



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

August 23, 2023

Andrew and Patricia Flott (Trustee) – drew.flott@gmail.com
2 Stanley Drive
Baltimore, MD 21228

RE: Petition for Administrative Variance – FORMAL DEMAND
Case No. 2023-0046-A
Property: 2 Stanley Drive

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

c: Joseph G. Mayer, AIA – j.mayer@mayerarchitects.com
Lili Mundroff – lmundroff@brennanarch.com
Bill Dugan – bill@billdugan.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2 Stanley Drive)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Andrew & Patricia Flott (Trustee)	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0046-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, Andrew & Patricia Flott (Trustees) for the Flott Family Trust [“Petitioners”]. The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) §§ 400.1 and 400.3: To approve an accessory building (garage) with a height of 20 ft. and a side yard placement, in lieu of the required maximum height of 15 ft. and rear yard only placement required, and to approve an existing accessory structure (pool) with a side yard placement in lieu of the rear yard only placement.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioner Andrew Flott appeared at the hearing. He was assisted by Joseph Mayer II, AIA, the architect who prepared the proposed building elevations. An existing site plan and a proposed site plan prepared by surveyor Carl Kreutter were admitted as Petitioners’ Exhibit 3 and 4, respectively. Bill Dugan, the adjoining neighbor to the west on Frederick Road also attended for informational purposes. A letter was received from Lili Mundroff, a member of the District I Landmarks Preservation Commission. In her letter Ms. Mundroff explains that this dwelling and site are within the Central Catonsville and Summit Park

National Register Historic District, and that garages in this Historic District “are typically single story, and smaller in scale.” She further notes that this particular garage “faces historic Frederick Road and aligns roughly with the front elevation of the house as well as the neighboring house [Mr. Dugan’s].”

Mr. Mayer explained that the existing garage is in an advanced state of disrepair and that the Flotts therefore wish to raze and replace it with a new garage structure. As part of this construction they also wish to enlarge its footprint and add a covered porch area on the east side facing the existing pool. Mr. Mayer further explained that although the dwelling has a Stanley Drive address the front faces Frederick Road. As such, the existing pool appears to be in the side yard of the property as opposed to the rear where the regulations require it to be located. Mr. Flott explained that the pool was already installed when he and his wife purchased the property and Mr. Dugan stated that the pool has been there for many years. The existing garage, which was likely built at the same time as the dwelling, is also located in what appears to be the side yard of the dwelling as they both face Frederick Road, but again, if based on the Stanley Drive address both these structures would be in the rear yard.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Under Maryland common law “the authority to grant a variance should be exercised sparingly and only under exceptional circumstances.” *Mueller, supra*, 177 Md. App. at 71. This is because “a variance is an authorization for that which is prohibited by a zoning ordinance.” *Cromwell v. Ward*, 102 Md. App. 691, 699 (1995). And because “citizens [of a given county or municipality] are entitled to strict enforcement of the existing zoning regulations.” *Salisbury Bd. Of Zoning Appeals v. Bounds*, 240 Md. 547, 555-56 (1965). Therefore, “[t]he burden is on the applicant to show facts to warrant a variance,” and “the specific need for the variance must be

substantial and urgent and not merely for the convenience of the applicant.” *Mueller*, 177 Md. App. at 70.

Under BCZR Sec. 307, and Maryland common law, in order to be entitled to variance relief the Petitioners must satisfy a two-step legal analysis, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity is what necessitates the requested variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, *supra*. Further, “unless there is a finding that the property is unique, unusual, or different, the process stops here and the variance is denied without any consideration of practical difficulty or unreasonable hardship.” *Mueller*, *supra*, 177 Md. App. at 70. Finally, under Maryland law variance relief is properly denied when an owner can still make “reasonable use of his property” without the variance. *Montgomery County v. Rotwein*, 176 Md. App. 716, 732-33 (2006).

Based on the record evidence in this case I find that the variances requesting permission for the side yard location of both the existing pool and garage should be granted. As explained above, both these structures were existing when the Flotts purchased the property. Furthermore, their side yard location is somewhat anomalous because the address of the site is actually Stanley Drive, and if the dwelling were sited facing Stanley (rather than Frederick Road) then both structures would be in the rear of the dwelling as required. These facts make the property unique in a zoning sense and necessitate the requested variances under BCZR § 400.1. I find that these variances are within the spirit and intent of the zoning regulations and that they will not harm the public health, safety or welfare.

However, under the controlling law I must deny the requested height variance. As noted

above, this site is in a prominent location within a Historic District and I believe a 20 foot high garage would be out of scale with the existing streetscape. Petitioner acknowledged that the primary reason he wants to build the new garage to a height of 20 ft. is in order to accommodate an indoor golf simulator. This simply does not constitute a “substantial and urgent” need. Rather, it would be “merely for the convenience of the applicant.” *Mueller*, 177 Md. App. at 70. And a garage 15 ft. high will still allow the Flotts to make “reasonable use of [their] property” without the variance. *Montgomery County v. Rotwein*, 176 Md. App. 716, 732-33 (2006).

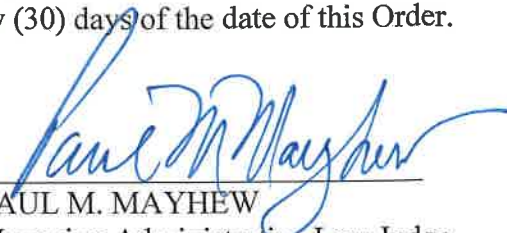
THEREFORE, IT IS ORDERED, this **23rd** day of **August, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulation (“BCZR”) §400.1: To approve an existing pool and accessory building (garage) with side yard placements and beyond the third of the lot farthest removed from Frederick Road be and are hereby **GRANTED**.

IT IS FURTHER ORDERED that the Petition for Variance from BCZR §400.3 to permit an accessory structure (garage) with a height of 20 ft. rather than the required 15 ft. be and hereby is **DENIED**.

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 proposed accessory building (detached garage) into a dwelling unit or apartment. The proposed accessory building (detached garage) shall not contain any sleeping quarters, living area, or kitchen or bathroom facilities.
- The proposed accessory building (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:dlm

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: <u>2 Stanley Drive</u>	Baltimore	MD	21228
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)**

- 1) The existing garage is 4' beyond the inner 1/3 setback and construction a new garage within the required setbacks would not have provided enough depth for a vehicle and adequate storage.
- 2) Due to the property being a corner lot, the inner third rule is calculated from the lot width and not the lot depth which generally, is the lesser of the 2 dimensions.
- 3) It is not economically feasible to renovate the existing garage due to extensive water and termite damage.
- 4) The 70' lot width at the rear is non-conforming. The Zoning Code stipulates that the minimum lot width in D.R.2 be 100'. This non-conformity creates an inherent hardship as a 70' lot width only allows a 23.3' area for construction while a 100' wide lot would allow for a 33.3' area for construction.

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

Andrew Flott
Signature of Owner (Affiant)

Andrew Flott Trustee
Name - Print or Type

Patricia Flott
Signature of Owner (Affiant)

Patricia Flott Trustee
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 31 day of January, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

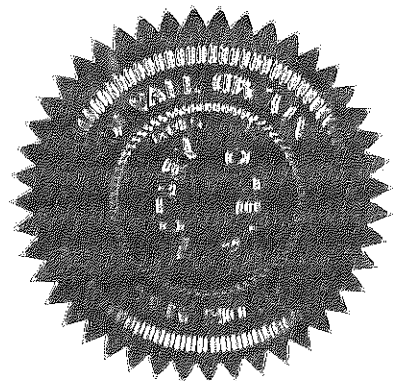
Print name(s) here: Andrew Flott and Patricia Flott

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

AS WITNESS my hand and Notaries Seal

Mary Frances Dull
Notary Public

2/24/2023
My Commission Expires



Property Description

2 Stanley Drive

BEING known and designated as Lot Numbered One (1) in Section D, as shown on the Plat of The Summit Park Company's property, which Plat is recorded among the Land Records of Baltimore County in Plat Book No. 5, folio 71.

The improvements thereon are known as **No. 2 Stanley Drive.**

2023-0046-A



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 2 Stanley Drive Baltimore, MD 21228 Currently Zoned DR2
Deed Reference 34629 / 00285 10 Digit Tax Account # 0113856710
Owner(s) Printed Name(s) Andrew Flott Trustee and Patricia Bay Trustee

(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)
BCZR 400.1 & 400.3 to approve an accessory building (garage) with a height of 20' and a side yard placement, in lieu of the required maximum height of 15' and rear yard only placement requirement. AND to approve an existing accessory structure (pool) with a side yard placement in lieu of the rear yard only placement.

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 zoning regulations of Baltimore County, to the zoning 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):

Andrew Flott Trustee		Patricia Flott Trustee	
Name #1 – Type or Print		Name #2 – Type or Print	
<u>Andrew Flott</u>		<u>Patricia Flott</u>	
Signature #1		Signature #2	
<u>2 Stanley Drive</u>		<u>Baltimore</u>	<u>MD</u>
Mailing Address		City	State
<u>21228</u>	<u>(301) 980-6030</u>	<u>drew.flott@gmail.com</u>	
Zip Code	Telephone #'s (Cell and Home)	Email Address	

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

NA
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

Joseph G. Mayer AIA
Name - Type or Print

Signature
1212 West Street Suite 200 Annapolis MD
Mailing Address City State
21401 (410) 991-6333 j.mayer@jmayerarchitects.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 2023-00416-A Filing Date 3/1/23 Estimated Posting Date 3/12/23 Reviewer SC

CERTIFICATE OF POSTING

2023-0046-A

RE: Case No.: _____

Petitioner/Developer: _____

Andrew & Patricia Flott, Trustees

August 23, 2023

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2 Stanley Drive ***SIGN 1***

August 2, 2023

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 August 2, 2023
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2023-0046-A

RE: Case No.: _____

Petitioner/Developer: _____

Andrew & Patricia Flott

May 22, 2023

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

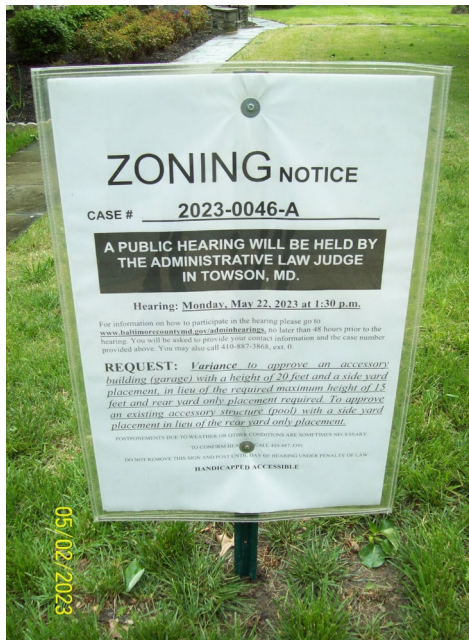
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2 Stanley Drive ***SIGN 1***

May 2, 2023

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 May 2, 2023
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2023-0046-A

RE: Case No.: _____

Petitioner/Developer: _____

Andrew & Patricia Flott

May 22, 2023

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2 Stanley Drive ***SIGN 2***

May 2, 2023

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 May 2, 2023
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2023-0046-A

RE: Case No.: _____

Petitioner/Developer: _____

Andrew Flott

March 27, 2023

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

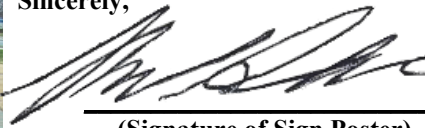
2 Stanley Drive ***SIGN 1***

March 12, 2023

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 March 12, 2023
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2023-0046-A

RE: Case No.: _____

Petitioner/Developer: _____

Andrew Flott

March 27, 2023

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2 Stanley Drive ***SIGN 2***

March 12, 2023

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 March 12, 2023
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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: March 10, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0046-A
Address: 2 Stanley Dr
Legal Owner: Andrew and Patricia Flott (Trustee)

Zoning Advisory Committee Meeting of March 13, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING March 6, 2023
FORMAL OR INFORMAL RESPONSE DUE AT March 13, 2023 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovement@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
* tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov; Jesse Krout, jkrout@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2023-0040-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: James Locke
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 2270 MONOCACY RD

Location: Property located North side of Monocacy Rd. Southeast 153 feet to centerline of Wicomico Rd.

Existing Zoning: DR 3.5 **Area:** 9,000 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.C.1: To permit a side yard setback of 1 foot and a combined total of 12 feet in lieu of the required 10 feet and combined total of 25 feet side yard setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2023-0041-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Daniel and Erin Bakondi
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 501 STONELEIGH RD

Location: Property located on the South side of Stoneleigh Rd.; 50 feet South of Petworth Rd.

Existing Zoning: DR 5.5 **Area:** 6,552 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.C.1 and 400.1: To approve a rear addition with a rear yard setback of 5 feet in lieu of the required 30 feet setback and to approve an existing detached garage in the side yard with a setback of 2 feet in lieu of the rear yard and a 2.5 foot setback as required.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/20/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0042-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Gail Keller and Heather Hicks
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 3710 KAHL FARM RD

Location: Property located on the North side of Kahl Farm Rd., 470 feet East of Libby Lane.

Existing Zoning: DR 2 **Area:** 15,537 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To approve an accessory building (pavilion) located in the side yard in lieu of the rear yard and located in the 1/3 area of the yard closest to the side street in lieu of the 1/3 furthest removed from the side street.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

Case Number: 2023-0043-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jerome and Brunilda Stephens
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 8715 DOGWOOD RD

Location: Property located beginning at the centerline of Dogwood Rd. 888 feet Northwest of Willow Run Rd.

Existing Zoning: RC 2 **Area:** 15.74 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To allow an accessory building (garage) with a height of 26 feet in lieu of the required 15 feet.

Attorney: Not Available

Prior Zoning Cases: 2006-0400-SPH; 2011-0279-SPHX; 2017-0268-A; 2022-0270-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0044-SPHA **Reviewer:** Jason Seidelman

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Milford Mill Properties, LLC

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 3600 MILFORD MILL RD

Location: Property located on the Northwest corner of intersection of Milford Mill Rd. (85 feet) and Liberty Rd. (85 feet)

Existing Zoning: BL-CCC (BR-CCC, BL, BR)

Area: 4.9 ACRES

Proposed Zoning:

SPECIAL HEARING:

To amend the site plan approved in Zoning Case No. 2014-0082-SPHA.

VARIANCE:

1.) BCZR 450.4.Table of Sign Regulations.5(d): To allow a total of six wall-mounted enterprise signs for a single tenant in a multi-tenant commercial building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted by right (Signs A, B, C, D, E) and to allow a wall-mounted enterprise sign on a facade of the tenant space without a separate exterior customer entrance (Sign F).

2.) BCZR 450.4.Table of Sign Regulations.5(d): To allow the total sign area of the wall-mounted enterprise signs on one facade for a tenant space in a multi-tenant commercial building to exceed two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Signs A, B, C, D, E [254 square feet in lieu of the permitted 198 square feet [length of tenant space wall 99 feet x 2= 198 square feet permitted]]).

3.) BCZR 450.4.Table of Signs Regulations.7(b): To allow letter copy for the names of tenants/occupants displayed on individuals sign panels to be a minimum of 3 inches in height in lieu of the required 8 inches.

Attorney: David Karceski

Prior Zoning Cases: 2012-0015-XA; 2014-0082-SPHA

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0045-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Melvin and Courtney Benhoff
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1713 CIRCLE RD

Location: Property located on the Southwest side of Circle Rd. 865 feet west of the centerline of Ruxton Rd.

Existing Zoning: DR 1 **Area:** .92 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To permit a proposed accessory building to be located in the side yard in lieu of the rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

Case Number: 2023-0046-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Andrew and Patricia Flott (Trustee)
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2 STANLEY DR

Location: Property located beginning at the intersections of Frederick Rd. and Stanley Dr. at a distance of 201 feet East of North Beechwood Ave.

Existing Zoning: DR 2 **Area:** 14,760 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 & 400.3: To approve an accessory building (garage) with a height of 20 feet and a side yard placement, in lieu of the required maximum height of 15 feet and rear yard only placement required. And to approve an existing accessory structure (pool) with a side yard placement in lieu of the rear yard only placement.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:











2-A

0123153631

0107151360

0108800400

0119322530

0119641190

0103004120

0120200020 1310

R-1953-2546

0107290168

1210

0112401140

1212

1308

0101350870

N BEECHWOOD AVE

FREDERICK RD

1700005480

2020-0160-SPHX

1967-0210-X

1997-0579-XA

Lot # 12

0114650400

Lot # 1

0118350880

SW 3-F

101A2 DR2

1CD 1ED

Lot # 1

0113856710

SW 3-G

1303

0113080280

Lot # 2

0119715690

Pl. Bk./Folio # 005071A

Pl. Bk. # 010189

Pl. Bk. # 010189

Lot # 3

0119715691

Lot # 3 1 0113856810

2004-0545-0102851410

Lot # 4

0119000900

Pl. Bk. 0000005, Folio 0071

Pl. Bk. 0000043, Folio 0148

Lot # 2

1800006304

Pl. Bk./Folio # 043143

0107290020

8-A

00006302

Lot # 1

PARK DR

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 0113856710

Owner Information

Owner Name:	FLOTT ANDREW F TRUSTEE FLOTT PATRICIA R TRUSTEE	Use:	RESIDENTIAL
Mailing Address:	2 STANLEY DR BALTIMORE MD 21228-	Principal Residence:	YES
		Deed Reference:	/46592/ 00208

Location & Structure Information

Premises Address:	2 STANLEY DR BALTIMORE 21228-	Legal Description:	SUMMIT PARK
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0101	0007	1091	1070130.04	0000	D	1	2022		
									Plat Ref: 0005/ 0071

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1922	2,954 SF		14,760 SF	04

Stories	Basement Type	Exterior	Quality Full/Half Bath	Garage	Last Notice of Major Improvements
2 1/2	YES	STANDARD UNITWOOD SHINGLE/5	2 full	1 Detached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	150,600	150,600		
Improvements	318,400	370,500		
Total:	469,000	521,100	486,367	503,733
Preferential Land:	0	0		

Transfer Information

Seller: FLOTT ANDREW F	Date: 03/21/2022	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /46592/ 00208	Deed2:

Seller: FLOTT ANDREW FREDERICK	Date: 03/21/2022	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /46592/ 00204	Deed2:

Seller: MUHL TERESA AGNES, TRUSTEE	Date: 01/22/2014	Price: \$438,000
Type: ARMS LENGTH IMPROVED	Deed1: /34629/ 00285	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
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 04/16/2014

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application	Date:
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2023-0046-A

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

No. 218993

Date: 3-1-23

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6156					\$75

Total: \$75

Rec From: J MAYER ARCHITECTS LLC

For: VARIANCE Z STANLEY DR

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

SL

J MAYER ARCHITECTS LLC
 1212 WEST ST STE 200
 ANNAPOLIS, MD 21401-3610

01-04

2855
 15-3/540
 688

Pay to the Order of Baltimore County
 Security Fund

12-6-22
 Date

\$ 75-

PNC BANK

PNC Bank, N.A. 040

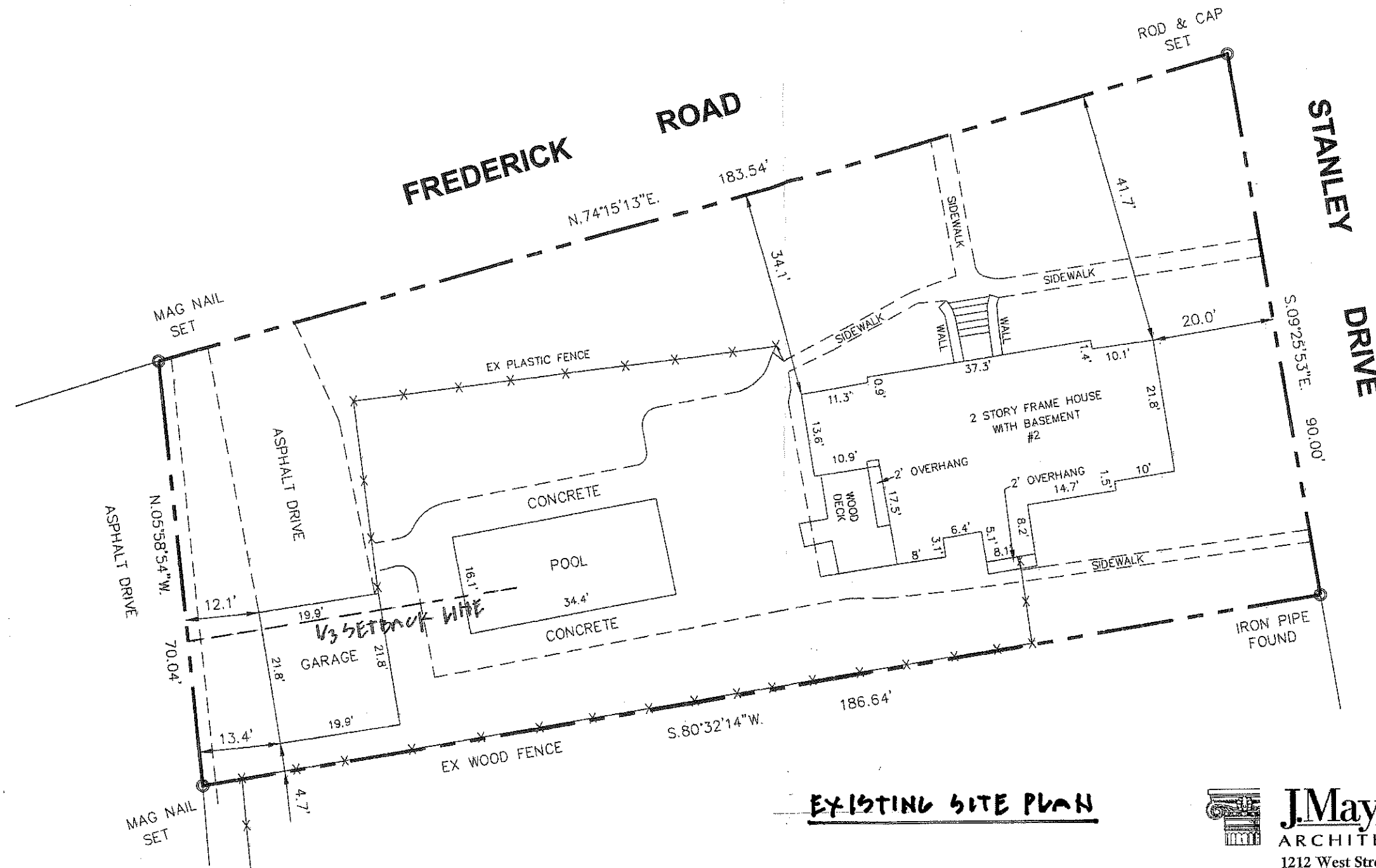
For Anna Variance Flott

[Signature]

Dollars



Photo Safe Deposit Details on back

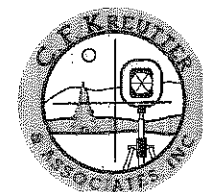


J.Mayer
 ARCHITECTS, LLC
 1212 West Street, Suite 200
 Annapolis, MD 21401
 j.mayer@jmayerarchitects.com

C. F. Kreutter & Associates, Inc.
 2928 Edgewater Drive Edgewater, MD 21037
 PHONE: 301-974-9065

I HEREBY CERTIFY THAT THE LICENSEE EITHER PERSONALLY PREPARED THIS PLAT OF SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN TITLE 09 DEPARTMENT OF LABOR, LICENSING AND REGULATION, SUBTITLE 13 BOARD FOR PROFESSIONAL LAND SURVEYORS, CHAPTER 06 MINIMUM STANDARDS OF PRACTICE, REGULATION .12 BUSINESS PRACTICES.

Carl F. Kreutter 3/24/2022
 CARL F. KREUTTER DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21333
 LICENSE EXPIRATION DATE: 01/07/2023

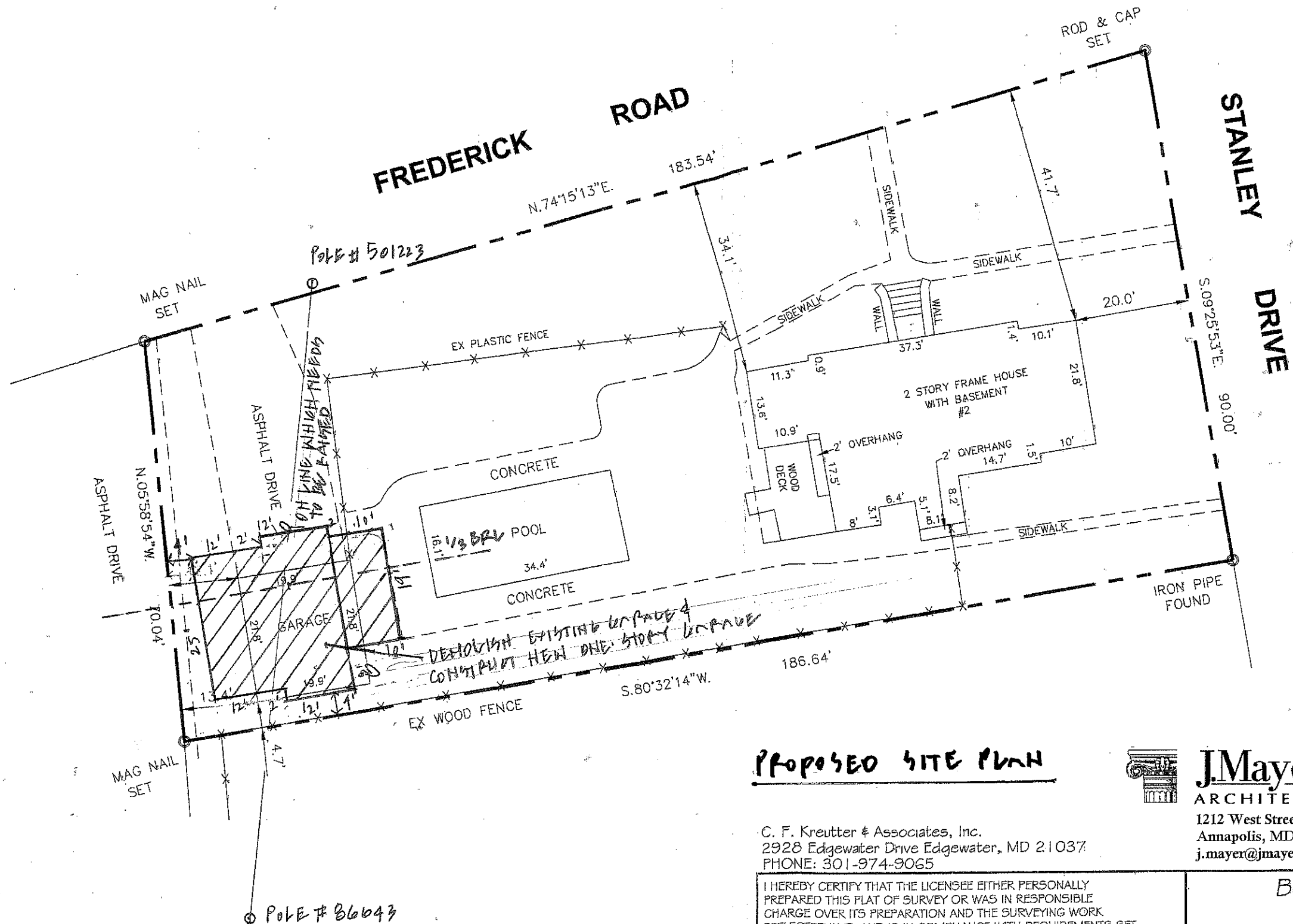


BOUNDARY SURVEY 2 STANLEY DRIVE LOT 1, BLOCK "D" SUMMIT PARK BALTIMORE, MARYLAND FIRST DISTRICT, BALTIMORE COUNTY, MARYLAND		
Scale: 1"=20'	Date: 3-23-2022	DWG:
Drawn: JAY	Checked: CFK	File#

GENERAL NOTES:

1. A TITLE REPORT WAS NOT FURNISHED OR REVIEWED IN THE PREPARATION OF THIS DRAWING.
2. FLOOD INSURANCE NOTE BY GRAPHICS PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS IN ZONE X OF THE FLOOD INSURANCE RATE COMMUNITY PANEL NO. 2400100388 F, EFFECTIVE DATE SEPTEMBER 26, 2008, EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
3. NEIGHBORS ASPHALT DRIVEWAY ON WEST SIDE OF PROPERTY IS AN ENCHROACHMENT.

2023.0046.A

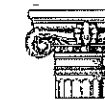
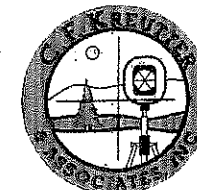


PROPOSED SITE PLAN

C. F. Kreutter & Associates, Inc.
2928 Edgewater Drive Edgewater, MD 21037
PHONE: 301-974-9065

I HEREBY CERTIFY THAT THE LICENSEE EITHER PERSONALLY PREPARED THIS PLAT OF SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN TITLE 09 DEPARTMENT OF LABOR, LICENSING AND REGULATION, SUBTITLE 13 BOARD FOR PROFESSIONAL LAND SURVEYORS, CHAPTER 06 MINIMUM STANDARDS OF PRACTICE, REGULATION .12 BUSINESS PRACTICES.

Carl F. Kreutter 3/24/2022
DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21333
LICENSE EXPIRATION DATE: 01/07/2023



J. Mayer
ARCHITECTS, LLC
1212 West Street, Suite 200
Annapolis, MD 21401
j.mayer@jmayerarchitects.com



6/10/22

GENERAL NOTES:

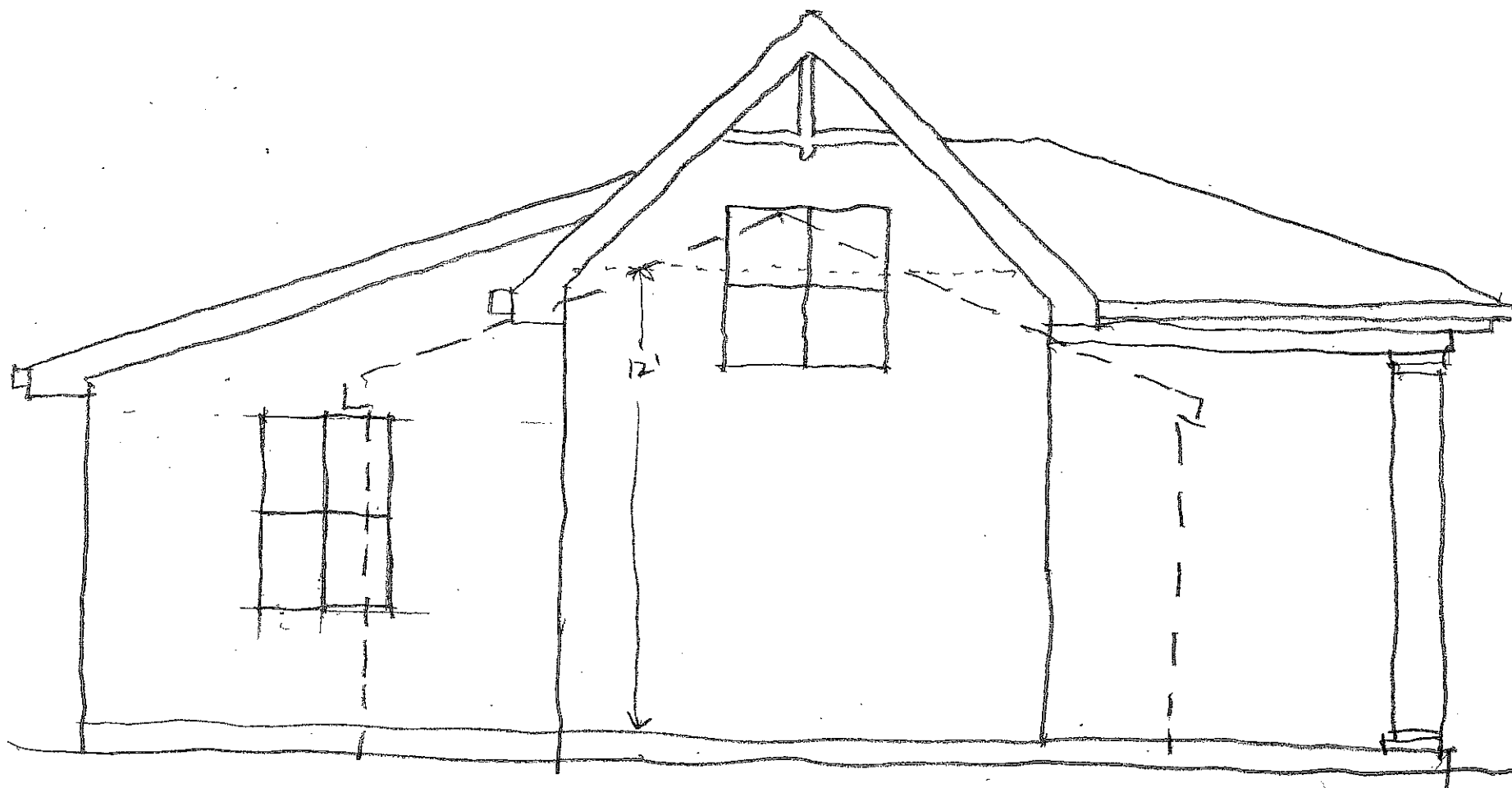
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BOUNDARY SURVEY
2 STANLEY DRIVE
LOT 1, BLOCK "D"
SUMMIT PARK

BALTIMORE, MARYLAND
FIRST DISTRICT, BALTIMORE COUNTY, MARYLAND

Scale: 1"=20'	Date: 3-23-2022	DWG:
Drawn: JAY	Checked: CFK	File#

2023.0046.A



50-4
of 5

FLOTT RESIDENCE ACCESSORY BLDG.
REAR ELEVATION (6)

2 1/4" = 1'-0"

6.30.22



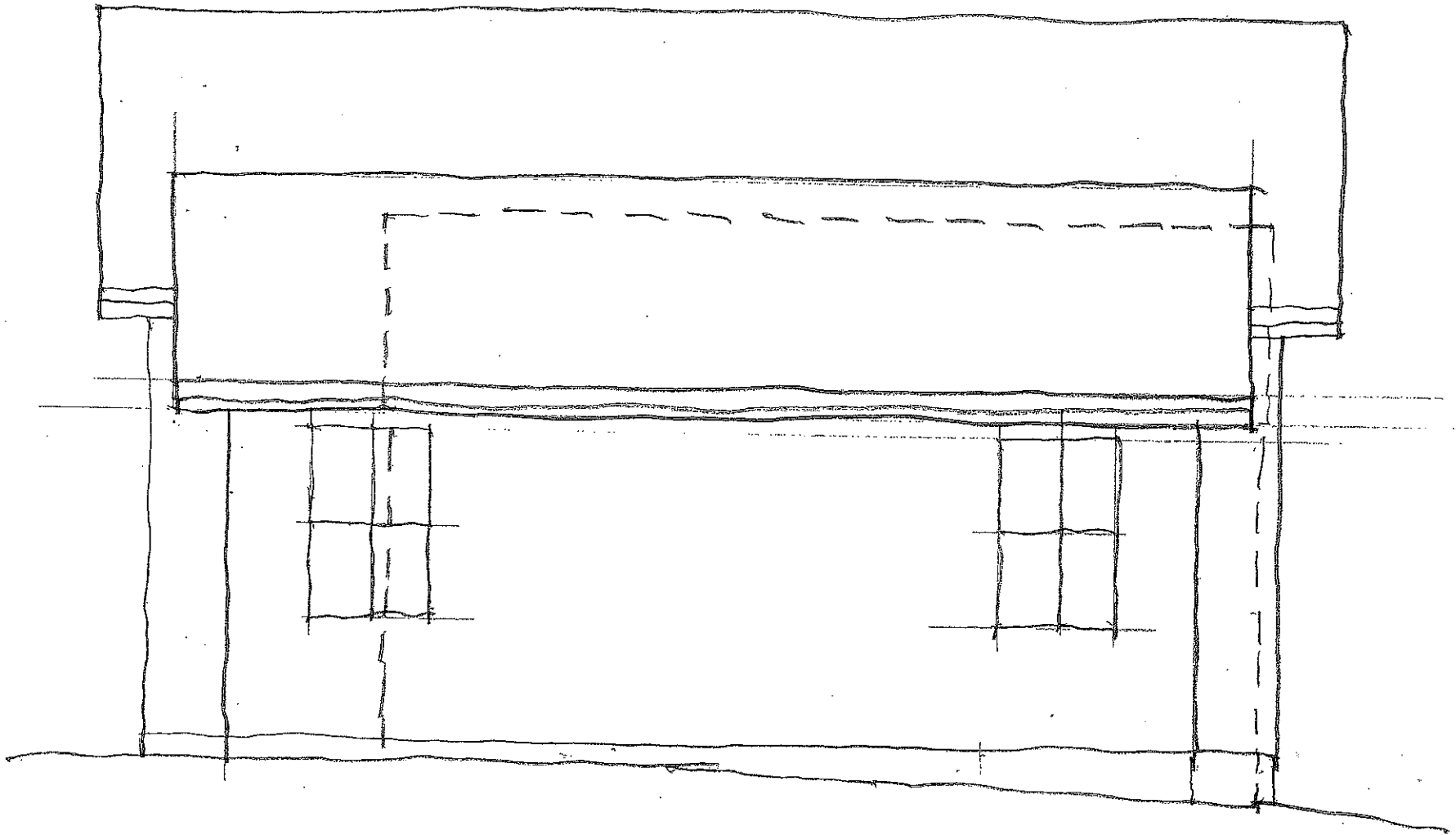
J. Mayer

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Annapolis, MD 21401

j.mayer@jmayerarchitects.com



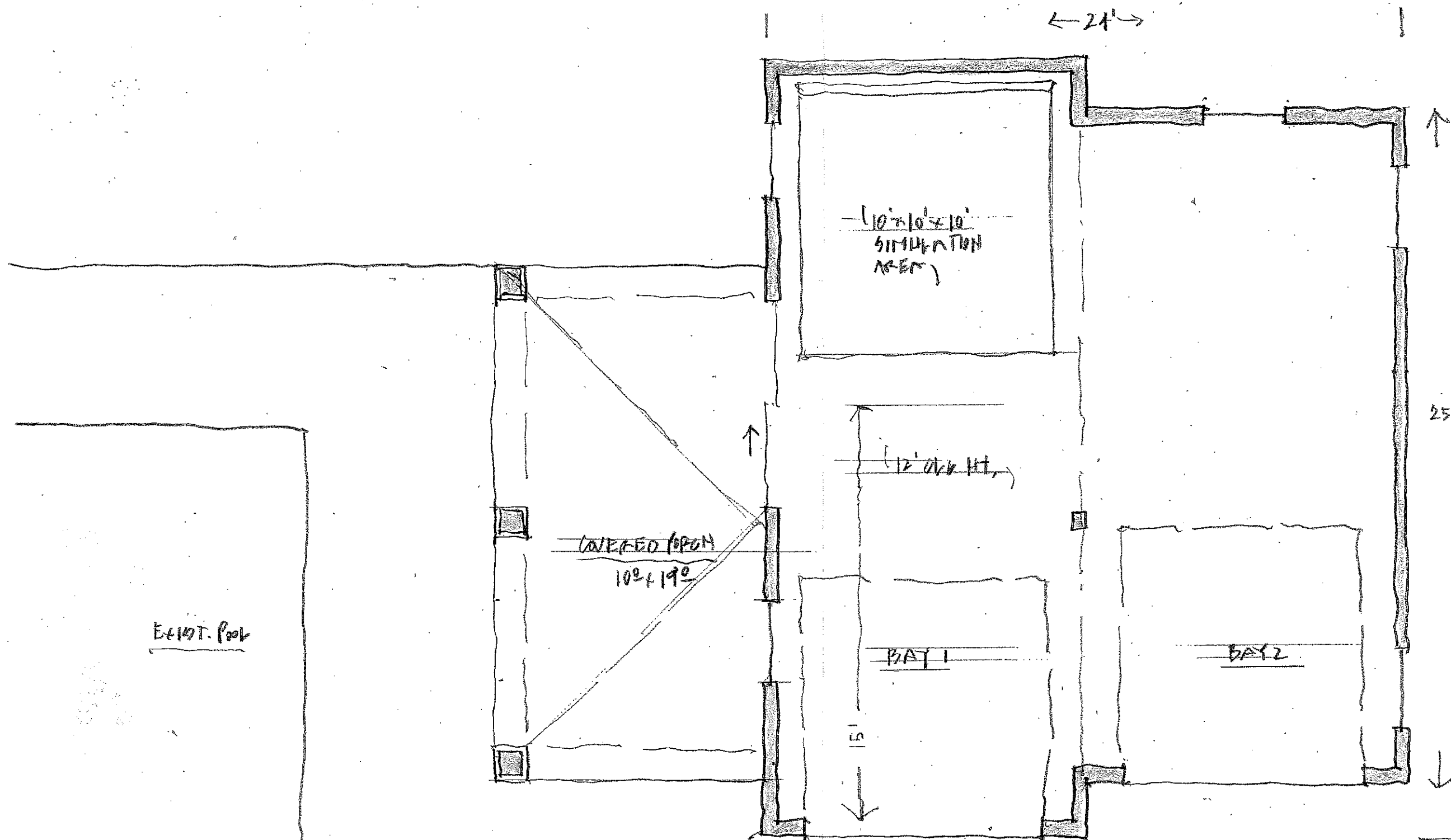
60.5
of 5

FLOTT RESIDENCE ACCESSORY BLDG. 1/4" = 1' 0" 6.30.22

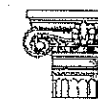
RIGHT SIDE ELEVATION W



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SD-1 FLOTT RESIDENCE ACCESSORY BLDG.
 OF 5 FLOOR PLAN 1/4" = 1'-0" 63022



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 j.mayer@jmayerarchitects.com