



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

December 19, 2023

Matthew and Erika Clark – mclark1014@gmail.com
2825 Benson Mill Road
Sparks Glencoe, MD 21152

RE: Petition for Administrative Variance
Case No. 2023-0231-A
Property: 2825 Benson Mill Road

Dear Mr. and Mrs. Clark:

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 blue ink signature of Andrew M. Belt, written in a cursive style.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

c: Patrick Richardson – rick@richardsonengineering.net

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2825 Benson Mill Road)		
5 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Matthew & Erika Clark	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0231-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Matthew and Erika Clark (“Petitioners”) for the property located at 2825 Benson Mill Road, Sparks Glencoe, Maryland (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §§ 400.1 and 400.3 to permit an accessory building (garage) to be located in the front yard with a height of 22 ft. in lieu of the required rear yard placement and maximum height of 15 ft.

The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2C). There were no adverse ZAC comments contained in the case file from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on November 19, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by §32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted.

Petitioners are proposing the construction of a garage in the front yard of their dwelling, off of the existing driveway. Petitioners' affidavit states that the rear yard has steep slopes with a pond at the slope's bottom. Petitioners explain that the construction process and paving in the rear of the dwelling may have a negative environmental impact on the pond itself. Petitioners also note that the septic system is also located in the rear of the property. Petitioners plan to store larger vehicles such as motorhomes in the proposed garage and have proposed a pitched roof design for architectural harmony with the existing dwelling.

In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of §307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I find that there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted.

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

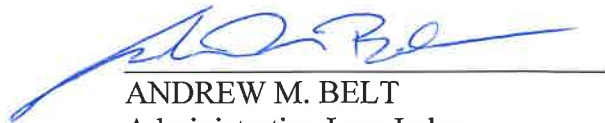
Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 19th day of **December, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §§ 400.1 and 400.3 to permit an accessory building (garage) to be located in the front yard with a height of 22 ft. in lieu of the required rear yard placement and maximum height of 15 ft., be and is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioners and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes.

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


ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw



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 Law of Baltimore County for the property located at:

Address 2825 Benson Mill Road which is presently zoned RC-2

Deed Reference 47887/ 125 10 Digit Tax Account # 2100008219

Property Owner(s) Printed Name(s) Matthew C. Clark & Erika L. Clark

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

1. X ADMINISTRATIVE VARIANCE

BCZR: 400.1 & 400.3 → To permit an accessory building (garage) to be located in the front yard with a height of 22 feet in lieu of the required rear yard placement and maximum height of 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING

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, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded 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 _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners:

Matthew C. Clark / Erika L. Clark
Name #1 - Type or Print Name #2 - Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

2825 Benson Mill Road Sparks MD
Mailing Address City State

21152 / 443-812-6002 / mclark1014@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC, Rick Richardson
Name - Type or Print

[Signature]
Signature

7 Deneison Street Timonium MD
Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net
Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, It is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2023-0231-A Filing Date 11/1/23 Estimated Posting Date 11/2/23 Reviewer JJ

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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 2825 Benson Mill Road Sparks Glencoe MD 21152
Print or Type Address of property City State Zip Code

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

The proposed garage is going to be constructed in the front yard off the existing driveway. The rear yard is a very steep area that has a pond at the bottom of the slope. Because the slope is very steep, it would be a practical difficulty in getting a vehicle there and the slope would make construction of the garage very difficult and expensive. As well grading for vehicular access is difficult, and it is also a potential environmental impact to the water quality of the pond below. In addition the septic system for the house is located in the rear of the property that would exclude the use in that area. The height is necessary to have a height in the garage that permits larger vehicles like motorhomes and then have a pitched roof that is in harmony with the existing structure of the house.

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

[Signature]
Signature of Affiant

Matthew C. Clark
Name- Print or Type

[Signature]
Signature of Affiant

Erika L. Clark
Name- Print or Type

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

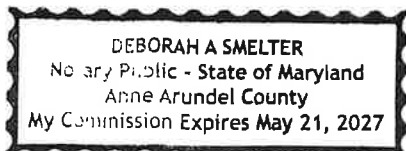
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19TH day of OCTOBER 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

MATTHEW C. CLARK ERIKA L. CLARK
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
MAY 21, 2027
My Commission Expires





Richardson
ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

**ZONING PROPERTY DESCRIPTION FOR
2825 BENSON MILL ROAD
4th ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located at a point on the South side of Benson Mill Road approximately 300+/- feet East of the intersection of Benson Mill Road and Falls Road. Then running Southeast away from Benson Mill Road the following bearings and distances 1) South 30 degrees 30 minutes 45 seconds East 1,293.78 feet 2) North 37 degrees 30 minutes 23 seconds East 387.86 feet 3) North 24 degrees 11 minutes 59 seconds West 1,012.73 feet 4) South 66 degrees 32 minutes 30 seconds West 139.65 feet. 5) South 75 degrees 9 minutes 48 seconds West 108.72 feet. 6) South 81 degrees 11 minutes 24 seconds West 239.44 feet to the place of beginning.

Containing a net area of 469,627 square feet or 10.78 acres +/-.



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2025

2023-0231-A

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

No. 228939

Date: 11/1/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00

Total: \$ 75.00

Rec From: CLARK / RICHARDSON ENGINEERING

For: 2073-0231-A
2875 BENSON MILL RD

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

MATTHEW C CLARK
ERIKA L CLARK
718 FALCONER RD
JOPPA, MD 21085-4422
410-670-3547

1173

30-7426/3140

10/19/2023
Date

Pay to the Order of: BALTIMORE COUNTY, MD \$ 75.00
Seventy Five And 00/100 Dollars



USAA FEDERAL SAVINGS BANK
10750 McDERMOTT FWY
SAN ANTONIO, TEXAS 78288-0544
(210) 456-8000 1-800-832-3724

For

[Signature]

3140742691

TRANSIT ROUTING NUMBER

2233414791 1173

ACCOUNT NUMBER

Photo Safe Deposit® Details on back

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0231 -A Address 2825 BENSON MILL ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/1/23 Posting Date: 11/12/23 Closing Date: 11/27/23

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.

Petitioner: This Part of the Form is for the Sign Poster Only. (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 - 0231 -A Address 2825 BENSON MILL ROAD

Petitioner's Name: CLARK Telephone (Cell) 443-812-6002

Posting Date: 11/12/23 Closing Date: 11/27/23

Wording for Sign: To Permit

— To permit an accessory building (garage) to be located in the front yard with a height of 22 feet in lieu of
— the required rear yard placement and maximum height of 15 feet.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2023-0231-A
Property Address: 2825 BENSON MILL RD.
Legal Owners (Petitioners): MATTHEW + ERIKA CLARK
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): RICK RICHARDSON / RICHARDSON ENGINEERING
Address: 7 BENSON STREET
TIMONIUM, MD 21093

Telephone Number: 410-560-1502

*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.

Revised 3/2022

CERTIFICATE OF POSTING

2023-0231-A

RE: Case No.: _____

Petitioner/Developer: _____

Clark

December 4, 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: Jeff Perlow:

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: _____

2825 Benson Mill Road ***SIGN 1***

November 19, 2023

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



Sincerely,

 November 19, 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: November 13, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0231-A
Address: 2825 BENSON MILL RD
Legal Owner: Matthew & Erika Clark

Zoning Advisory Committee Meeting of November 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

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 05 Account Number - 2100008219		
Owner Information		
Owner Name:	CLARK MATTHEW C CLARK ERIKA L	Use: EXEMPT Principal Residence: YES
Mailing Address:	2825 BENSON MILL RD SPARKS GLENCOE MD 21152- Deed Reference: /47887/ 00125	
Location & Structure Information		
Premises Address:	2825 BENSON MILL RD SPARKS GLENCOE 21152-	Legal Description: 10.827 AC SS VETERANS EXEMPTION BENSON MILL RD 300 E FALLS RD
Map:	Grid:	Parcel:
0026	0012	0216
Neighborhood:	Subdivision:	Section:
5040004.04	0000	
Block:	Lot:	Assessment Year:
		2023
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1989	2,490 SF	
Property Land Area	County Use	
10.8200 AC	01	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior Quality	Full/Half Bath	Garage
SIDING/ 4	2 full/ 1 half	1 Attached
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of
		01/01/2023
		As of
		07/01/2023
		As of
		07/01/2024
Land:	155,000	162,400
Improvements	246,300	322,000
Total:	401,300	484,400
Preferential Land:	0	0
		429,000
		456,700
Transfer Information		
Seller: BRISTOR AUSTIN LEE	Date: 03/22/2023	Price: \$761,000
Type: ARMS LENGTH IMPROVED	Deed1: /47887/ 00125	Deed2:
Seller: BRISTOR WILLIAM B III	Date: 06/29/2020	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /43075/ 00381	Deed2:
Seller: BRISTOR CHARLES EDWIN TRUSTEE	Date: 08/19/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /41772/ 00062	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2023
County:	020	429,000.00
State:	020	429,000.00
Municipal:	020	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 04/19/2023		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

NW 26-G

NW 26-F

027A1

026C1

FALLS RD

BENSON MILL RD

PAI # 050042-042

2009-0055-A
1992-0356-XA

3 CD

RC 2

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

NW 25-G

5 ED

PAI # 050324

2014-0147-A

PAI # 050324

PAI # 050324

PAI # 050324

PAI # 050324

PAI # 050324

PAI # 050324

PAI # 050324

PAI # 050324

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PAI # 050324

PAI # 050324

PAI # 050324

PAI # 050324

PAI # 050324

PAI # 050324

PAI # 050038

PAI # 050227

1998-0324-A

PAI # 050227

PAI # 050227

1998-0324-A

PAI # 050038

1972-0099-X
1971-0253-X
1988-0210-SPH

PAI # 050255

PAI # 050255

027A2

2004-0078-S

1999-0065-A

PAI # 050255

PAI # 050255

PAI # 050326

PAI # 050326

PAI # 050326

PAI # 050326

PAI # 058015

PAI # 058015

PAI # 058002

PAI # 058002

PAI # 050334

PAI # 050334

PAI # 050334

2022-0040-A

2019-0259-SPH

PAI # 050334

1990-0062-SPH

FALLS RD

DRIVEWAY

DRIVEWAY

DRIVEWAY

NW-26-G

NW 26-F

027A1

026C1

BENSON MILL RD

FALLS RD

PAI # 050042-042

2009-0055-A
1992-0356-XA

3 CD

RC 2

NW 25-G

5 ED

PAI # 050324

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

2014-0147-A

PAI # 050324

PAI # 050324

PAI # 050038

PAI # 050227

1998-0324-A

PAI # 050227

PAI # 050227

1998-0324-A

PAI # 050038

PAI # 050255

1972-0099-X
1971-0253-X
1988-0210-SPH

PAI # 050255

027A2

2004-0078-S

1999-0065-A

PAI # 050255

PAI # 050255

026C2

PAI # 058015

PAI # 058015

DRIVEWAY

PAI # 058002

PAI # 058002

FALLS RD

DRIVEWAY

PAI # 050326

PAI # 050326

PAI # 050334

PAI # 050334

2022-0040-A

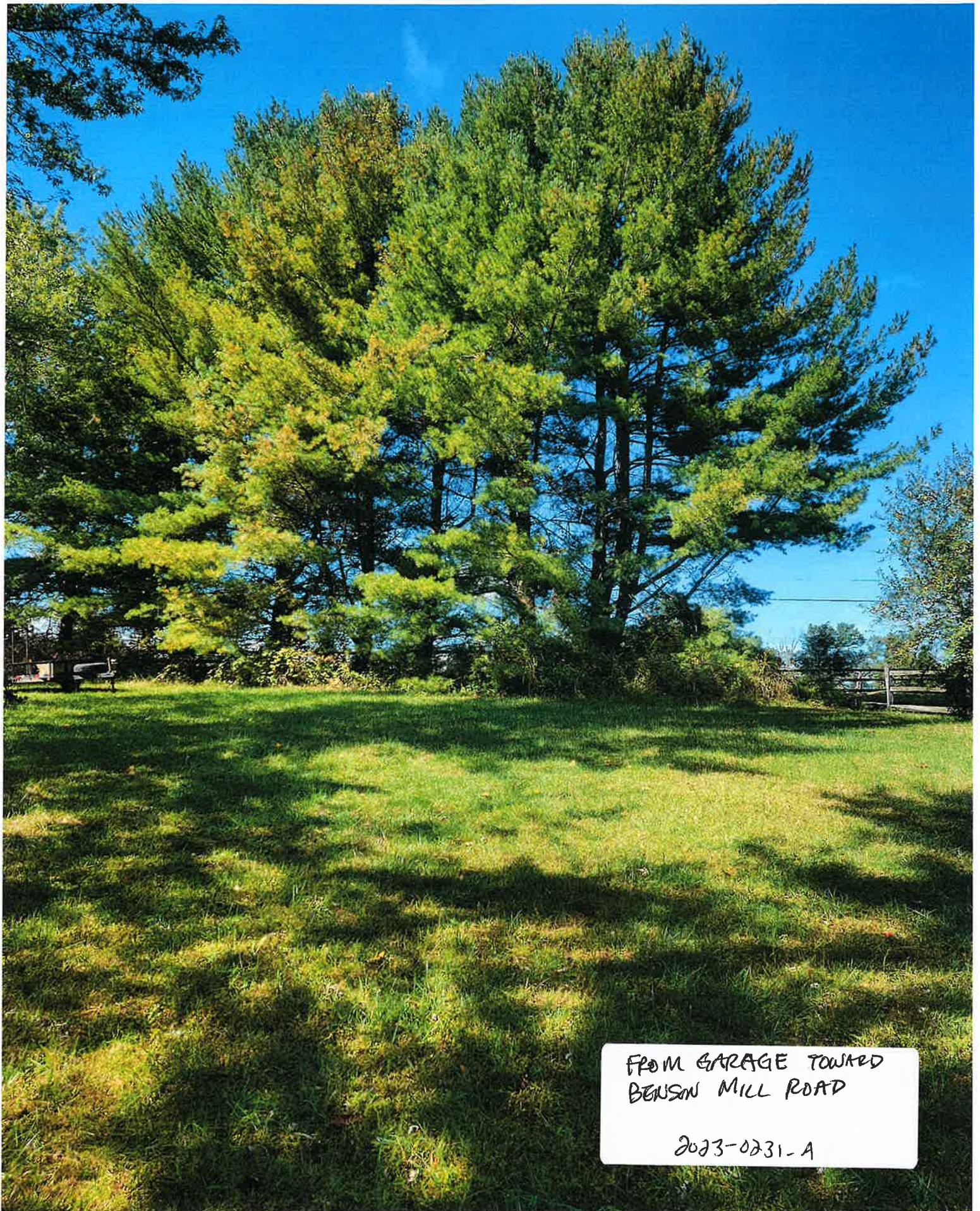
PAI # 050326

PAI # 050326

2019-0259-SPHA

PAI # 050334

1990-0062-SPH



FROM GARAGE TOWARD
BENSON MILL ROAD

2023-0231-A



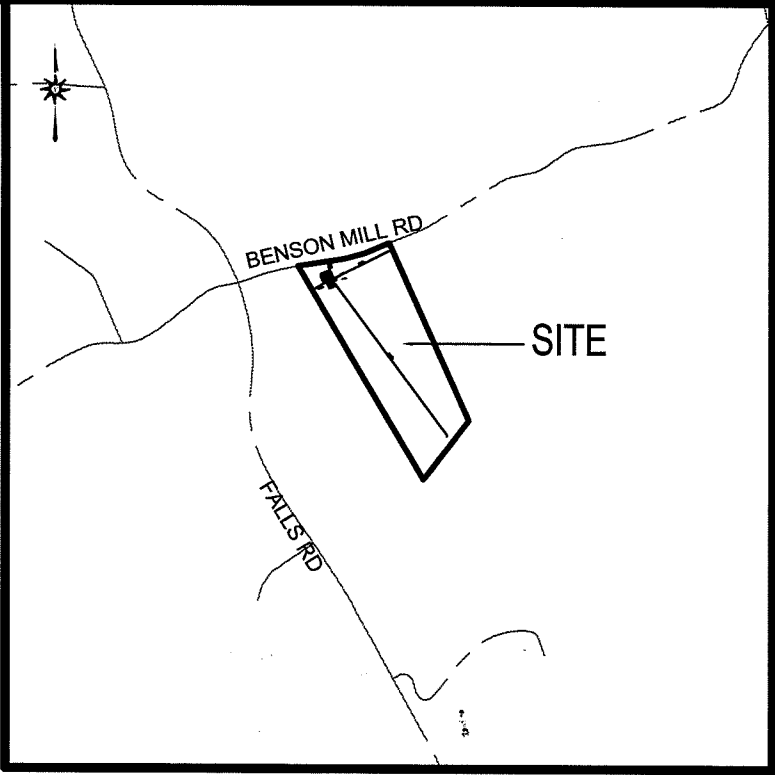
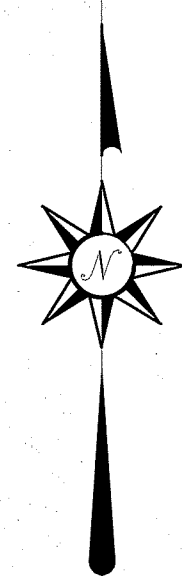
VIEW FROM ROAD
TOWARD GARAGE LOCATION

2023-0231-A



VIEW TO WEST

2023-0731-A



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER:
MATTHEW C. CLARK
ERKA L. CLARK
2825 BENSON MILL RD
SPARKS GLENCOE MD 21152
 - SITE AREA:
NET 469,627 SF or 10.78 Ac.±
 - USES:
EXISTING: RESIDENTIAL DWELLING
PROPOSED: RESIDENTIAL DWELLING
 - UTILITIES:
PRIVATE WELL AND SEPTIC
 - DEED REFERENCE: 47887/125
 - TAX ACCOUNT #2100008219
 - COUNCILMANIC DISTRICT: 3RD
 - ELECTION DISTRICT: 5TH
 - CENSUS TRACT: 4050
 - ZONING: RC-2 (PER 200 SCALE GIS TILE #026C2)
 - TAX MAP #26, GRID #12, PARCEL #216
 - WATERSHED: LOON RAVEN RESERVOIR
 - PRIOR PERMITS ON FILE- NONE
 - PRIOR ZONING CASES ON FILE- NONE
 - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THE SITE LIES WITHIN FLOOD ZONE X ACCORDING TO FEMA MAP 2400100105F SEPTEMBER 26, 2008.
 - THE SITE DOES NOT LIE WITHIN A TRAFFIC DEFICIENT AREA.
 - BASIC SERVICE MAPS
- | TYPE | DEFICIENT (Y/N) | NOTE |
|----------------|-----------------|------|
| SEWER | N | |
| WATER | N | |
| TRANSPORTATION | N | |
- SETBACKS FOR RC-2
- | TYPE | REQUIRED | PROVIDED |
|-------|-------------|----------|
| FRONT | 75' CL ROAD | 110'± |
| SIDE | 35' | 190'± |
| REAR | 35' | 905'± |

2023-0231-A



7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
FOR
CLARK RESIDENCE
GARAGE
2825 BENSON HILL ROAD
BALTIMORE COUNTY MARYLAND
5TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: LNR	CHECKED BY: PCR	SCALE: 1" = 100'
	DATE: 09-19-23	JOB NO.: 23159	SHEET NO.: 1 OF 1