



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

March 27, 2024

Vldislav Zagronichny and Svetlana Ostrowsky – vlad@bzacpos.com
709 Nicholas Lane
Cockeysville, MD 21030

RE: Petition for Administrative Variance
Case No. 2024-0050-A
Property: 709 Nicholas Lane

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, appearing to read "Andrew M. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

c: Stephanie Milway – smilway@woodfieldoutdoor.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(709 Nicholas Lane)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Vladislav Zagronichny &	*	HEARINGS FOR
Svetlana Ostrowsky		
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0050-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, Vladislav Zagronichny and Svetlana Ostrowsky (“Petitioners”) for the property located at 709 Nicholas Lane, Cockeysville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Sections 1A08.6.B.5.a.3 and 301.1.A, to permit an addition to a rear yard deck with a rear setback of 8.75 ft. in lieu of the required 37.5 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-2B). Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability (“DEPS”), dated March 12, 2024, indicating development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code). An additional DEPS comment indicated the following:

“The proposed covered portions of the deck will extend the principal structure to within the 35-foot minimum setback from the Forest Buffer Easement on the adjoining lot. An approved Forest Buffer Variance will be required to permit structures within the 35-foot setback, per BCC 33-3-111(d).”

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on March 9, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioners propose replacing an existing deck which is currently 12 ft. from the property line, with a new one that would be 8.75 ft. from the property line. Petitioners explain that new stairs will be added to the present design to provide an additional emergency exit. The unique curved nature of the property's eastern property line cause setbacks to vary along that side of the property, being most narrow at the location of the current and proposed deck.

The Petitioners have filed the supporting affidavits as required by Section 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.¹ In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 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.

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.

¹ As noted by DEPS, an approved Forest Buffer Variance will be required to permit structures within the 35-foot setback, per BCC 33-3-111(d).

THEREFORE, IT IS ORDERED, this 27th day of **March, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), Sections 1A08.6.B.5.a.3 and 301.1.A, to permit an addition to a rear yard deck with a rear setback of 8.75 ft. in lieu of the required 37.5 ft., be, and they are each hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners shall comply with the DEPS ZAC comment, dated March 12, 2024; a copy of which is attached hereto and made a part hereof.

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

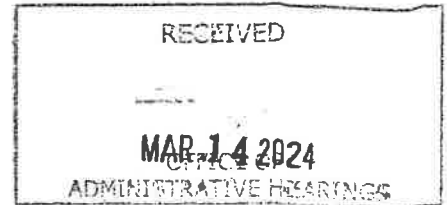

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw

AV

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 12, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0050-A
Address: 709 NICHOLAS LANE
Legal Owner: Vladislav Zagronichny, Svetlana Ostrowsky

Zoning Advisory Committee Meeting of March 11, 2024.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

The proposed covered portions of the deck will extend the principal structure to within the 35-foot minimum setback from the Forest Buffer Easement on the adjoining lot. An approved Forest Buffer Variance will be required to permit structures within the 35-foot setback, per BCC 33-3-111(d)

Reviewer: Art Garcia



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 709 Nicholas Lane, Cockeysville, MD 21030 Currently Zoned Residential
Deed Reference 45102 / 00098 10 Digit Tax Account # 2 3 0 0 0 0 7 7 9 8
Owner(s) Printed Name(s) Vladislav Zagranichy and Svetlana Ostrowsky

(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: 1A08.6.B.5.a.3. & 301.1.A. → To permit an addition to a rear yard deck with a rear setback of 8.75 feet in lieu of the required 37.5 feet.

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):

Vladislav Zagranichy / Svetlana Ostrowsky
Name #1 - Type or Print / Name #2 - Type or Print
Vlad Zagranichy / [Signature]
Signature #1 / Signature #2
709 Nicholas Lane Cockeysville MD
Mailing Address / City / State
21030 / 410-962-0233/443-865-8186 / Vlad@bzacpas.com
Zip Code / Telephone #'s (Cell and Home) / Email Address

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

Name - Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

Representative to be Contacted:

Stephanie Milway
Name - Type or Print
Stephanie Milway
Signature
2112 Bel Air Road Fallston MD
Mailing Address / City / State
21047 / 443-299-6504 / smilway@woodfieldoutdoor.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 2024-0050-A Filing Date 7, 26, 24 Estimated Posting Date 3, 10, 24 Reviewer JS

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: 709 Nicholas Lane Cockeysville MD 21030
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)

An existing deck is 12' from the property line. Our request
to be at 8'9" will allow for the deck renovations
plus allow an additional staircase for an emergency exit.

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

Vlad Zagranichny
Signature of Owner (Affiant)

[Signature]
Signature of Owner (Affiant)

Vladislav Zagranichny
Name - Print or Type

Svetlana Ostrowsky
Name - Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of January, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Vladislav Zagranichny and Svetlana Ostrowsky

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

January 08, 2028
My Commission Expires

STEPHANIE MILWAY
Notary Public-Maryland
Harford County
My Commission Expires
January 08, 2028

THE ZONING PETITION PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR: 709 Nicholas Lane – Cokeysville, 21030, Maryland

PART A

Beginning at a point on the northeast side of Nicholas Lane which is 50 feet right of way wide at the distance of 50 feet.

PART B

Being Lot # (12), Block (N/A), Section # (N/A) in the subdivision of (name of subdivision) as recorded in Baltimore County Plat Book # (72), Folio # (35), containing (1.09 AC. / 47,480 SQ.FT.). Located in the (8th) Election District and (3rd) Council District.

2024-0050-A

11#01100211# 1:0433180921: 9587755011#

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 2300007798		
Owner Information		
Owner Name:	ZAGRANICHNY VLADISLAV OSTROWSKY SVETLANA D	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	709 NICHOLAS LN COCKEYSVILLE MD 21030-1319	Deed Reference: /45102/ 00098
Location & Structure Information		
Premises Address:	709 NICHOLAS LN COCKEYSVILLE 21030-1319	Legal Description: 1.092 AC 709 NICHOLAS LN ES HAYFIELDS MANOR
Map: 0042	Grid: 0002	Parcel: 0544
Neighborhood: 8040091.04	Subdivision: 0000	Section: 12
Block: 12	Lot: 2023	Assessment Year: 2023
Town: None		Plat No: E Plat Ref: 0072/ 0035
Primary Structure Built 2001	Above Grade Living Area 5,482 SF	Finished Basement Area 2720 SF
Property Land Area 1.0900 AC	County Use 04	
Stories Basement 2	Type YES	Exterior Quality STANDARD UNIT
Full/Half Bath 6 full/1 half	Garage 2 Attached	Last Notice of Major Improvements
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of
		As of
		As of
Land:	302,700	302,700
Improvements	563,200	563,200
Total:	865,900	865,900
Preferential Land:	0	
Transfer Information		
Seller: DIAKOULAS JOHN E	Date: 07/13/2021	Price: \$1,500,000
Type: ARMS LENGTH IMPROVED	Deed1: /45102/ 00098	Deed2:
Seller: NVR,INC	Date: 11/19/2001	Price: \$582,690
Type: ARMS LENGTH IMPROVED	Deed1: /15771/ 00700	Deed2:
Seller: HAYFIELD INC	Date: 10/26/2001	Price: \$165,000
Type: ARMS LENGTH VACANT	Deed1: /15697/ 00121	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2022
State:	000	0.00
Municipal:	000	0.00
		0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

**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: 2024-0050-1
Property Address: 709 NICHOLS LANE
Legal Owners (Petitioners): VLADISLAV ZAGRANICHNY + SVETLANA OSTROWSKY
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): STEPHANIE MILWAY
Address: 2112 BELAIR ROAD
FALLSTON, MD 21047

Telephone Number: 443-299-6504

*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

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0050 -A Address 709 NICHOLS LANE

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

Filing Date: 2/26/24 Posting Date: 3/10/24 Closing Date: 3/25/24

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

- 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.
- 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.
- 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.
- 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: 2024 - 0050 -A Address 709 NICHOLS LANE

Petitioner's Name: ZAGRONICHNY + OSTROWSKY Telephone (Cell) STEPHANIE MILWAY 443-299-6504

Posting Date: 3/10/24 Closing Date: 3/25/24

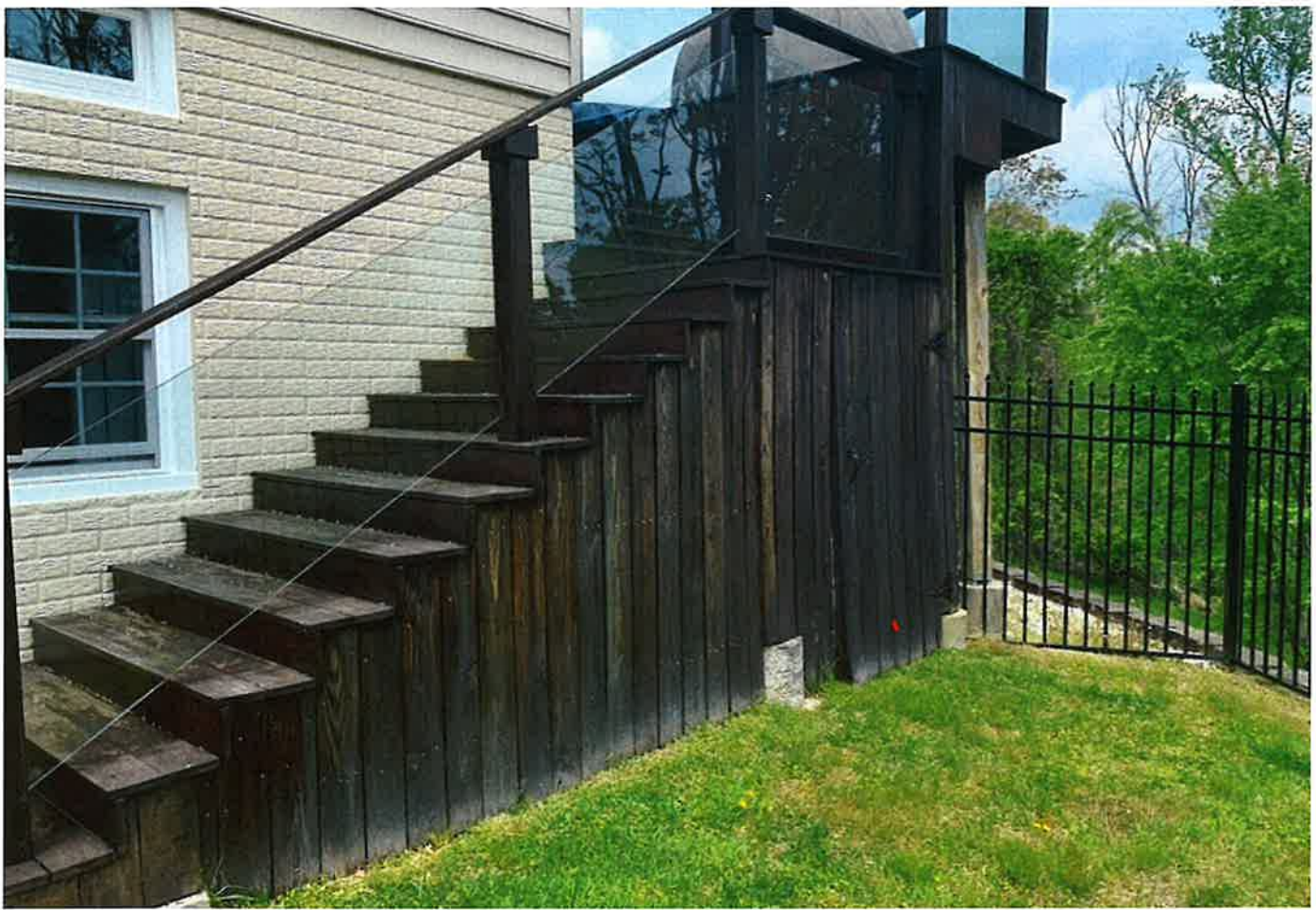
Wording for Sign: _____

To permit an addition to a rear yard deck with a rear setback of 8.75 feet in lieu of the required 37.5 feet.

Revised 1/2022



2024-0050-A



2024-0050-A

Lot # 0

Pt. Bk. 0000072, Folio 0035

2300007802

Lot # 4

712
2300007790

Lot # 1

711

2300007787

Lot # 5

2300007791

710

8-ED 042A1

CR-1995-0138
1996-0347-SPHA
1995-0308-X

2300007792

PAI # 080661

Lot # 12
2300007798

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

PAI # 080661

PAI # 080661

Pt. Bk./Folio # 072035

PAI # 080661

Lot # 6

NW 20-C

NICHOLAS LN

RC 7

DRIVEWAY DRIVEWAY

Lot # 11

703

2300007797

701

Lot # 10

2003-0556-A 0007796

Lot # 0

2300007788

Lot # 2

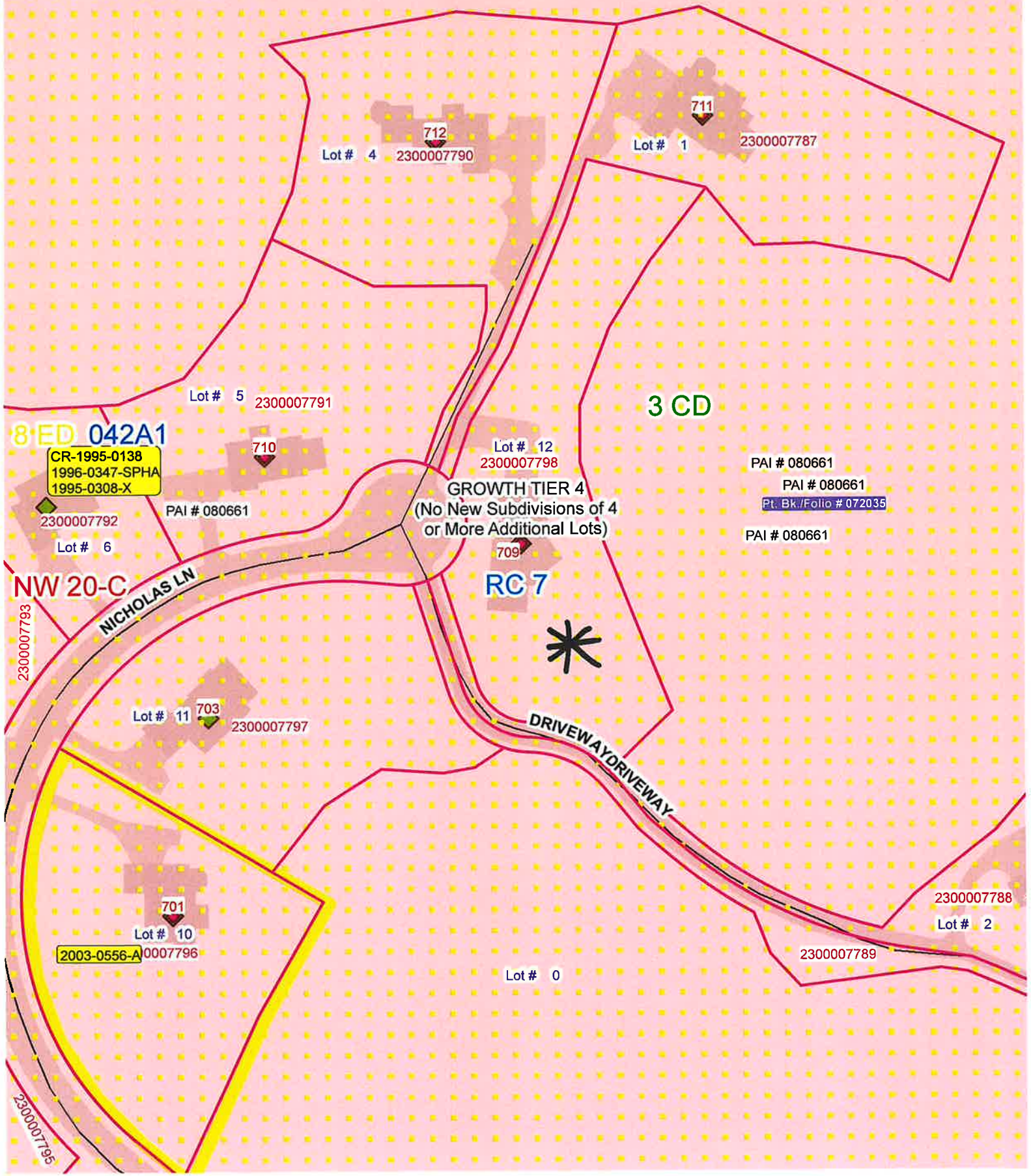
2300007789

2300007795

Lot # 0

Pt. Bk. 0000072, Folio 0035

2300007802



Certification of Posting

Case No 2024-0050-A



709 Nichols Lane

Richard E. Hoffman (signed) 3/9/24

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

CERTIFICATION OF POSTING

RE: Case No. 2024-0250- A

Petitioner: Zagranichuy / Ostrowsky

Closing Date: 3/25/2024

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

709 Nichols Lane

on 3/9/24

Sincerely,

Richard E. Hoffman (signed) 3/9/24

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 12, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0050-A
Address: 709 NICHOLAS LANE
Legal Owner: Vladislav Zagronichny, Svetlana Ostrowsky

Zoning Advisory Committee Meeting of March 11, 2024.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

The proposed covered portions of the deck will extend the principal structure to within the 35-foot minimum setback from the Forest Buffer Easement on the adjoining lot. An approved Forest Buffer Variance will be required to permit structures within the 35-foot setback, per BCC 33-3-111(d)

Reviewer: Art Garcia

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 7, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0050-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No Exception taken.

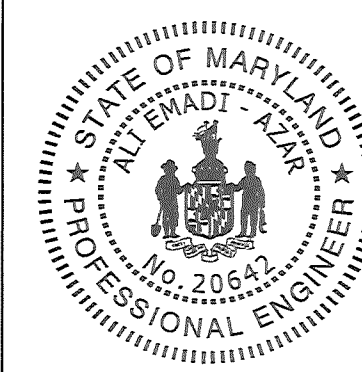
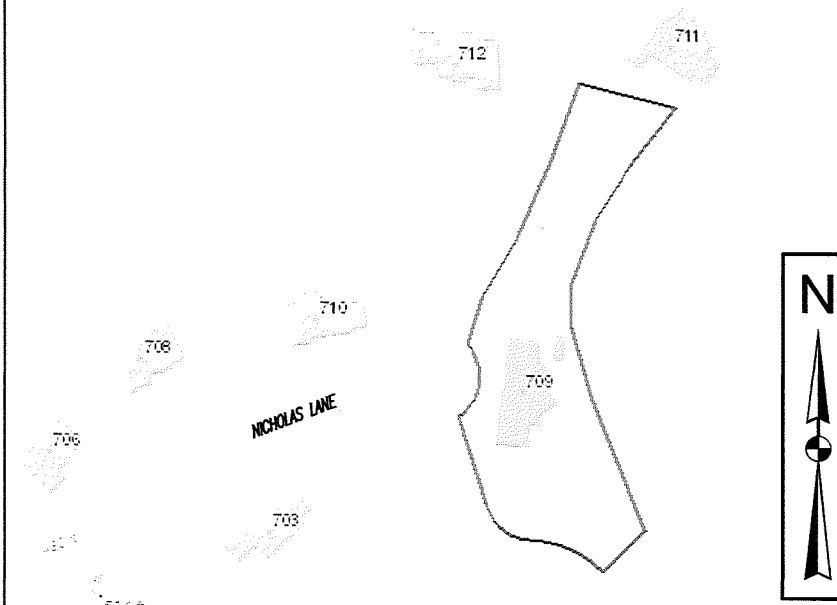
Landscaping: No comment.

Recreations & Parks: No Greenways affected.



BALTIMORE COUNTY
PRIVATE WELL
PRIVATE SEPTIC

VICINITY MAP



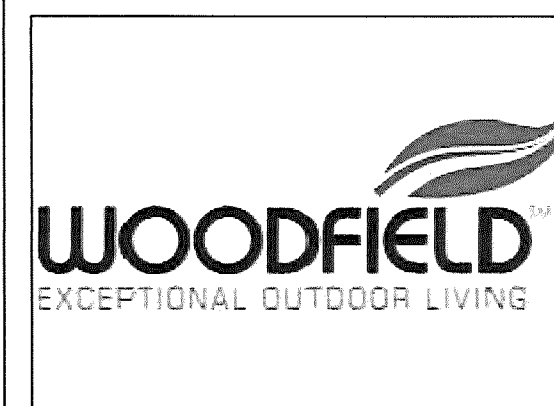
DocuSigned by:
Ali Emadi Azar 11/11/2023

Professional Certification:

I hereby certify that these documents were prepared or approved by me and that I am a dully licensed professional engineer under the law of the State of Maryland.
License No. 20642, and Expiration 11/16/2024.

PROJECT NAME

CUSTOMER	ZAGRANICHNY, VLADISLAV AND SVETLANA
ADDRESS	709 NICHOLAS LN
	COCKEYSVILLE, MD, 21030
PHONE 1	410-902-0223
PHONE 2	410-902-0223
EMAIL	vlad@bzacpas.com
COUNTY	8TH ELECTION DISTRICT, BALTIMORE COUNTY
SUBDIVISION	HAYFIELDS MANOR
LOT DATA	LOT 12, MAP 42, GRID 2, PARCEL 544
TAX ID#	08-2300007798

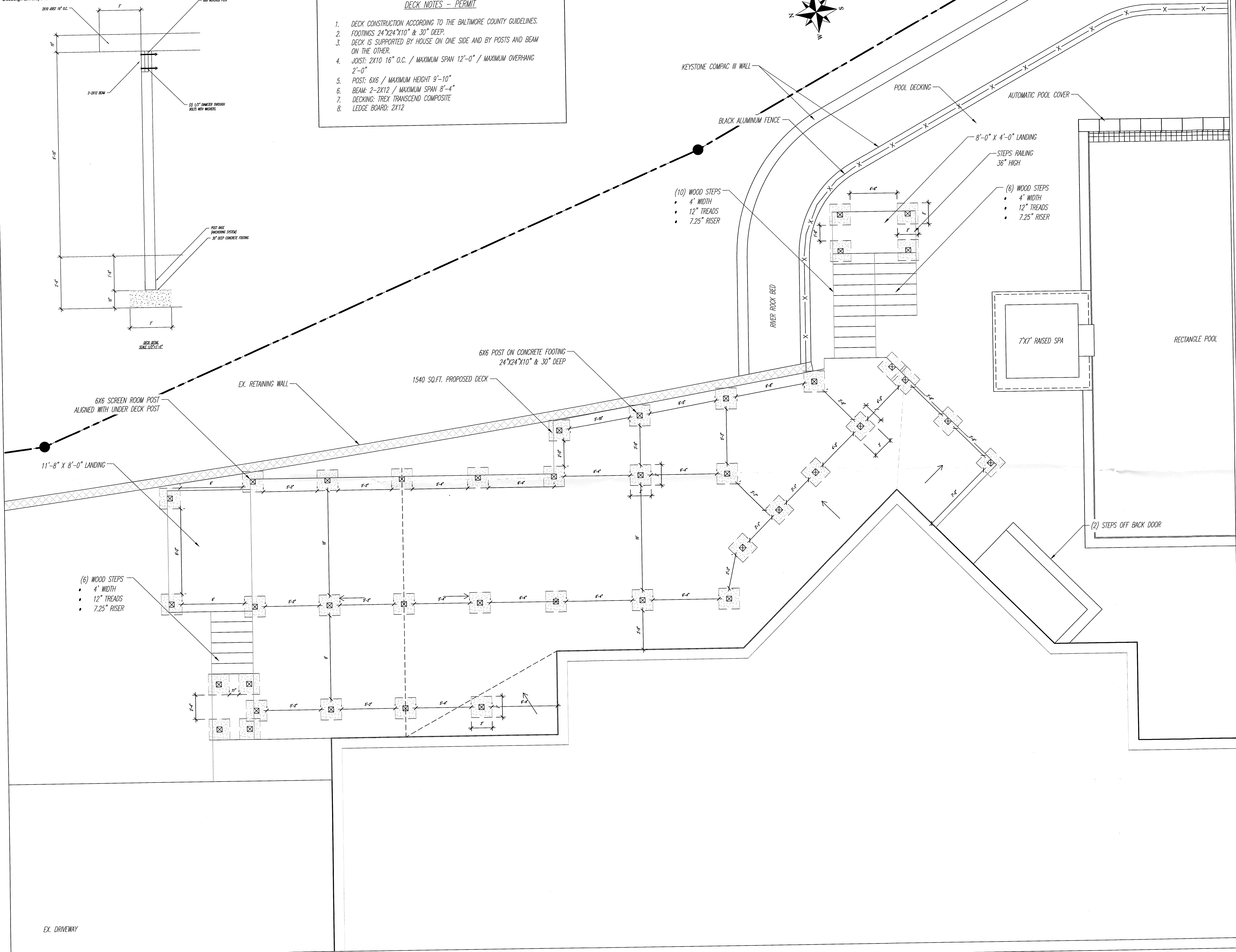


WOODFIELD OUTDOORS

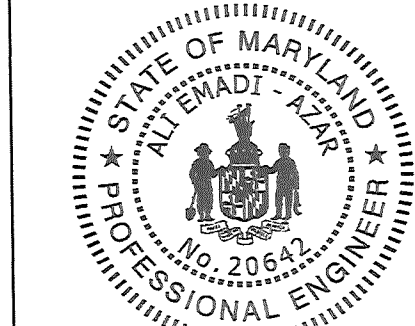
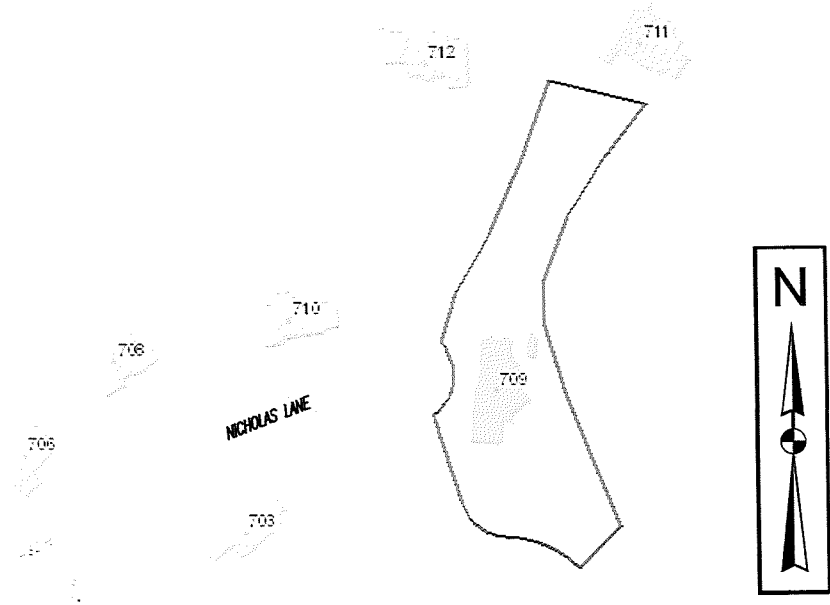
2112 Belair Road, Ste 3
Fallston, Maryland 21047

Phone: (443) 299-6500

MHIC: 121071



VICINITY MAP



DocuSigned by:
Ali Emadi Dnyar
2203F0089172488

Professional Certification:
I hereby certify that these documents were prepared or approved by me and that I am a dully licensed professional engineer under the law of the State of Maryland.
License No. 20642, and Expiration 11/16/2024.

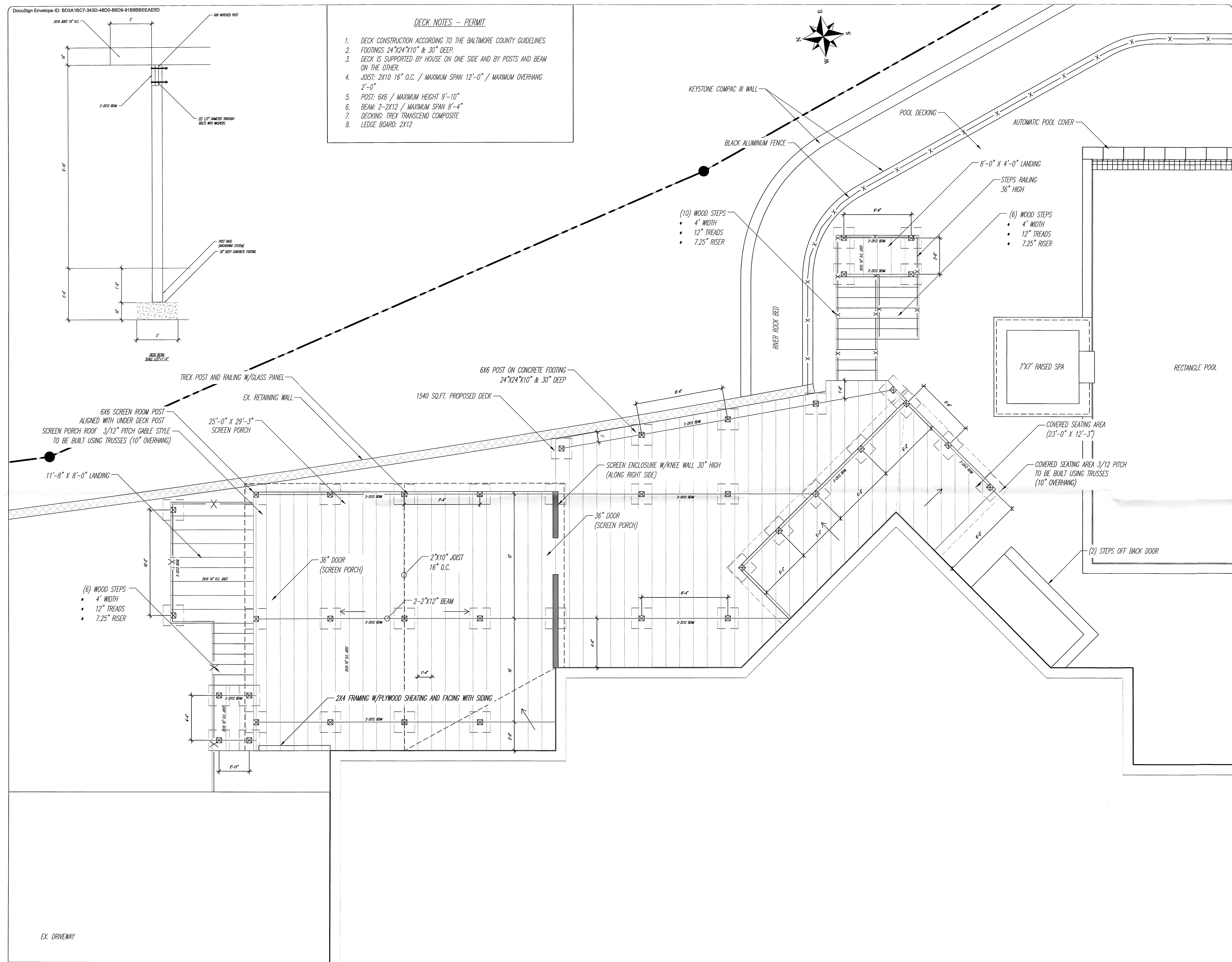
PROJECT NAME

CUSTOMER	ZAGRANICHNY, VLADISLAV AND SVETLANA
ADDRESS	709 NICHOLAS LN COCKEYSVILLE, MD, 21030
PHONE 1	410-902-0223
PHONE 2	410-902-0223
EMAIL	vlad@bzocpas.com
COUNTY	8TH ELECTION DISTRICT, BALTIMORE COUNTY
SUBDIVISION	HAYFIELDS MANOR
LOT DATA	LOT 12, MAP 42, GRID 2, PARCEL 544
TAX ID#	08-2300007798



WOODFIELD
EXCEPTIONAL OUTDOOR LIVING

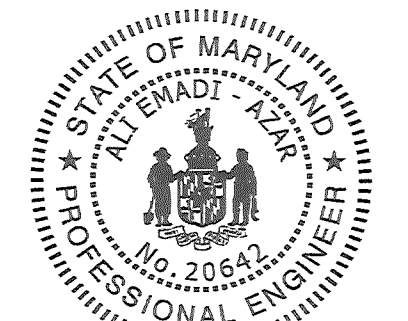
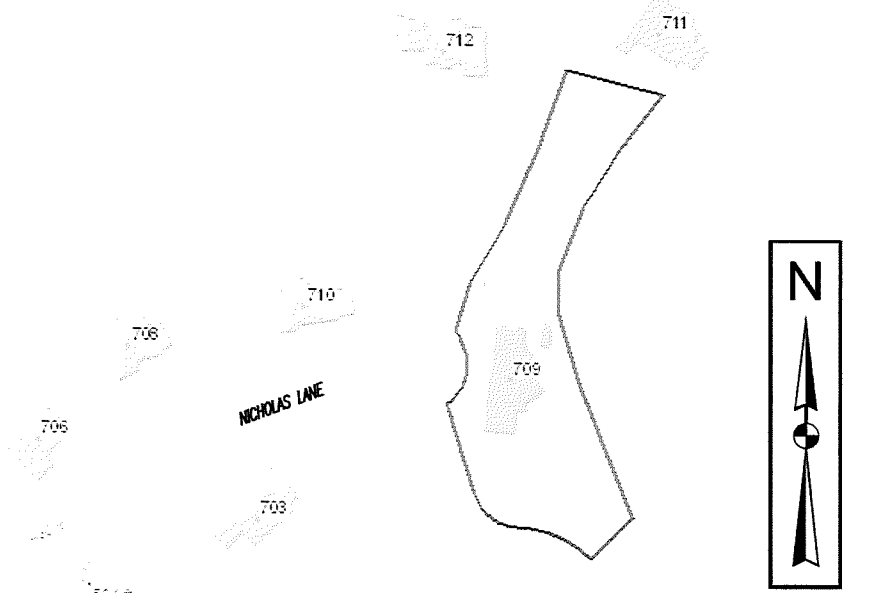
WOODFIELD OUTDOORS
2112 Belair Road, Ste 3
Fallston, Maryland 21047
Phone: (443) 299-6500
MHIC: 121071



DECK NOTES - PERMIT

1. DECK CONSTRUCTION ACCORDING TO THE BALTIMORE COUNTY GUIDELINES.
2. FOOTINGS 24"x24"x10" & 30" DEEP.
3. DECK IS SUPPORTED BY HOUSE ON ONE SIDE AND BY POSTS AND BEAM ON THE OTHER.
4. JOIST: 2X10 16" O.C. / MAXIMUM SPAN 12'-0" / MAXIMUM OVERHANG 2'-0"
5. POST: 6X6 / MAXIMUM HEIGHT 9'-10"
6. BEAM: 2-2X12 / MAXIMUM SPAN 8'-4"
7. DECKING: TREX TRANSCEND COMPOSITE
8. LEDGE BOARD: 2X12

VICINITY MAP



DocuSigned by:
Ali Emadi
2203F008917248...

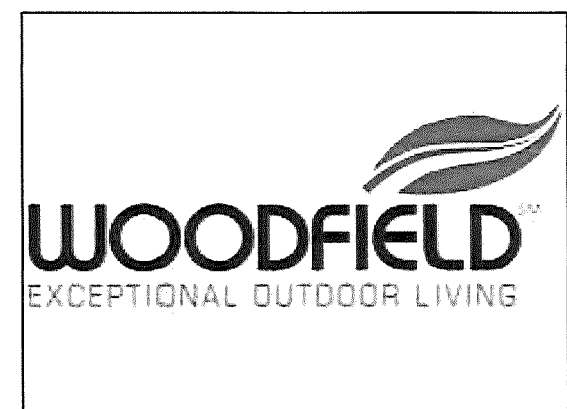
11/11/2023

Professional Certification:

I hereby certify that these documents were prepared or approved by me and that I am a dully licensed professional engineer under the law of the State of Maryland. License No. 20642, and Expiration 11/16/2024.

PROJECT NAME

CUSTOMER	ZAGRANICHNY, VLADISLAV AND SVETLANA
ADDRESS	709 NICHOLAS LN COCKEYSVILLE, MD, 21030
PHONE 1	410-902-0223
PHONE 2	410-902-0223
EMAIL	vlad@bzccpas.com
COUNTY	8TH ELECTION DISTRICT, BALTIMORE COUNTY
SUBDIVISION	HAYFIELDS MANOR
LOT DATA	LOT 12, MAP 42, GRID 2, PARCEL 544
TAX ID#	08-2300007798



WOODFIELD OUTDOORS

2112 Belair Road, Ste 3
Fallston, Maryland 21047

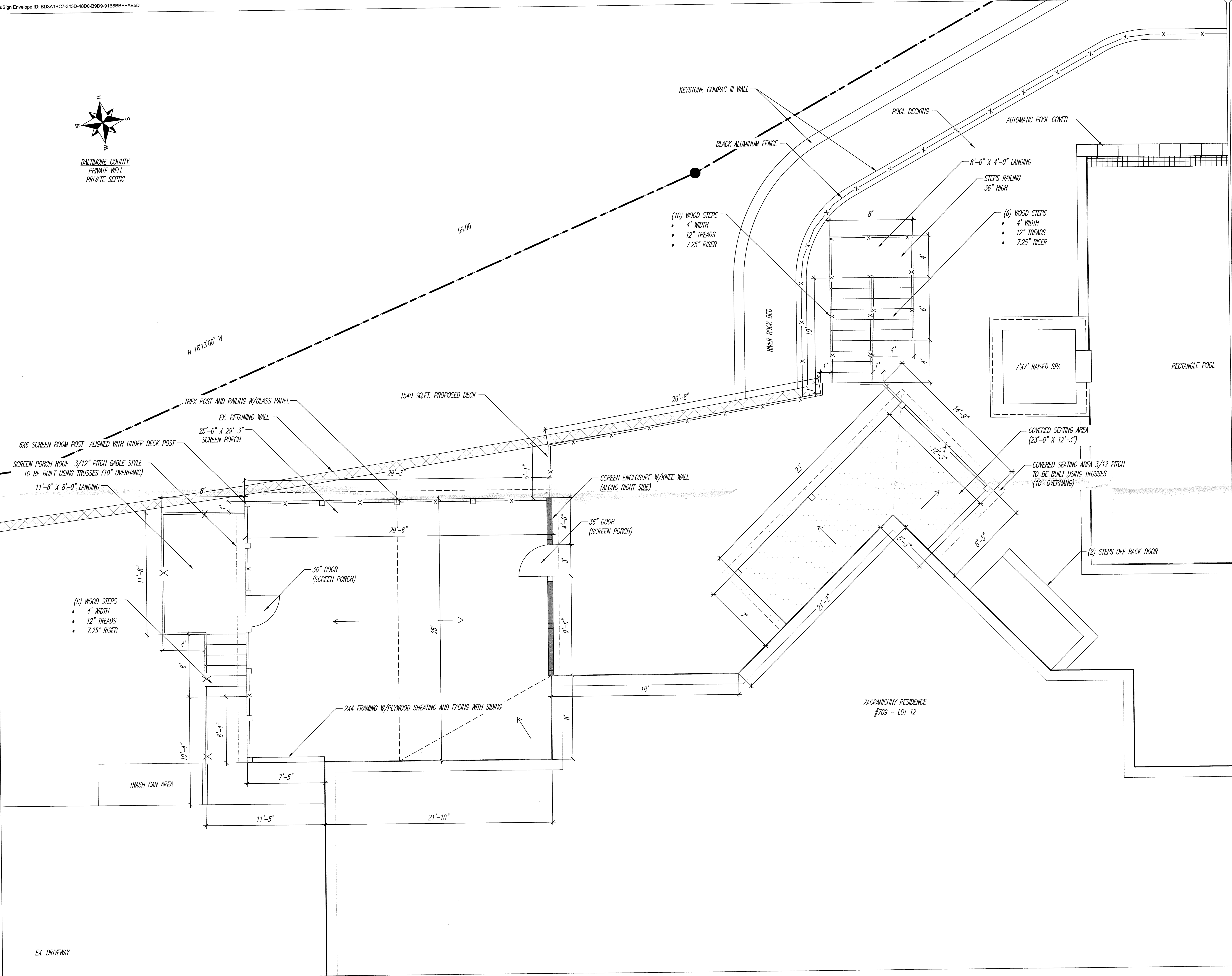
Phone: (443) 299-6500

MHIC: 121071

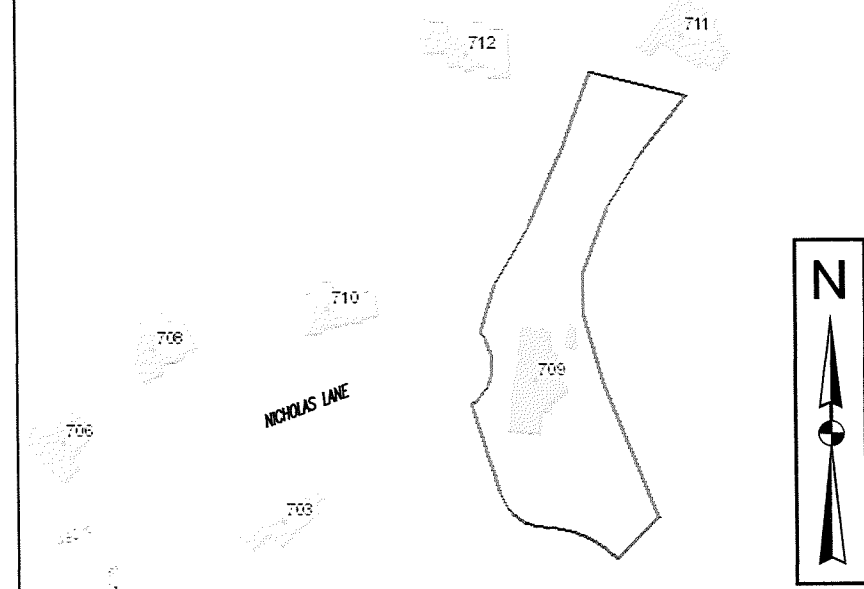
DECK LAYOUT V2

DL

EX. DRIVEWAY



VICINITY MAP

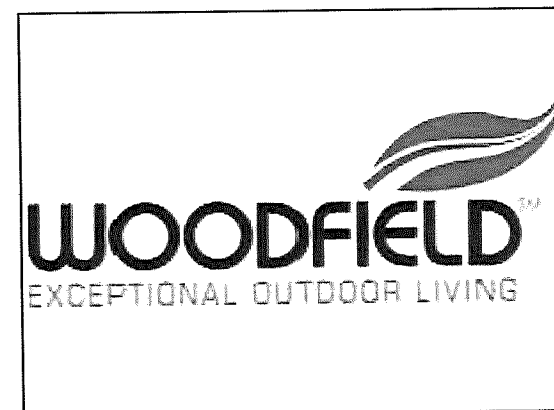


Designed by:
Ali Emadi Dagar 11/11/2023
2203F008917248...

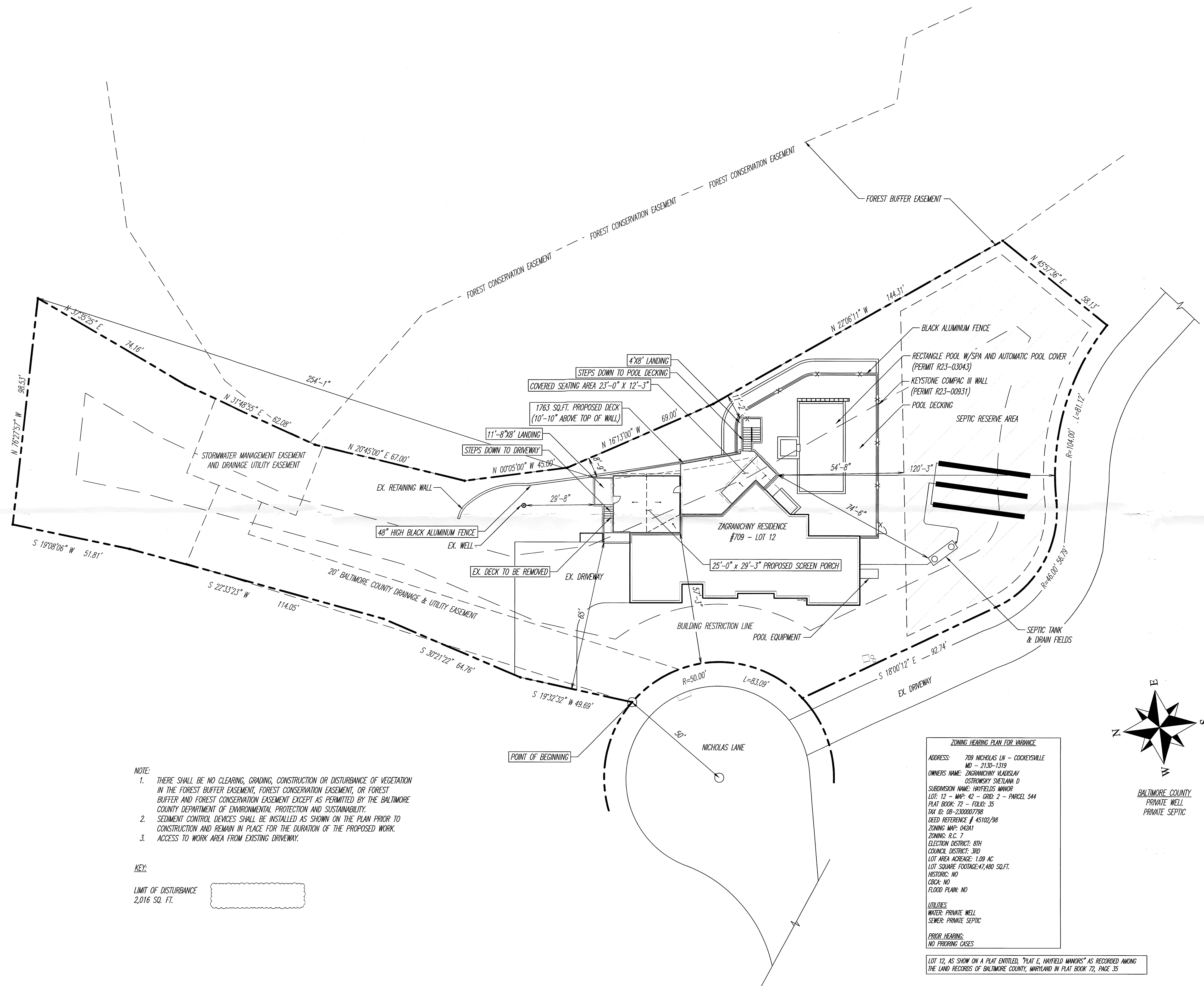
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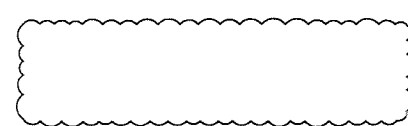
WOODFIELD OUTDOORS
2112 Belair Road, Ste 3
Fallston, Maryland 21047
Phone: (443) 299-6500
MHIC: 121071



- NOTE:
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT, FOREST CONSERVATION EASEMENT, OR FOREST BUFFER AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
 - SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS SHOWN ON THE PLAN PRIOR TO CONSTRUCTION AND REMAIN IN PLACE FOR THE DURATION OF THE PROPOSED WORK.
 - ACCESS TO WORK AREA FROM EXISTING DRIVEWAY.

KEY:

LIMIT OF DISTURBANCE
2,016 SQ. FT.

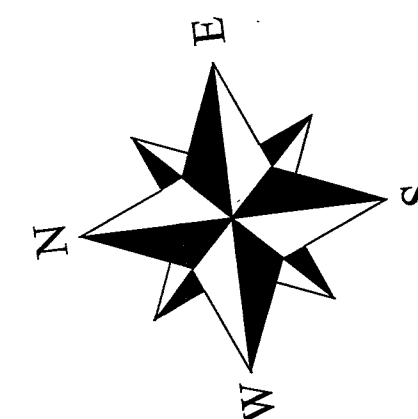


ZONING HEARING PLAN FOR VARIANCE

ADDRESS: 709 NICHOLAS LN - COCKEYSVILLE
MD - 2130-1319
OWNERS NAME: ZAGRACHNY VADISLAV
OSTROWSKY SVETLANA D
SUBDIVISION NAME: HAYFIELDS MANOR
LOT: 12 - MAP: 42 - GRID: 2 - PARCEL 544
PLAT BOOK: 72 - FOLIO: 35
TAX ID: 08-2300007798
DEED REFERENCE: # 45102/98
ZONING MAP: 042A1
ZONING: R.C. 7
ELECTION DISTRICT: 8TH
COUNCIL DISTRICT: 3RD
LOT AREA ACREAGE: 1.09 AC
LOT SQUARE FOOTAGE: 47,480 SQ.FT.
HISTORIC: NO
CBQA: NO
FLOOD PLAIN: NO
UTILITIES:
WATER: PRIVATE WELL
SEWER: PRIVATE SEPTIC
PRIOR HEARING:
NO PRIORING CASES

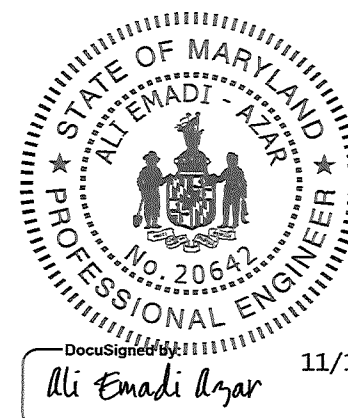
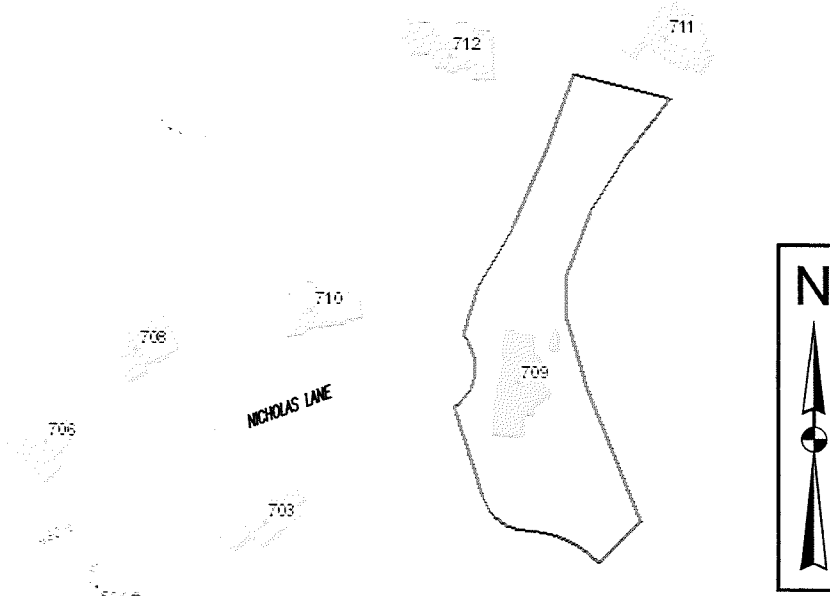
LOT 12, AS SHOWN ON A PLAT ENTITLED, "PLAT E, HAYFIELD MANORS" AS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK 72, PAGE 35

EXISTING DECK TO BE REMOVED=1420 SQ.FT.
PROPOSED NEW WOOD DECK=1763 SQ.FT.



BALTIMORE COUNTY
PRIVATE WELL
PRIVATE SEPTIC

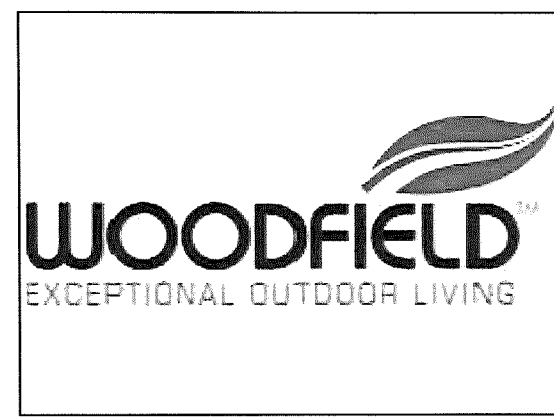
VICINITY MAP



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