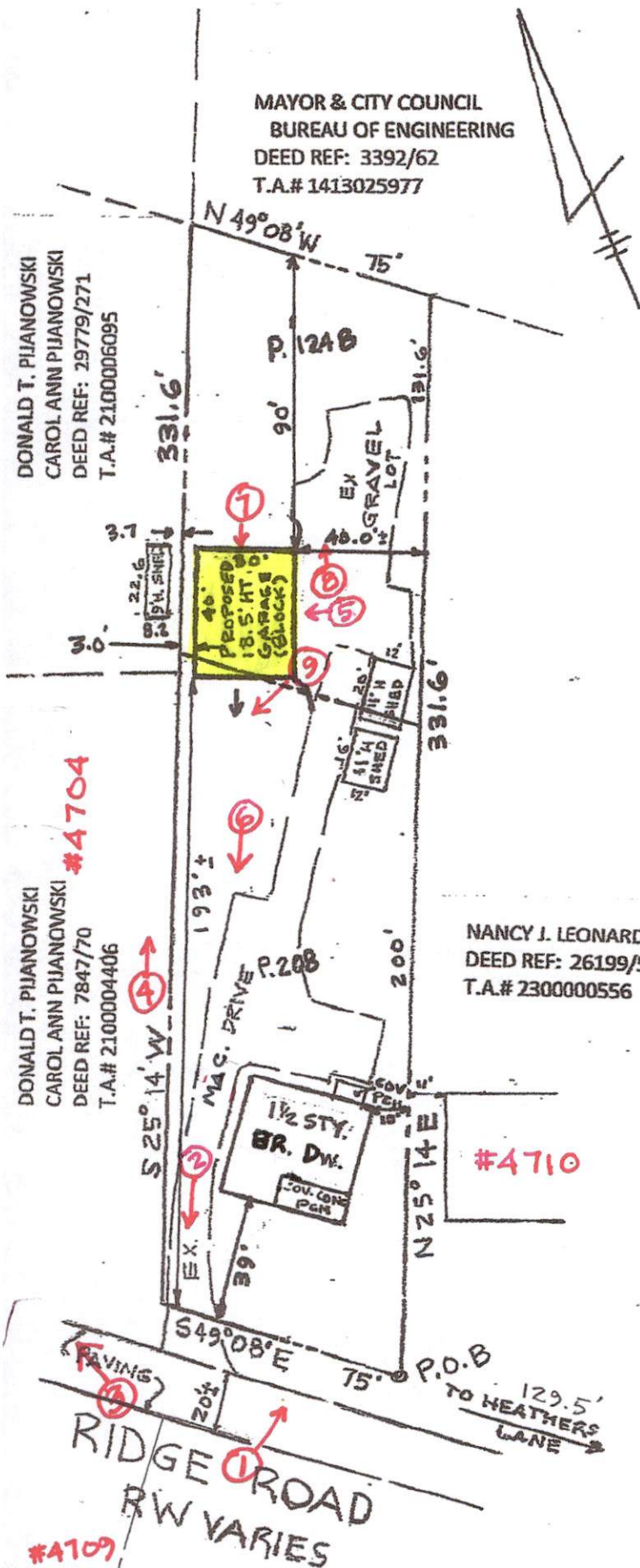
Closing Date: 08/10/2020

Miscellaneous Notes:

MAYOR & CITY COUNCIL
BUREAU OF ENGINEERING
DEED REF: 3392/62
T.A.# 1413025977

DONALD T. PIJANOWSKI
CAROL ANN PIJANOWSKI
DEED REF: 29779/271
T.A.# 2100006095

DONALD T. PIJANOWSKI
CAROL ANN PIJANOWSKI
DEED REF: 7847/70
T.A.# 2100004406



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

ZONING MAP# 081C2

SITE ZONED: DR 3.5

LOT AREA ACREAGE:

PARCEL 208 = 15,000 S.F. OR 0.344 AC ±

PARCEL 1248 = 9531 S.F. OR 0.219 AC ±

- TOTAL = 24,531 S.F. OR 0.563 AC ±

HISTORIC: NO

IN CBCA: NO

IN FLOOD PLAIN: NO

WATER IS: PUBLIC

SEWER IS: PUBLIC

PRIOR HEARING? NO

PRIOR VIOLATIONS? NO

PHOTO EXHIBIT

ZONING PLAN TO ACCOMPANY
ADMINISTRATIVE VARIANCE
REQUEST FOR:

4708 RIDGE ROAD

ELECTION DISTRICT 14C5

BALTIMORE COUNTY, MD

TM 81 PARCELS 208 AND 1248

TA#: 1406045025 & 2300000555

DEED REF: 13457/00576 & 30318/00058

SCALE: 1"=50' DATE: 7/7/2020

PREPARED BY:
CRAIG CONSULTING, LLC
7024 GREENBANK RD.
BALTIMORE, MD 21220

OWNERS:
WILLIAM P. & AMY S. MATSCHULAT
4708 RIDGE ROAD
BALTIMORE, MD 21236

Pat. Fm. 11

HEATHERS LANE

2020-0169-A

PHOTO
EXHIBIT

①



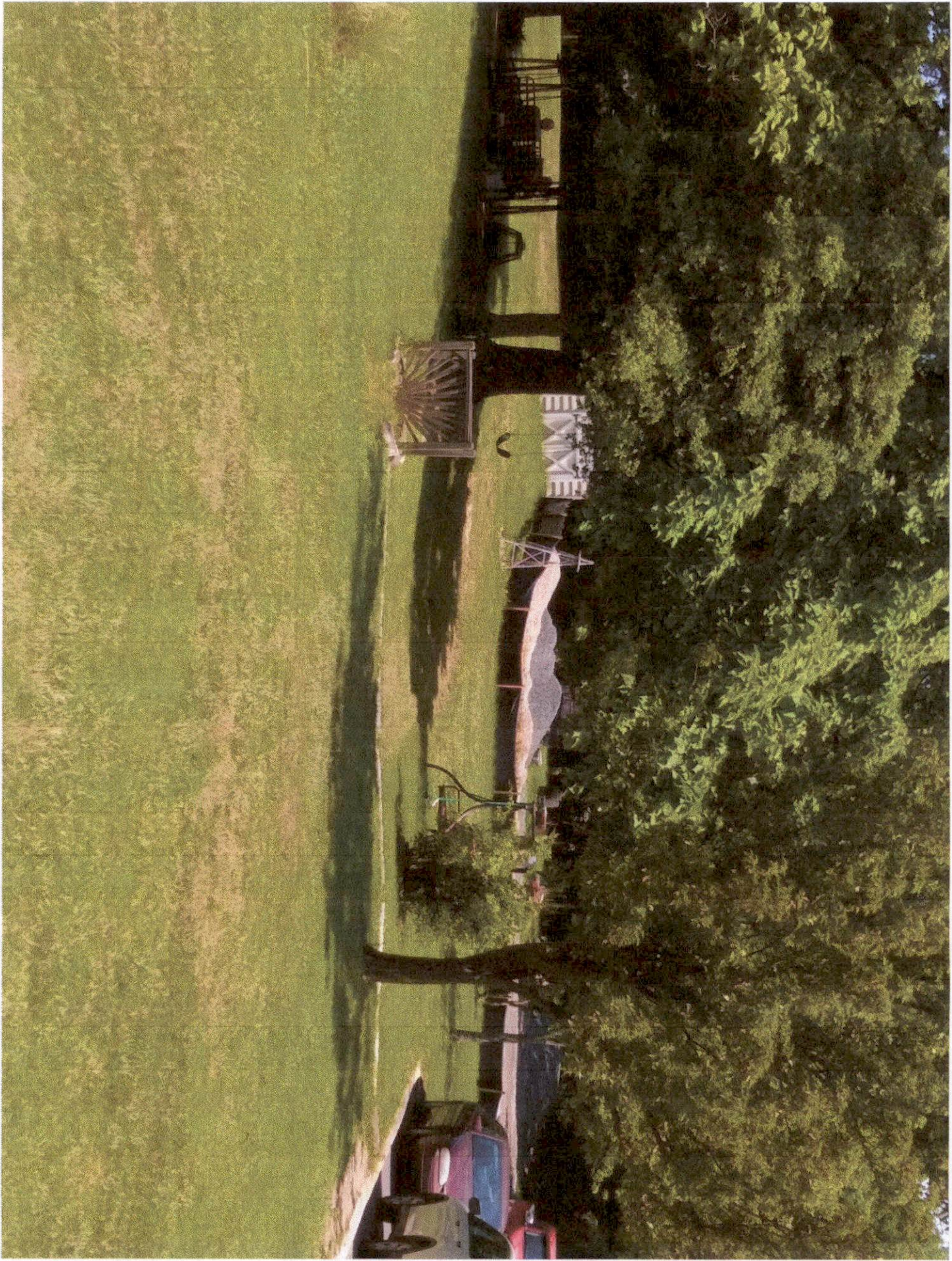
4708 RIDGE RD-SUBJECT PROPERTY

2020-0169-A

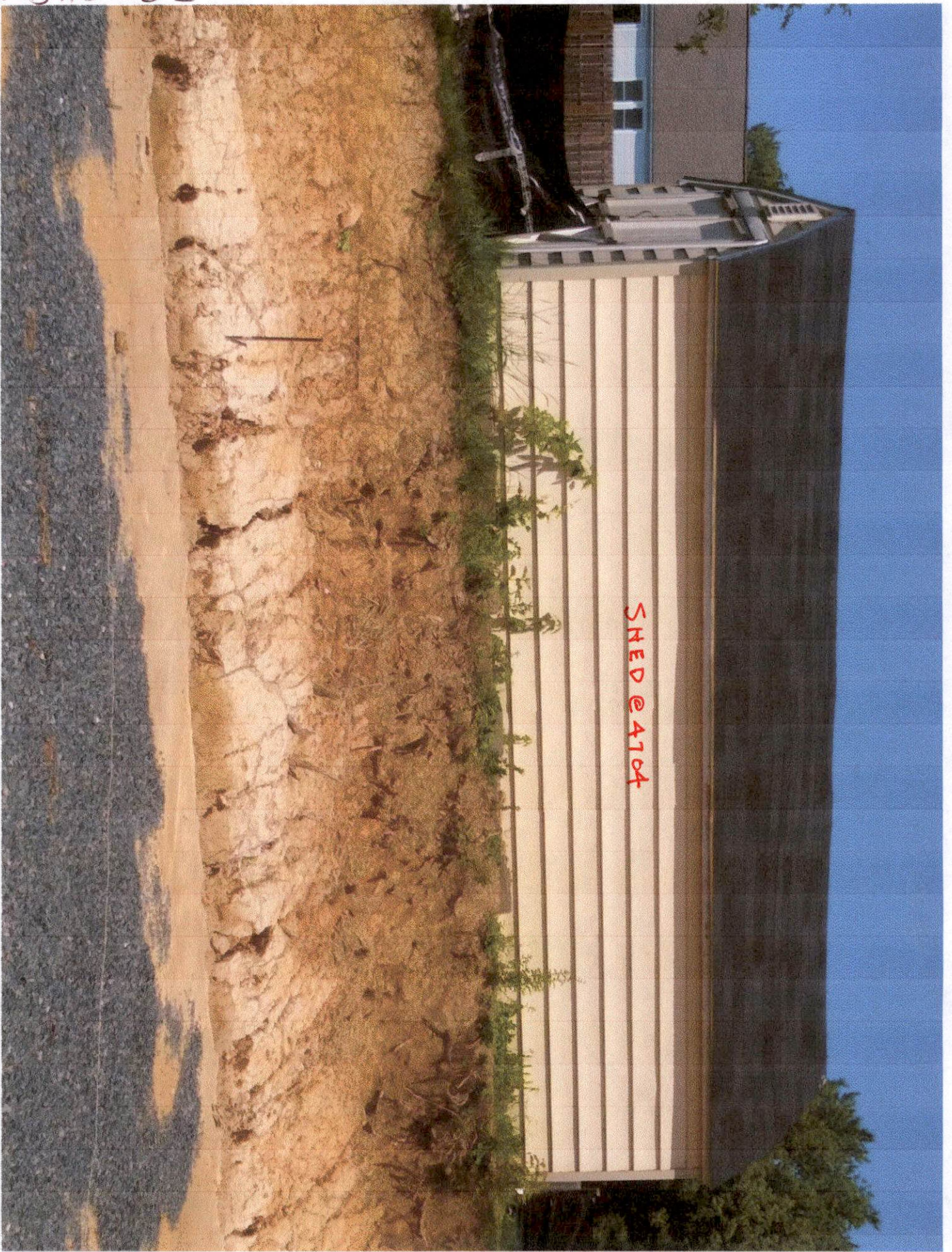


2024 ALBA-A





200-6169-4



2020-0169-a



2020-0169-A



2020-0169-A



Z000-0160-A





2020-01-07



7020-0169-A



#4704

#4708

#4710

DR 3.5

4710

4714

4769

4711

4710

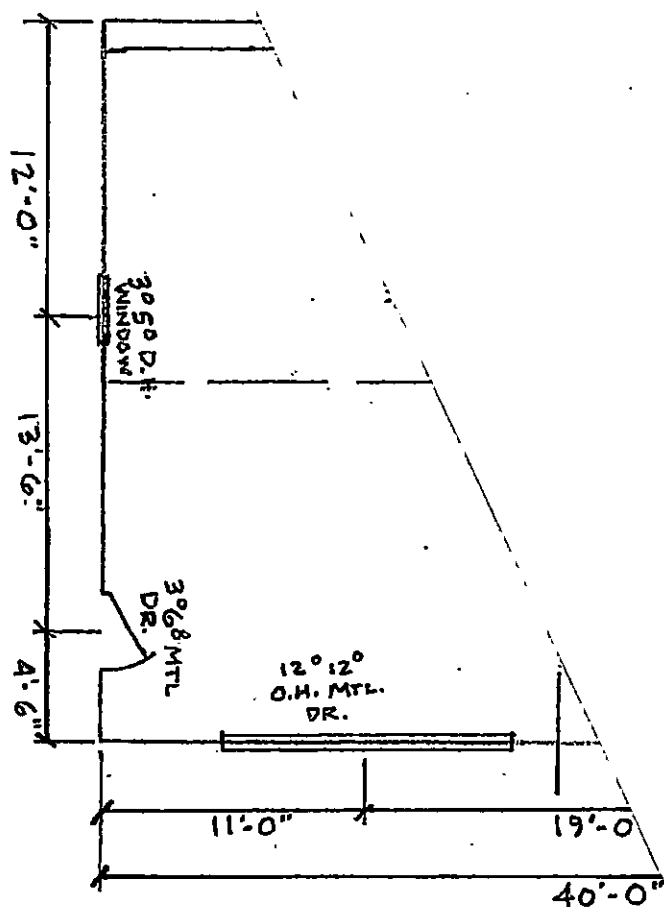
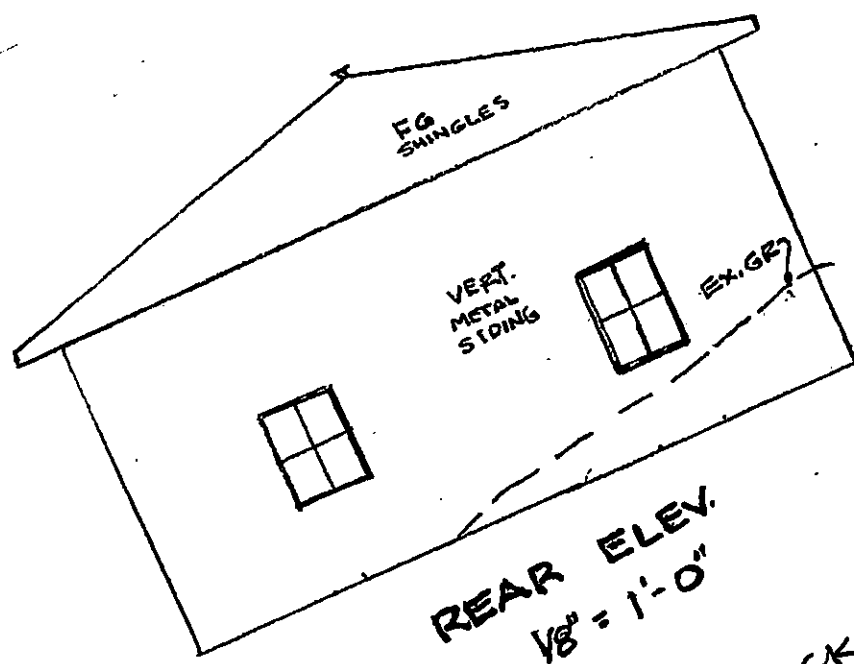
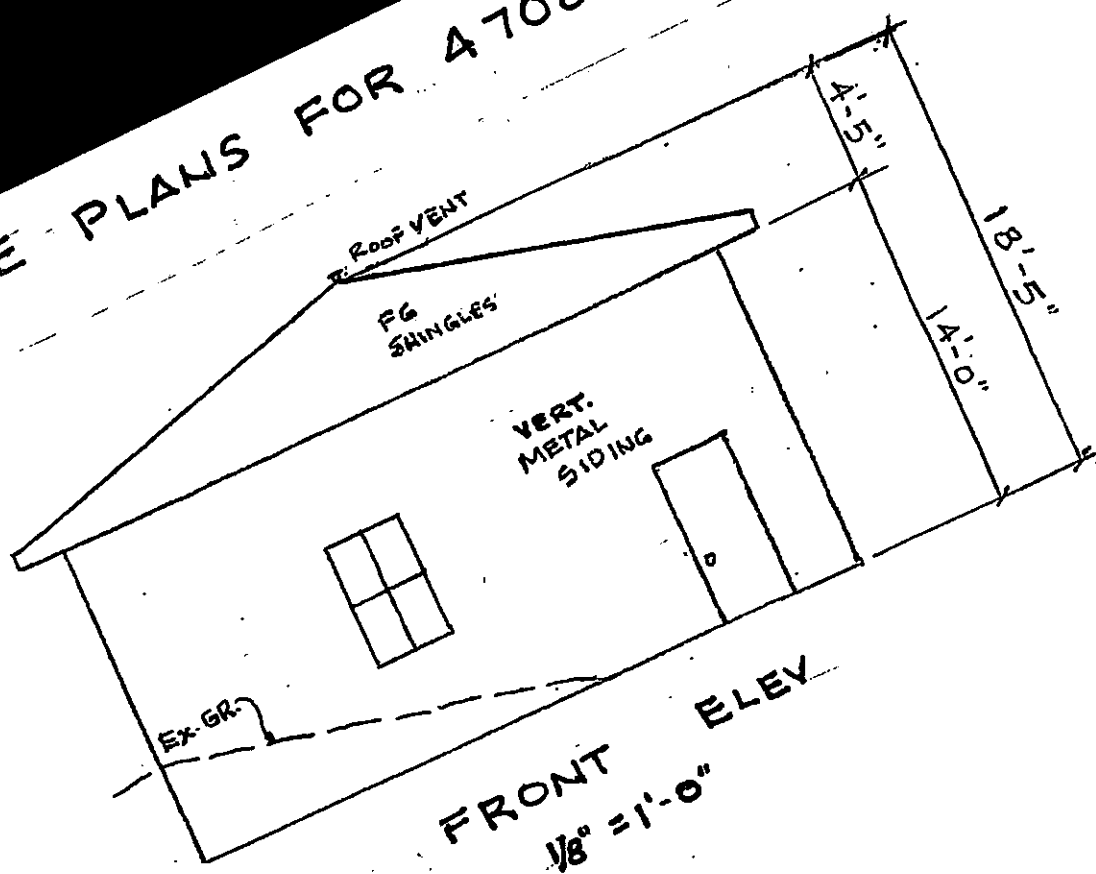
1"=50

RIDGE RD

HEATHERS LN

(12)

GARAGE PLANS FOR 4708 RIDGE ROAD



FLOOR PLAN

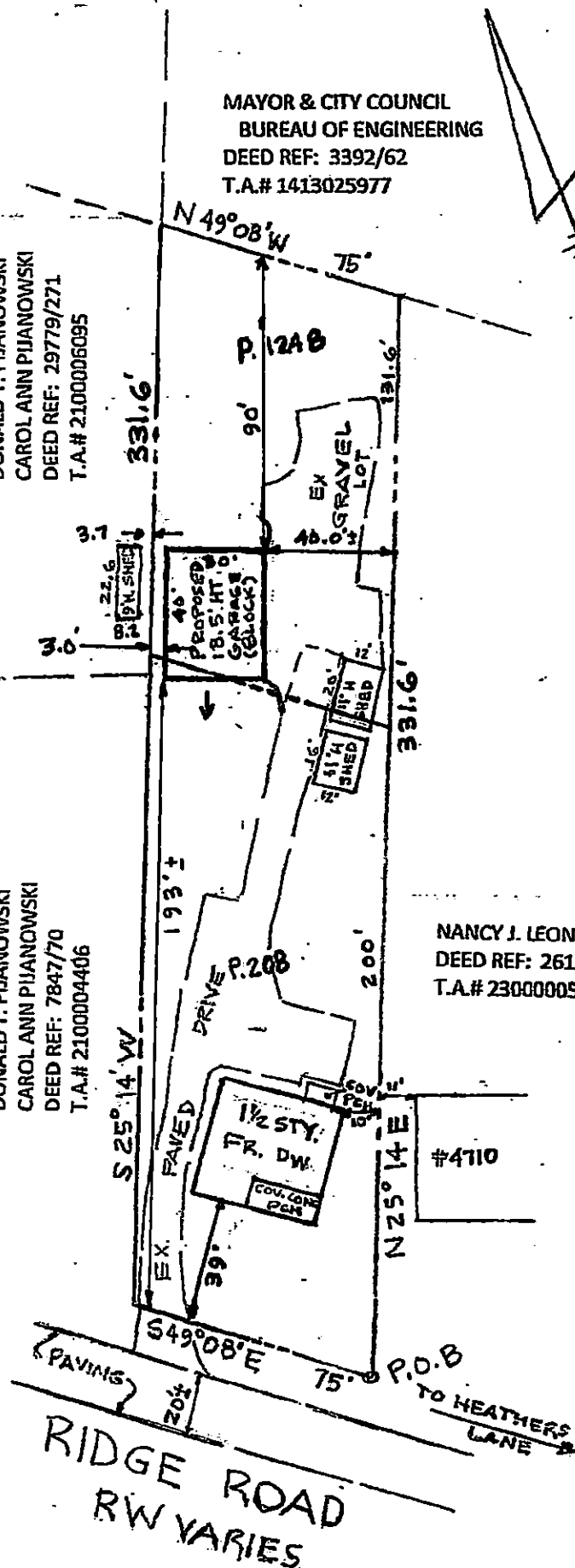
NOTE: LEFT ELEVATION IS BLOCK & P

BACKS UP TO ADJ. SHED
2020-0169-A1 OF 2

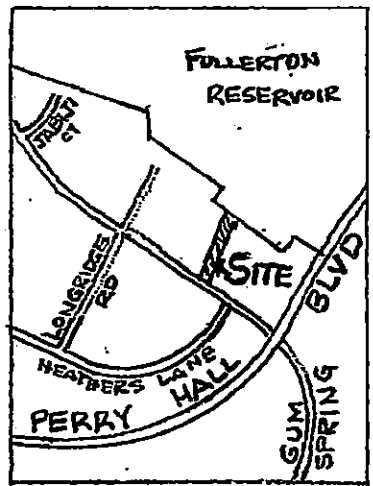
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T.A.# 2100006095

DONALD T. PIJANOWSKI
CAROL ANN PIJANOWSKI
DEED REF: 7847/70
T.A.# 2100004406



NANCY J. LEONARD
DEED REF: 26199/572
T.A.# 2300000556



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

ZONING MAP# 081C2

SITE ZONED: DR 3.5

LOT AREA ACREAGE:

PARCEL 208 = 15,000 S.F. OR 0.344 AC ±

PARCEL 1248 = 9531 S.F. OR 0.219 AC ±

- TOTAL = 24,531 S.F. OR 0.563 AC ±

HISTORIC: NO

IN CBCA: NO

IN FLOOD PLAIN: NO

WATER IS: PUBLIC

SEWER IS: PUBLIC

PRIOR HEARING? NO

PRIOR NO

VIOLATIONS?

ZONING PLAN TO ACCOMPANY
ADMINISTRATIVE VARIANCE
REQUEST FOR:

4708 RIDGE ROAD

ELECTION DISTRICT 14C5

BALTIMORE COUNTY, MD

TM 81 PARCELS 208 AND 1248

TA#: 1406045025 & 2300000555

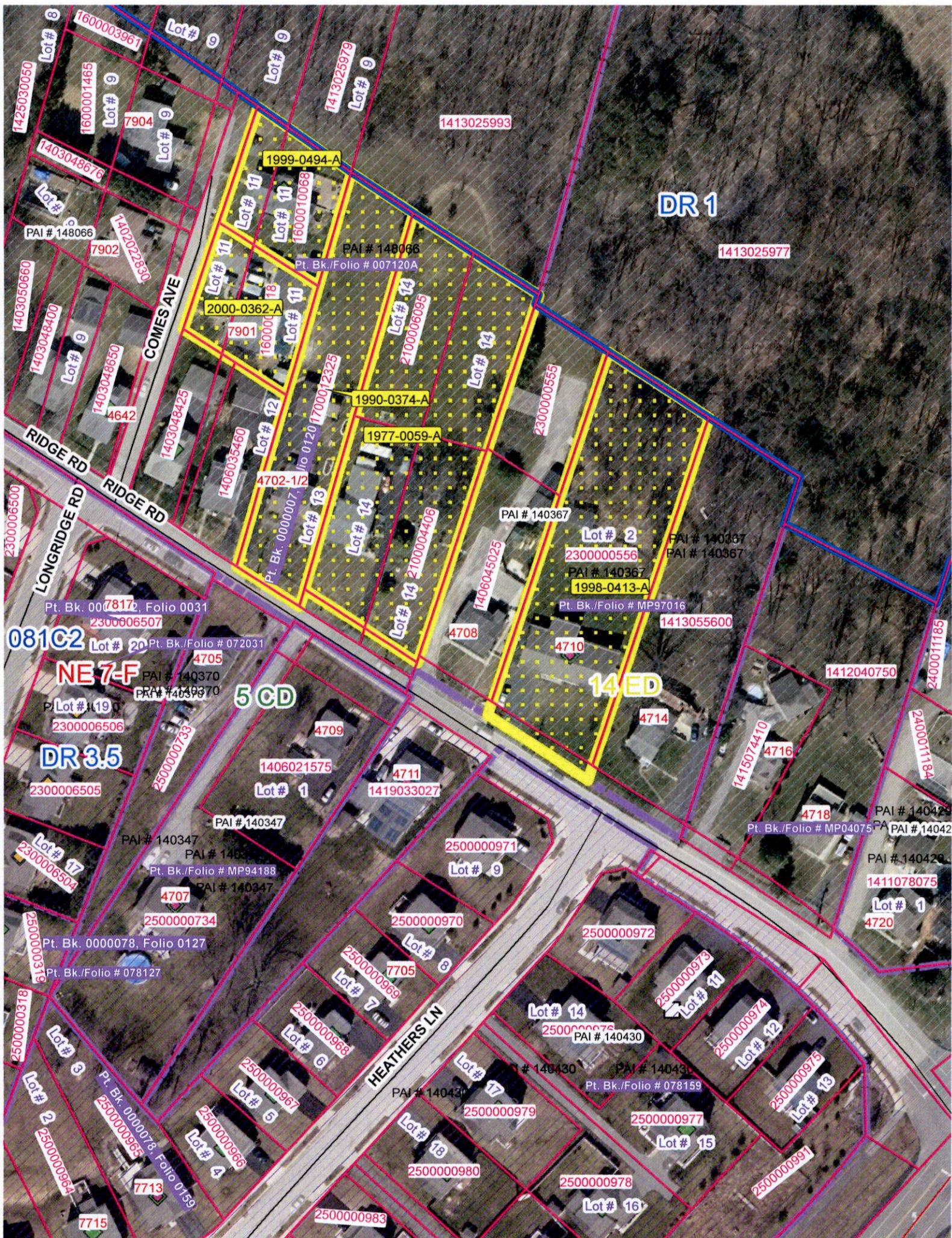
DEED REF: 13457/00576 & 30318/00058

SCALE: 1"=50' DATE: 7/7/2020

2020-0169-A

PREPARED BY:
CRAIG CONSULTING, LLC
7024 GREENBANK RD.
BALTIMORE, MD 21220

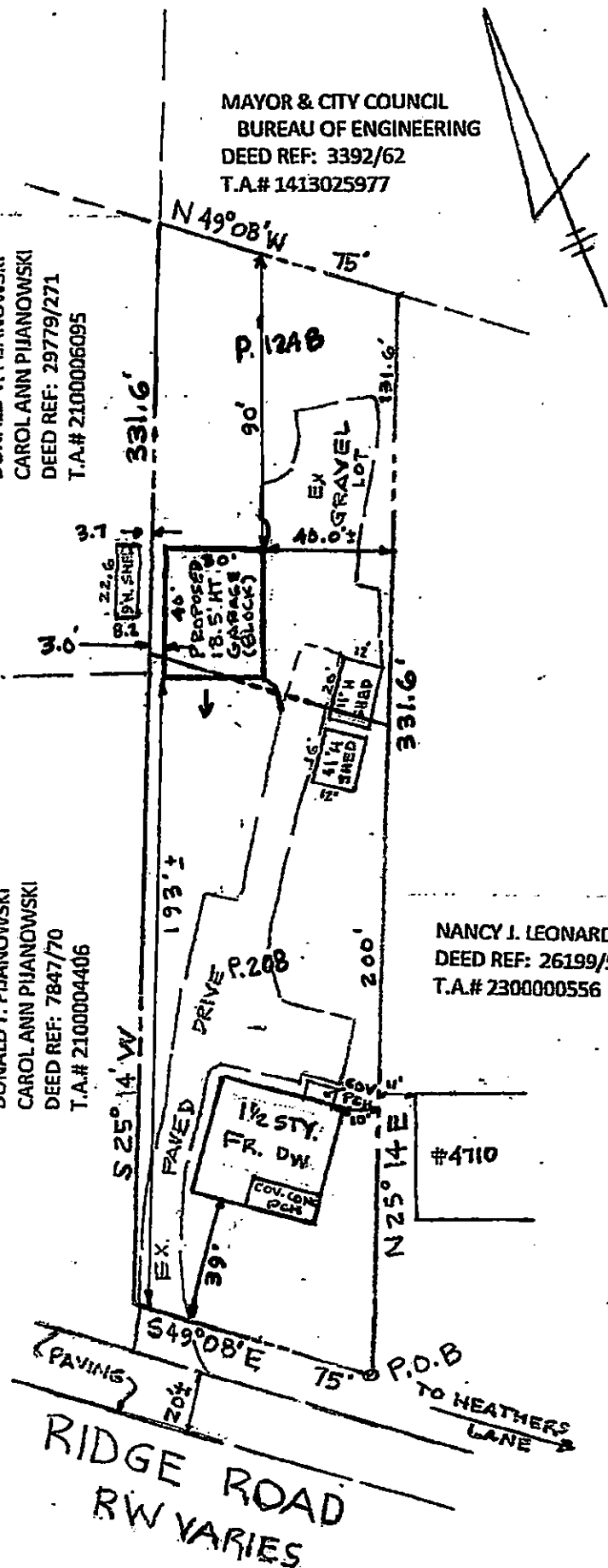
OWNERS:
WILLIAM P. & AMY S. MATSCHULAT
4708 RIDGE ROAD
BALTIMORE, MD 21236



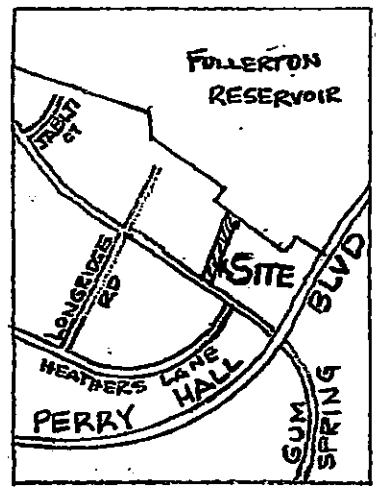
MAYOR & CITY COUNCIL
BUREAU OF ENGINEERING
DEED REF: 3392/62
T.A.# 1413025977

DONALD T. PIJANOWSKI
CAROL ANN PIJANOWSKI
DEED REF: 29779/271
T.A.# 2100006095

DONALD T. PIJANOWSKI
CAROL ANN PIJANOWSKI
DEED REF: 7847/70
T.A.# 2100004406



NANCY J. LEONARD
DEED REF: 26199/572
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