



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

November 22, 2023

Katie Kim – luxehomesmd@gmail.com
7212 Preservation Court
Fulton, MD 20759

RE: Petition for Special Hearing
Case No. 2023-0107- SPH
Property: 118/120 Winters Lane

Dear Ms. Kim:

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 "Maureen E. Murphy". The signature is written in a cursive style.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm

Enclosure

C: Sagar Patel, Arenco LLC – prafulp@arenco-llc.com
Daksh – dakshpatel541@gmail.com

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(118/120 Winters Lane)		
1 st Election District	*	OFFICE OF
1 st Council District		
Katie Kim	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
	*	FOR BALTIMORE COUNTY
Petitioner		
	*	Case No. 2023-0107-SPH

* * * * *

AMENDED OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as Petitions for Special Hearing and a Variance filed by the Petitioner Katie Kim for the property located at 118/120 Winters Lane, Catonsville (the “Property” or “Properties”). The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”), §500.7 to permit less than a 25% expansion to a nonconforming use (semi-detached dwelling) and a nonconforming side setback for a proposed 2 story dwelling addition and open projection (deck) pursuant BCZR, §104.3.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioner appeared at the hearing along with Praful Patel, PE of Arenco, LLC, the architectural and engineering firm who prepared a site plan (the “Site Plan”). (Pet. Ex. 2). There were no Protestants or interested citizens who attended the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), and Department of Environmental Protection and Sustainability (“DEPS”) which agencies did not oppose the requested relief.

The Property is 14,455 sf +/- and is improved with a 1,456 sf duplex (semi-detached)

dwelling constructed in 1910. There is a partition wall in the center dividing 118 Winters Lane from 120 Winters Lane, each Property with its own front door. Street view photographs were provided. (Pet. Ex3). There is a front porch which is shared by both Properties, and a second floor over the front half of the duplex. In the rear of the duplex is a 1-story addition which was constructed by a prior owner over top of a deck. As a result, the foundation of the 1-story rear addition is not safe. The roof spanning the duplex is also leaking and needs to be replaced/repaired. The Properties are zoned Density Residential (DR 5.5).

As it currently exists, the northern side of 120 Winters Lane sits 10 inches from the Property line. Petitioner in this case desires to demolish the 1-story rear addition, and replace it with a 182 sf, 2-story rear addition and rear deck, to provide more living space for tenants. Petitioner is also replacing the roof and siding on the duplex. Architectural renderings of the proposed addition and renovated exterior were provided. (Pet. Exs.1A-1E).

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would

be compatible with the community and generally consistent with the spirit and intent of the regulations.” *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

The Petition here indicates that the proposed addition is not more than 25% of the ground floor area of the existing duplex as a non-conforming use and that the side setback of 10 inches is also non-conforming. There was no evidence presented here about the continuous and consecutive use of the Properties since 1910 and therefore, no determination about whether the Properties meet the definition of a non-conforming use under BCZR, §101.1 can be made. The Special Hearing relief for the side setback of 10 inches as a non-conforming setback is actually Variance relief which will be addressed below. Accordingly, the Special Hearing relief will be dismissed as moot.

VARIANCE

A variance request involves a two-step process, 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 must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995). I find that the Property is unique due to the placement of the 1910 duplex home off center and disproportionately closer to the northern boundary line of 120 Winters Lane because it was constructed prior to the enactment of the BCZR in 1945 and then as amended in 1955. It sits next to a more modern home. The front portion of the duplex has a 2 floor but the rear does not. I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the proposed side setback of 10 inches was not granted because the Petitioner would not be able to demolish an unsafe rear 1-story addition which was constructed overtop of a deck, and replace it with a secure, 2-story addition and rear deck which will meet the Building Code requirements and will be inspected. The proposed addition is needed

to provide living space in an older home where the interior space and configurations are limited. I also find that the requested variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this 22nd day of **November, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing under BCZR, §500.7 to permit less than a 25% expansion to a nonconforming use (semi-detached dwelling), be, and it is hereby **DISMISSED AS MOOT**; and

IT IS FURTHER ORDERED, that the Petition for Variance relief for a side setback of 10 inches for a proposed 2-story dwelling addition and open projection (deck) pursuant BCZR, §104.3, be and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner and all subsequent owners shall comply with the DOP ZAC comment which is attached hereto and incorporated herein.
3. The Site Plan (Pet. Ex. 2) is attached hereto and incorporated herein in its entirety.

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

MEM/dlw



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 25, 2023

Katie Kim – luxehomesmd@gmail.com
7212 Preservation Court
Fulton, MD 20759

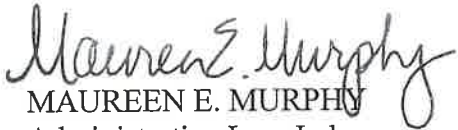
RE: Petition for Special Hearing
Case No. 2023-0107- SPH
Property: 118/120 Winters Lane

Dear Petitioners:

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Sincerely,


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OPINION AND ORDER

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The Property is 14,455 sf +/- and is improved with a 1,456 sf duplex (semi-detached)

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living space in an older home where the interior space and configurations are limited. I also find that the requested variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this 25th day of **October, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing under BCZR, §500.7 to permit less than a 25% expansion to a nonconforming use (semi-detached dwelling), be, and it is hereby **DISMISSED AS MOOT**; and

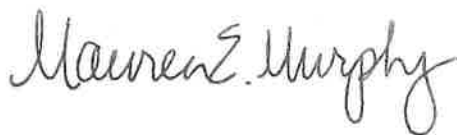
IT IS FURTHER ORDERED, that the Petition for Variance relief for a side setback of 10 ft. for a proposed 2 story dwelling addition and open projection (deck) pursuant BCZR, §104.3, be and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner and all subsequent owners shall comply with the DOP ZAC comment which is attached hereto and incorporated herein.
3. The Site Plan (Pet. Ex. 2) is attached hereto and incorporated herein in its entirety.

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

MEM/dlw



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County



PETITION FOR ZONING HEARING(S)

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 118/120 Wintec Lane Currently Zoned DR5.5
Deed Reference 46720 / 00350 10 Digit Tax Account # 0108551531
Owner(s) Printed Name(s) Katie Kim

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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 a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Attached document

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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.

Legal Owner(s) Affirmation: I/we do so solemnly declare and affirm, under the penalties of perjury, that I/We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

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

Legal Owners (Petitioners):

Katie Kim
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 Katie Kim Signature #2 _____
7212 Preservation Ct Fulton MD
Mailing Address _____ City _____ State _____
20759 _____ / luxehomesmd@gmail.com
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Attorney for Petitioner:

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

Representative to be contacted:

Sagar Patel, Arenco LLC
Name - Type or Print _____
Signature _____
12430 Hill Crest Fulton MD
Mailing Address _____ City _____ State _____
20759 / 240-472-8240 prafulp@arenco-llc.com
Zip Code _____ Telephone # _____ Email Address _____

Case Number 2023-0107-SPH Filing Date 5/12/2023 Do Not Schedule Dates _____ Reviewer CF

Letter of Intent for Zoning Variance/ Special Hearing For:

Katie Kim

118/ 120 Winters Lane

Catonsville, MD 21228

Zoning: DR 5.5

We are requesting a variance for the above address to seek relief of the required side yard setback, for the reasons detailed below, the proposed reduction of the side yard setback would allow the property owner to make an addition to duplex dwelling. The current house location and property lines would not allow an addition to unit 120 Winters Ln. Currently, each unit is a 1 bedroom/ 1 bathroom. With the proposed addition, each unit would become a 2 bedroom/ 2 bathroom. The addition would make the house family friendly and attract future families to consider moving into this house which would not be feasible in its current state. The location of the addition is at the rear of the existing 2 story house which will be hidden when viewing from Winters Ln.

2023-0107-SPH



ARENCO, LLC

Architectural Engineering Consultants

www.arenco-llc.com

Date: March 15, 2023

DESCRIPTION FOR SETBACK VARIANCE
LT ES WINTERS LA 390 N EDMONDSON AV

ZONING DESCRIPTION FOR 118 Winters Lane

Account No.: 0108551531

ELECTION DISTRICT – 01

COUNCILMANIC DISTRICT – 01

Beginning at a point on the LT ES WINTERS LA which is 40 foot right-of-way at a distance of 390 feet North of the centerline of the nearest improved intersection of Edmondson Ave which is 60 feet right-of-way wide. Being parcel no 1808 in the neighborhood of 1050081.04 as recorded in Baltimore County deed ref / 46720 / 00350.

Containing 14,455 square feet more or less.

2023-0107-SPH

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 6/28/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0107-SPH

INFORMATION:

Property Address: 118/120 Winters Lane
Petitioner: Katie Kim
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Variance -

1. From Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations to allow a side yard setback of 10 feet for a residential principal building in the D.R. 5.5 Zone in lieu of the required 15 feet.

The proposed site is a 14,455sf property zoned DR 5.5. that is surrounded by predominantly residential uses. There is currently a residential, duplex on the property. The requested relief for a 10 foot side yard setback, as said in above request, does not impose adverse visual impacts on adjacent properties or the public right of way. It is understood that the existing side yard setback is currently 10 feet and with the new addition, it will remain consistent.

The Department has no objections in granting the relief conditioned upon the following:

- 1) The petition shall be updated to accurately reflect all appropriate requested Zoning actions/relief.
- 2) Comply with any landscaping guidelines required by the Baltimore County Landscape Architect.
- 3) The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for D.R. 5.5 zoned property

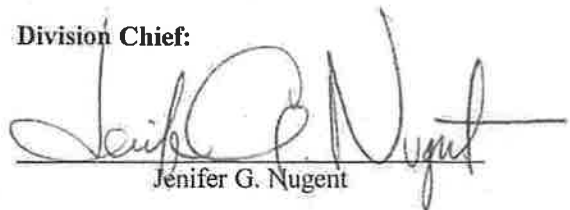
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

Sagar Patel, Arengo LLC
Sophie Kotzker, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

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: 2023-0107-SPH
Property Address: 118 WINTERS Lan
CATIONSVILLE MD 21228
Legal Owners (Petitioners): Katie Kim
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): SAGER Patel, ARENCO LLC
Address: 12430 Hill Crest
FULTON MD 20759
Telephone Number: 240-472-8240

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

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: May 30, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0107-SPH
Address: 118-120 Winters Lane
Legal Owner: Katie Kim

Zoning Advisory Committee Meeting of May 30, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 1, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 30, 2023
Item No. 2023-0101-A, 0107-SPH, 0111-SPH & 0112-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 6/28/2023

FROM: Steve Lafferty
Director, Department of Planning

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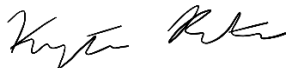
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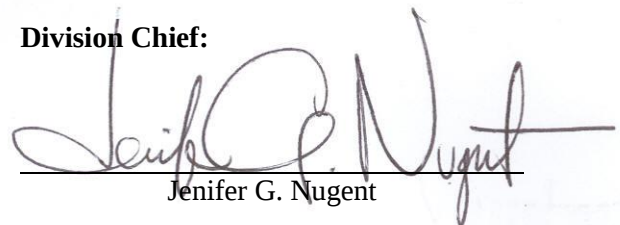
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Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

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Sophie Kotzker, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

Date: 9-16-23

RE: Case Number: 2023-0107-SPH

Petitioner/Developer: Kim

Date of Hearing/Closing: October 10, 2023 11AM

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 118/120 Winters Lane

The signs(s) were posted on 9-16-23
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2023-0107-SPH

**A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS
PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS NO LATER THAN
48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-987-3868 EXT. 0

DATE AND TIME: TUESDAY OCTOBER 10, 2023 11 AM

REQUEST: SPECIAL HEARING TO PERMIT LESS THAN A 25%
EXPANSION TO A NONCONFORMING USE (SEMI-DETACHED DWELLING)

AND A NONCONFORMING SIDE SETBACK FOR A PROPOSED 2 STORY DWELLING
ADDITION AND OPEN PROTECTION (DECK) PURSUANT TO SECTION
104.3.2.2.2

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM THE HEARING DATE, CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 07 Account Number - 0108551531

Owner Information

Owner Name: KIM KATIE

Use: RESIDENTIAL

Principal Residence: NO

Mailing Address: 7212 PRESERVATION CT
FULTON MD 20759-

Deed Reference: /46720/ 00350

Location & Structure Information

Premises Address: 118 WINTERS LN
CATONSVILLE 21228-Legal Description: LT ES WINTERS LA
CASE #77/297/91CSP-2134
390 N EDMONDSON AV

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0101	0001	1808	1050081.04	0000				2022	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1910	1,456 SF		14,455 SF	04

Stories	Basement Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT	WOOD SHINGLE/3	2 full		

Value Information

	Base Value	Value		
		As of 01/01/2022	As of 07/01/2022	As of 07/01/2023
Land:	79,900	79,900		
Improvements	88,500	105,700		
Total:	168,400	185,600	174,133	179,867
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
HARRIS EDNA ALBERT	04/15/2022	\$185,000
Type: ARMS LENGTH IMPROVED	Deed1: /46720/ 00350	Deed2:
STAYLOR BRYAN J	02/27/2018	\$175,000
Type: ARMS LENGTH IMPROVED	Deed1: /39987/ 00158	Deed2:
BOND JOHN	05/17/2006	\$120,000
Type: ARMS LENGTH IMPROVED	Deed1: /23854/ 00243	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: Denied

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0107-SPH



REAR ELEVATION

SCALE: 3/16" = 1'-0"

ARENCO LLC

ARCHITECTS
ENGINEERS
CONSTRUCTION MANAGERS
12430 HILL CREST
FULTON, MD 20769
TEL (240) 418 1388 • FAX (888) 374 5418

2023-0107-SHA

PROJECT TITLE

HOUSE ADDITION

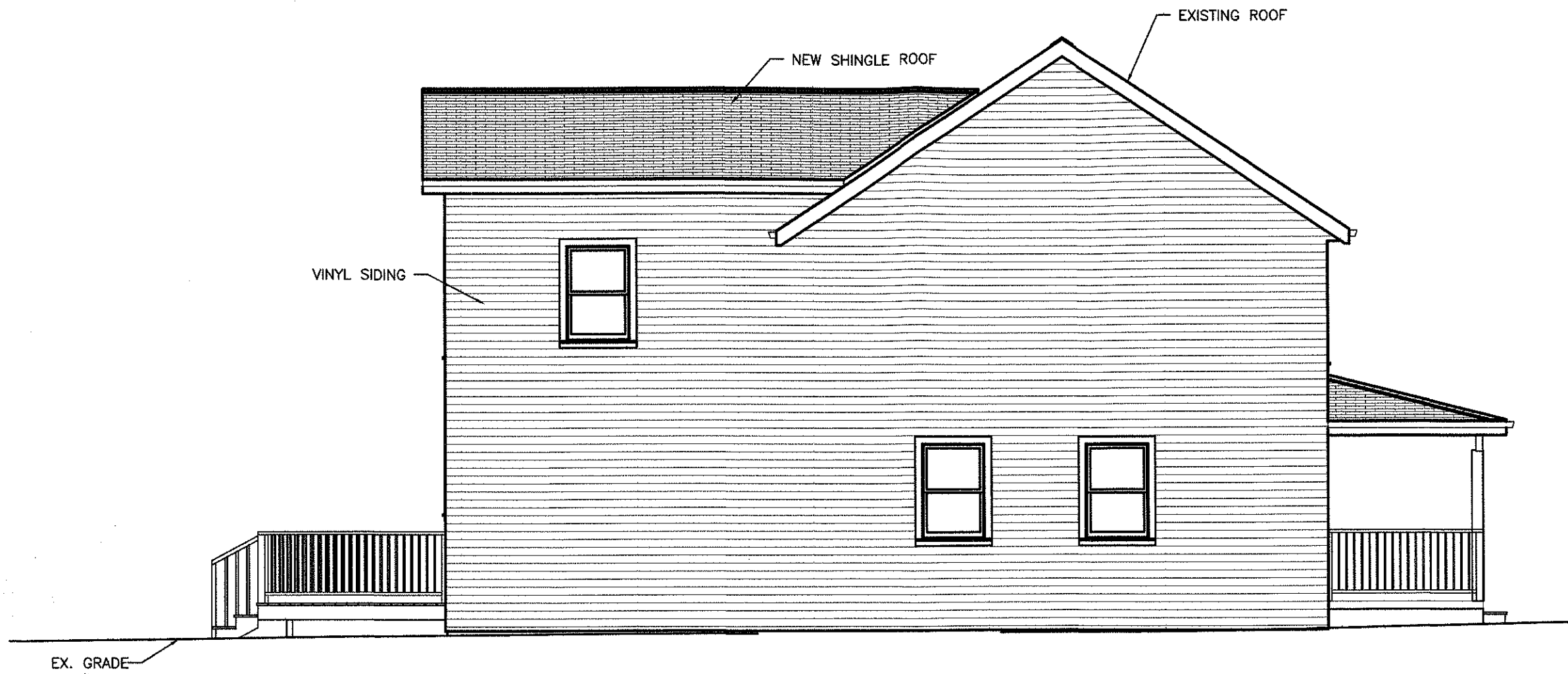
PROJECT ADDRESS

118 WINTERS LN
CATONSVILLE, MD 21228

SHEET TITLE

ELEVATIONS

A3



VINYL SIDING

NEW SHINGLE ROOF

EXISTING ROOF

EX. GRADE

LEFT ELEVATION

SCALE: 3/16" = 1'-0"

ARENCO LLC

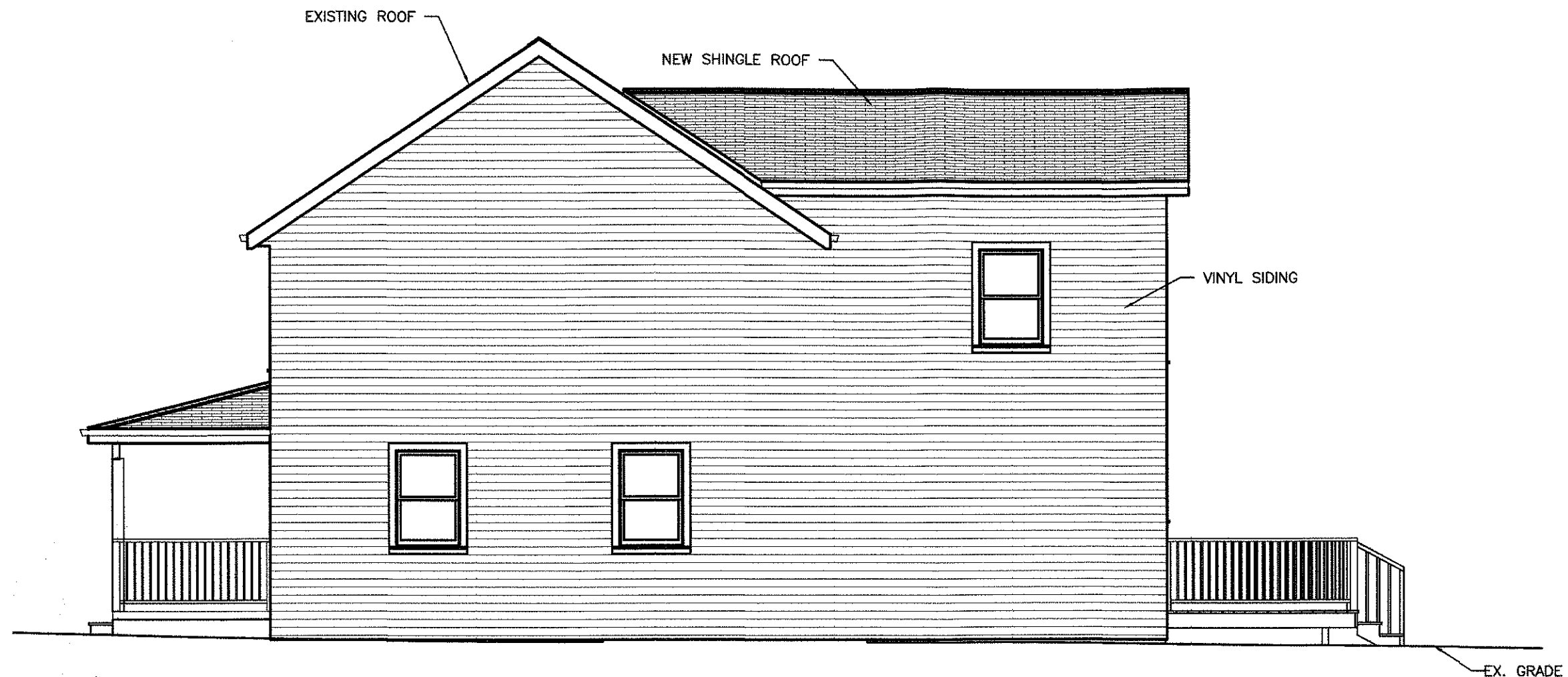
ARCHITECTS
ENGINEERS
CONSTRUCTION MANAGERS
12450 HILL CREST
FULTON, MD 20759
TEL (240) 418 1388 • FAX (888) 374 6418

2023-0107-SHA

PROJECT TITLE
HOUSE ADDITION
PROJECT ADDRESS
118 WINTERS LN
CATONSVILLE, MD 21228

SHEET TITLE
ELEVATIONS

A4



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT TITLE
HOUSE ADDITION
PROJECT ADDRESS
118 WINTERS LN
CATONSVILLE, MD 21228

SHEET TITLE
ELEVATIONS

ARENCO LLC

ARCHITECTS
ENGINEERS
CONSTRUCTION MANAGERS
12480 HILL CREST
FULTON, MD 20759
TEL (340) 418 1388 . FAX (308) 374 5418

2023-0107-SPH

A5

0101350000
UA-2021-0002UL

Lot # 13 0115770030

Pt. Bk. 0000027, Folio 0002

1991-0485-A 0452180 122

PAI # 010106 Lot # 12

Pt. Bk. PAI # 010106 R-1950-1749

120

Lot # 11 0103474010

Lot # 10
012800640

0108000800

0110250290

124

122

0107000040

1 CD

122-1/2

1 D

DR 5.5

SW 2-F

0102570040

0102551531

101A1

120

118

1600005326

112

0111000741

WINTERS LN

0115690124

0123502021

0120800340

108

1800013631

0102650080

2023 07

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____

ADDRESS: 118/120 WINTERS LANE, CATONSVILLE, MD 21228 OWNERS NAME: KIM KATIE

SUBDIVISION NAME: _____ LOT# _____ BLOCK # N/A SECTION # N/A

PLAT REF # N/A PARCEL 1808 DEED REF 46720/00350 10 DIGIT TAX NO: 0108551531

LOT CALCULATIONS
STRUCTURE SETBACKS

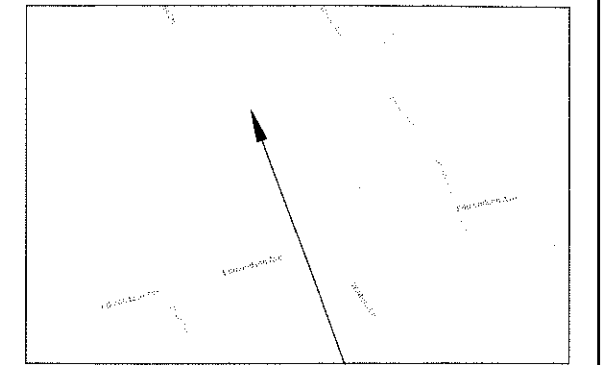
FRONT - 7.42'
REAR - 190'
LEFT SIDE - 0.82'
RIGHT SIDE - 28.66'
HEIGHT - 24.92'

ZONING MAP # 101A1
SITE ZONED DR 5.5
ELECTION DISTRICT 1
COUNCIL DISTRICT 1
LOT AREA 14,455 SF
HISTORIC : NO
IN CBCA NO
IN FLOOD PLAIN NO

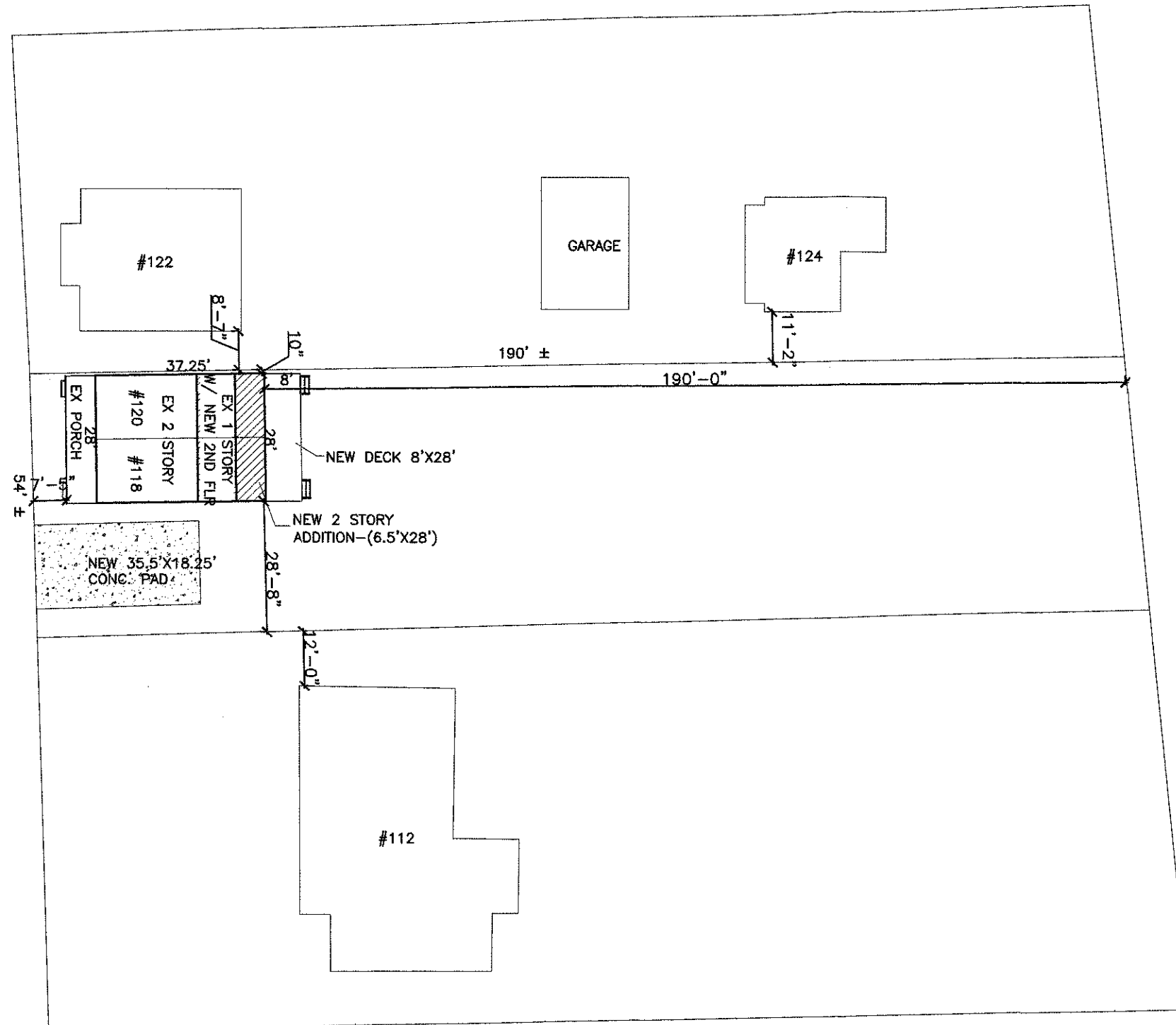
UTILITIES

WATER
PUBLIC X PRIVATE _____
SEWER
PUBLIC X PRIVATE _____

PRIOR HEARING NO



N
KEY PLAN
NOT TO SCALE
118 WINTERS LANE



118/120 WINTERS LANE
CATONSVILLE, MD 21228
ADDITION

C1

HOUSE ADDITION

ARENCO, LLC

ARCHITECTURAL ENGINEERING CONSULTANTS
12430 HILL CREST
FULTON, MD 20759

SCALE
1" = 30'

WORK REQUEST #
22-193

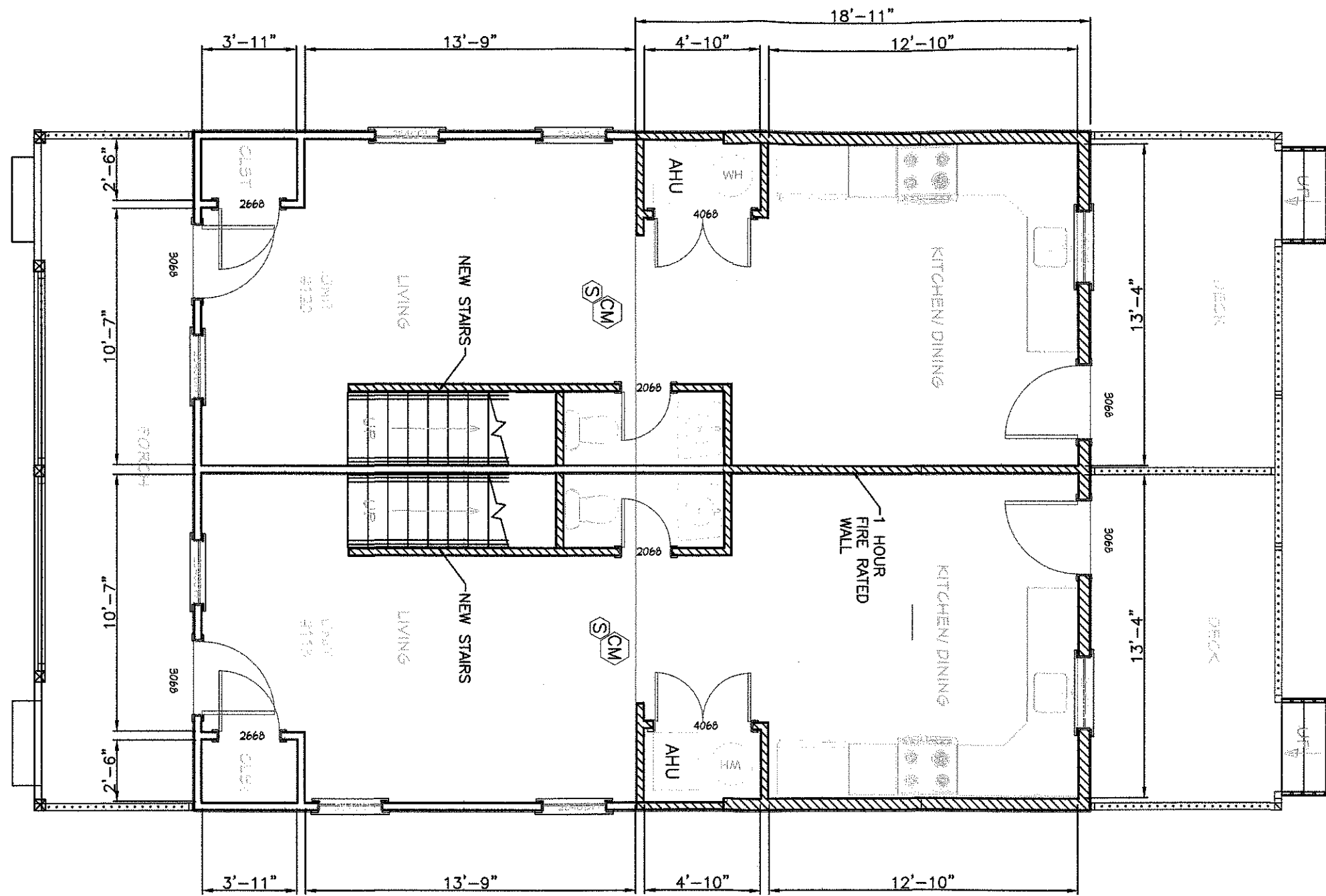
SHEET
1 OF 1

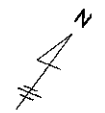
DRAWING NO.
22-193-01

FILE DATE:

FILE NAME:

2023-01-07-SHA




PROPOSED FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

PROJECT TITLE
HOUSE ADDITION
 PROJECT ADDRESS
118 WINTERS LN
CATONSVILLE, MD 21228

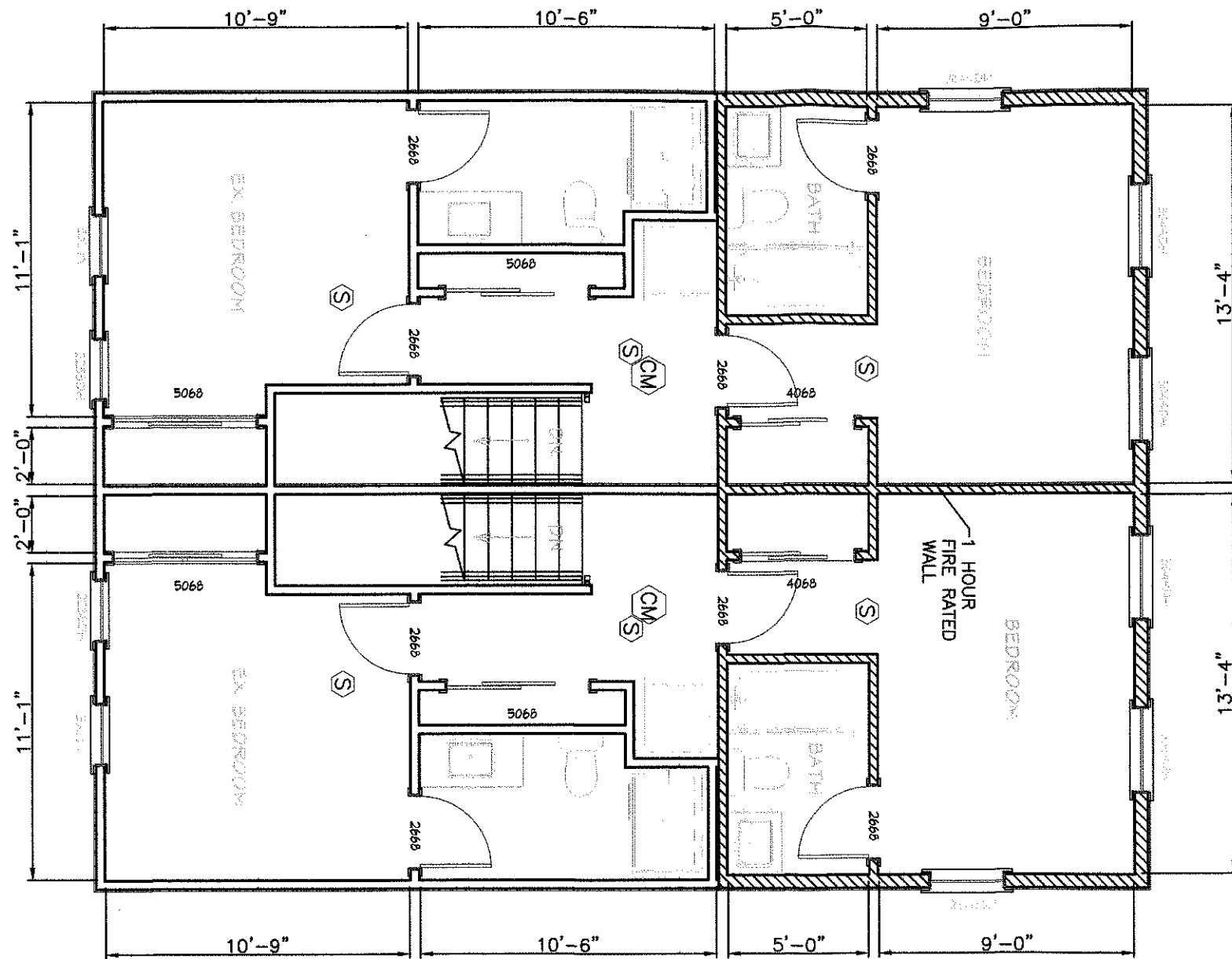
SHEET TITLE
PROPOSED FIRST FLOOR PLAN

ARENCO LLC

ARCHITECTS
 12450 HILL CREST
 FULTON, MD 20709
 ENGINEERS
 TEL (240) 418 1389 . FAX (888) 374 5418
 CONSTRUCTION MANAGERS

2023-07-54H

A1




PROPOSED SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

PROJECT TITLE
HOUSE ADDITION
 PROJECT ADDRESS
118 WINTERS LN
CATONSVILLE, MD 21228
 SHEET TITLE
PROPOSED SECOND FLOOR PLAN

A2

ARENCO LLC

ARCHITECTS
 ENGINEERS
 CONSTRUCTION MANAGERS
 12490 HILL CREST
 FULTON, MD 20760
 TEL. (840) 418 1398 • FAX (888) 374 6418

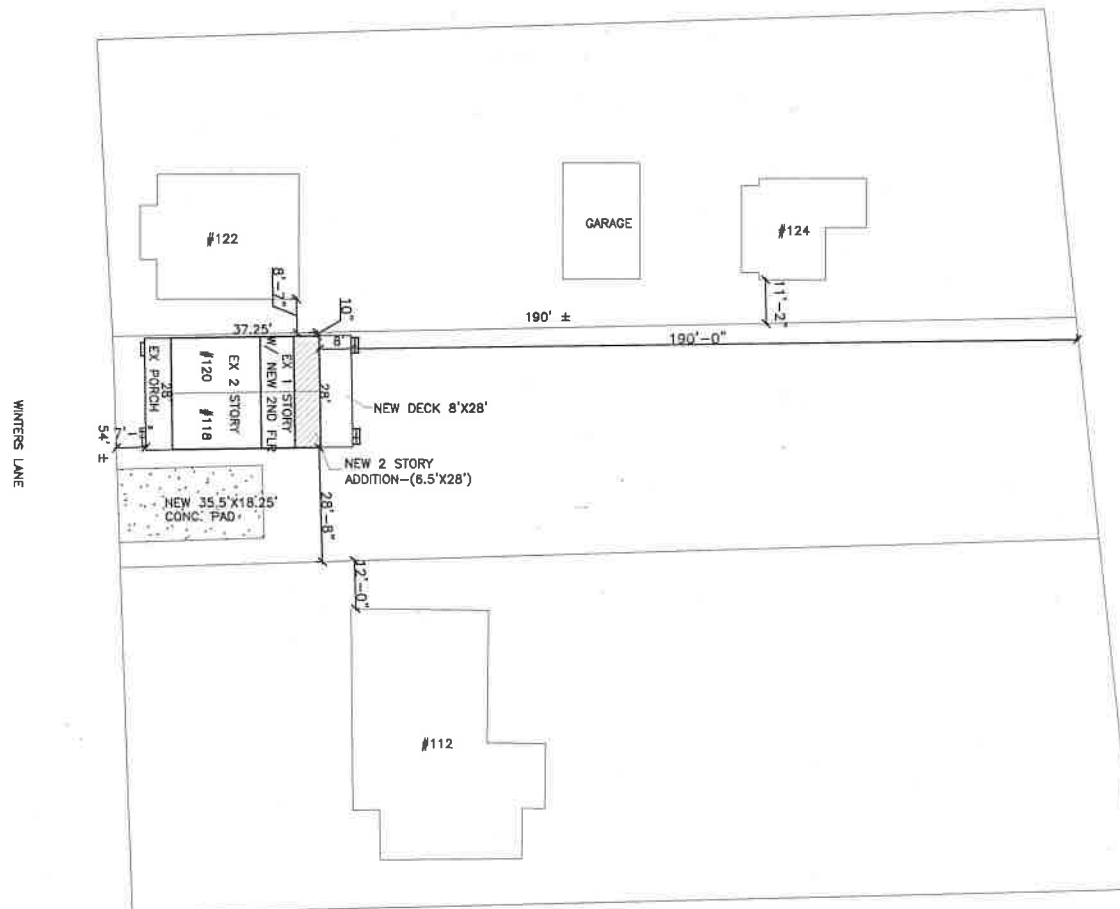
2023-0107-SAH

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____

ADDRESS: 118/120 WINTERS LANE, CATONSVILLE, MD 21228 OWNERS NAME: KIM KATIE

SUBDIVISION NAME: _____ LOT# _____ BLOCK # N/A SECTION # N/A

PLAT REF # N/A PARCEL 1808 DEED REF 46720/00350 10 DIGIT TAX NO: 0108551531



LOT CALCULATIONS
STRUCTURE SETBACKS
 FRONT - 7.42'
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ZONING MAP # 101A1
 SITE ZONED DR 5.5
 ELECTION DISTRICT 1
 COUNCIL DISTRICT 1
 LOT AREA 14,455 SF
 HISTORIC : NO
 IN CBCA NO
 IN FLOOD PLAIN NO

UTILITIES
 WATER
 PUBLIC ☒ PRIVATE _____
 SEWER
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING NO

118/120 WINTERS LANE
 CATONSVILLE, MD 21228
 ADDITION

C1

HOUSE ADDITION

ARENCO, LLC
 ARCHITECTURAL ENGINEERING CONSULTANTS
 12430 HILL CREST
 FULTON, MD 20759

SCALE 1" = 30'	WORK REQUEST # 22-193	SHEET 1 OF 1	DRAWING NO. 22-193-01
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FILE DATE:

FILE NAME:

FORM 06-23-07

