



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

May 20, 2024

Scott T. Strohman – stroheyes@gmail.com
15 Iron Mill Garth
Cockeysville, MD 21030

RE: Petition for Variance
Case No. 2024-0062-A
Property: 3025 5th Avenue

Dear Petitioner:

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

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm

Enclosure

c: Patrick Richardson, Jr. – rick@richardsonengineering.net
Gregory Summons – n2hispresence@gmail.com

IN RE: PETITION FOR VARIANCE

(3205 5th Avenue)

11th Election District

5th Council District

Scott Strohman

Legal Owner

Petitioner

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS OF

BALTIMORE COUNTY

CASE NO. 2024-0062-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Scott Strohman (“Petitioner”) for property located at 3025 5th Avenue (the “Property”). The Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”), § 1B02.3.C.1, to permit a front yard setback of 26 ft. in lieu of the average minimum required 36.5 ft. for a new dwelling.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing and was held on May 13, 2024 at 11:00 a.m. The Petition was properly advertised and posted. The Petitioner appeared along with Patrick Richardson of Richardson Engineering, LLC, a professional engineer who prepared the Site Plan and is marked as Exhibit 1. Owners of the 3023 5th Avenue, Gregory and Penny Summons appeared in opposition of the proposed relief.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the Department of Public Works and Transportation (“DPWT”).

The Property is approximately 6,000 sq. ft., in the Parkville area. The Petitioner proposes constructing a two-story dwelling on the proposed site. The site is currently vacant, and a Drainage and Utility Easement runs along the northern property boundary and towards the rear of the lot, immediately behind the proposed dwelling. The subject lot is located in a subdivision originally

created in 1919. Mr. Richardson testified in light of comments from DPWT the proposed dwelling must be moved forward toward the street due to the required dedication of an easement which is to be 20 ft. from the existing storm drain in the rear of the property. (See redline on Pet. Ex. 1) He noted that the drainage easement in the rear of the property is situated at an extremely shallow depth, making development in that area impossible. (Pet. Ex. 2) The surrounding properties are single-family residential dwellings. (Pet. Ex. 5). Petitioner's brother resides at the current 3025 5th Avenue, which is to become 3025-A if the subject lot is developed. Mr. Richardson clarified that the proposed 26 ft. proposed front setback from the road was still more than the minimum required in a DR 5.5 Zone. He also clarified that the proposed height of the new structure will be approx. 28 ft. to 30 ft., well below the maximum height for DR 5.5. He further explained that no variance relief was being requested for side-yard setbacks. The approximate square footage of the proposed dwelling will be 1,860 sq. ft. Mr. Richardson described the style of the proposed dwelling to be similar to the dwelling now located at 3025 5th Avenue. (Pet. Ex. 3& 4).

Protestant, Gregory Summons testified that he has lived in his home for approximately 30 years and was unaware that the neighboring lot could be developed. Both he and his wife, Penny are concerned that with the proposed dwelling being located closer to the road than theirs, and their view from the side of their home being impeded by the proposed structure. Mr. Summons also expressed concerns as to water run-off issues from the proposed dwelling.

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).

The subject property is obviously unique due to the drainage and utility easements on the property. The necessity for these easements is the very catalyst behind the requested variance relief. The presence of a drainage easement in the rear of the property is the gravamen for the property to be moved forward toward the street. The proposed structure is modest in size, and the denial of variance relief would cause the Petitioner to experience a practical difficulty in his ability to construct a dwelling on the property.

As longtime residents of 3023 5th Avenue, the Protestants' misgivings regarding the proposed development are understandable. The Protestants are accustomed to the neighboring vacant lot and do not wish to have the view for which they have become accustomed disturbed. While such a preference is acknowledged and logical, Baltimore County zoning regulations and related case law do not account for the protection of such viewsheds.

Accordingly, the Petitioner's request for variance relief is GRANTED.

THEREFORE, IT IS ORDERED, this 20th day of **May 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §1B02.3.C.1, to permit a front yard setback of 26 ft. in lieu of the average minimum required 36.5 ft. for a new dwelling, be and is hereby **GRANTED**; and

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 shall comply with conditions A & B of the DPW&T comment, a copy of which is attached hereto and incorporated herein, and while not subject to condition C, the Petitioner is to allow Baltimore County access to

the property prior to construction for inspections and repairs that may be required to the storm drain at issue. The party who is to bear the cost of such repairs, is not an issue within the purview of this hearing.

3. The Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein.

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

A handwritten signature in blue ink, appearing to read "Andrew M. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB/dlm

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0062-A

DATE: March 28, 2024

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

DPR: No comment.

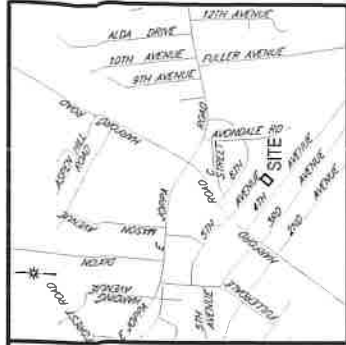
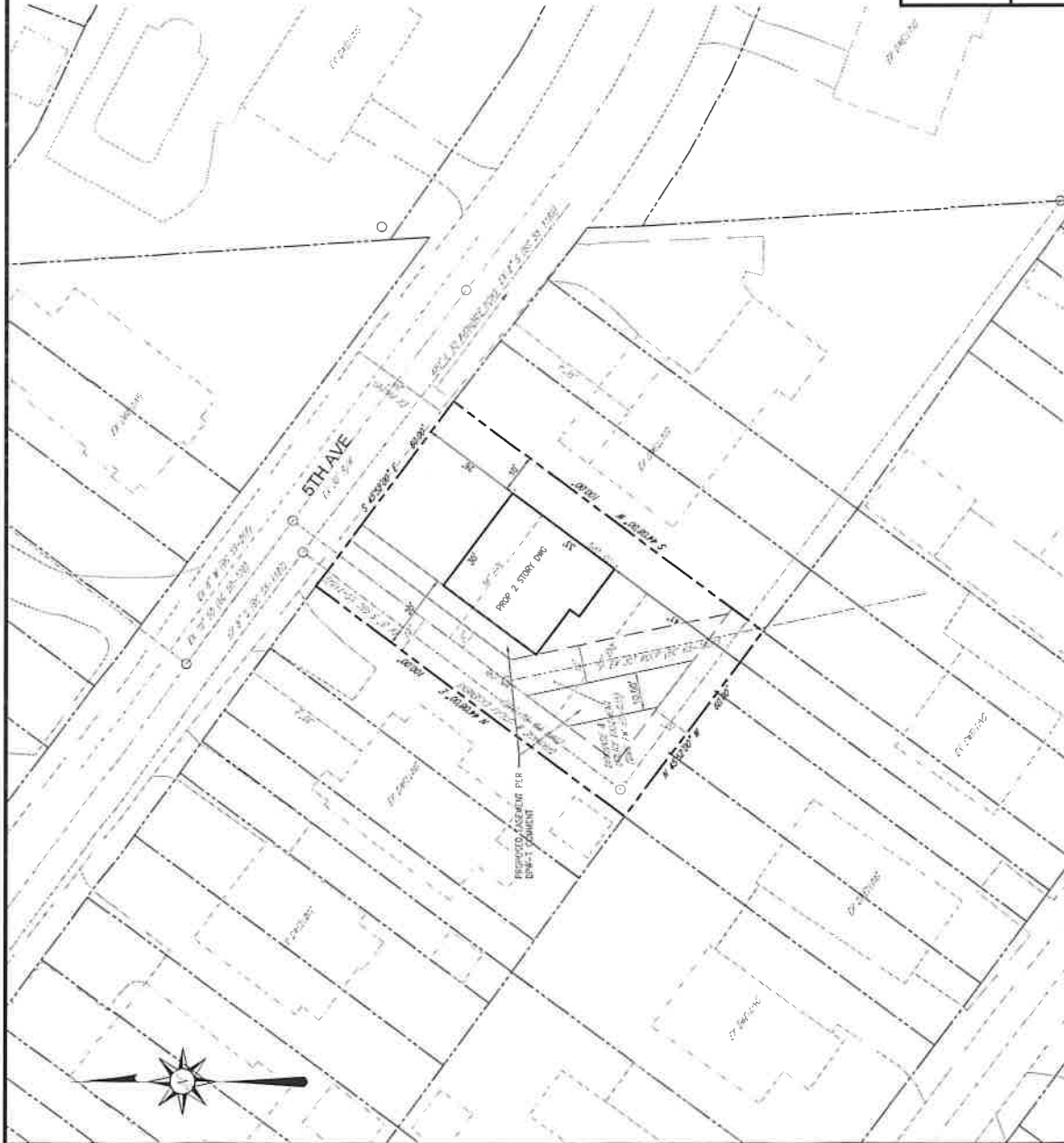
DPW-T: A) The applicant must dedicate an easement width equal to 20 feet for the existing storm drain system as shown on the plan provided as well as County Storm Drain Drawing 1965-1306. No permits can be granted until the plan has been revised.

B) The proposed house must be located outside of the 20-foot easement or 3 feet plus a 2:1 slope from the existing ground to the invert of the existing storm drain, whichever is greater. No permits can be granted until the plan has been revised.

C) The applicant must inspect and report the condition of the existing storm drain by a Profession Engineer and Certified NASSCO technician. If the storm drain needs to be replaced the applicant must replace before any permits may be granted

Landscaping: No comment.

Recreations & Parks: No Greenways affected.



VICINITY MAP

SCALE: 1" = 100'

GENERAL NOTES:

- OWNER: SCOTT L. STROHMAN
STROHMAN, LLC
COCKEYSVILLE, MD 21030
- SITE AREA:
GROSS: 6,000 SF OR 0.15 AC±
NET: 6,900 SF OR 0.16 AC±
- USE:
EXISTING: VACANT
PROPOSED: 1 RESIDENTIAL DWELLING AND GARAGE
- UTILITIES:
PUBLIC WATER AND SEWER
- DEED REF: 48209/69
- TAX MAP: 08-0551
- ZONING: DR-5.5 (PER 1"=200' ZONING MAP 07182)
- TAX MAP: 109B
- PARCEL: 104, 105 & 108 CARNEY HEIGHTS
- LOT: 104, 105 & 108 CARNEY HEIGHTS
- NO KNOWN FLOODPLAINS EXISTS ON SITE PER FLOOD INSURANCE RATE MAP (FIRM) PANEL 24001002705 DATED NOV 2, 2023.
- PREVIOUS ZONING CASES: NONE ON FILE
- PREVIOUS ZONING CASES: NONE ON FILE
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- SETBACKS FOR DR-5.5:
REQUIRED:
FRONT: 26'±
SIDE: 10'±
REAR: 30'±
*AVG 38+35/2 = 36.5



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

PLAN TO ACCOMPANY ZONING PETITION
FOR
STROHMAN RESIDENCE

3025-A 5TH AVENUE

BALTIMORE COUNTY
11TH ELECTION DISTRICT

MARYLAND
5TH COUNCILMANIC DISTRICT

DRAWN BY:	CHECKED BY:	SCALE:
5/19/24 HARGREAVE EASTWICK	LNR	1" = 20'
DATE:	JOB NO.:	SHEET NO.:
02/19/24	22173	1 OF 1

EXHIBIT 1



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 3025 5th Avenue

Currently Zoned DR-5.5

Deed Reference 48193/35

10 Digit Tax Account # 2500018581

Owner(s) Printed Name(s) Scott T. Strohman

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

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

3. X a **Variance** from Section(s) 1B02.3.C.1 to permit a front yard setback of 28' in lieu of the average minimum required 36.5' for a new dwelling

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)

To Be Presented at Hearing

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):

Scott T. Strohman /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

15 Iron Mill Garth Cockeysville MD

Mailing Address City State

21030 / 410-952-6700 / stroheyes@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:

Richardson Engineering, LLC

Name - Type or Print

Signature

7 Deneison Street Timonium MD

Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code Telephone # Email Address

Case Number 2024-0062-A Filing Date 3/15/24 Do Not Schedule Dates

Reviewer [Signature]



Richardson
ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

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

**ZONING PROPERTY DESCRIPTION FOR
3025-A 5TH AVENUE
11th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located on the Northeast side of 5TH Avenue at a distance from the intersection of Avondale Road. Being known as Lots #104-106 as shown on the plat of Carney Heights which is recorded among the land records of Baltimore County in plat book No. 6, Folio 158.

Containing a net area of 46,407 square feet or 1.07 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

Date: 3/6/24

For: Veronica

**CASHIER'S
VALIDATION**

108

Date Feb. 20, 2024

Due to the
 Death of
 Baltimore County Md
 Seventy Five ⁰⁰ \$ 75 ⁰⁰
⁰⁰ Dollars
 Security Features
 Visible From
 Front and Back

Point Breeze
Credit Union

01043712711 0108

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: 2024-0062-A
 Property Address: 3025-A FIFTH AVE
 Legal Owners (Petitioners): SCOTT STROHMAN
 Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): SCOTT STROHMAN
 Address: 15 IRON MILL GARTH
COCKEYSVILLE, MD 21030
 Telephone Number: 410-952-6700

*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.



Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 11 Account Number - 2500018581

Owner Information

Owner Name:	STROHMAN SCOTT T	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	15 IRON MILL GARTH COCKEYSVILLE MD 21030-	Deed Reference:	/48209/ 00069

Location & Structure Information

Premises Address:	FIFTH AVE BALTIMORE 21234-	Legal Description:	LOTS 104 105 & 106 FIFTH AVE CARNEY HEIGHTS
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0071 0015 1098 11040036.04 0000 104 2024 Plat Ref: 0006/ 0158

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
	6,000 SF			04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

/

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2023	As of 07/01/2024
Land:	56,900	58,000		
Improvements	0	0		
Total:	56,900	58,000	56,900	57,267
Preferential Land:	0	0		

Transfer Information

Seller: STROHMAN MARK J	Date: 07/10/2023	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /48209/ 00069	Deed2:
Seller: STROHMAN MARK J	Date: 04/03/2023	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /47920/ 00171	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



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 3025 5th Avenue

Currently Zoned DR-5.5

Deed Reference 48193/35

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Contract Purchaser/Lessee:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Scott T. Strohman /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

15 Iron Mill Garth Cockeysville MD

Mailing Address City State

21030 / 410-952-6700 / stroheyes@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:

Richardson Engineering, LLC

Name - Type or Print

Signature

7 Deneison Street Timonium MD

Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code Telephone # Email Address

Case Number 2024-0062-A Filing Date 3/15/24 Do Not Schedule Dates

Reviewer [Signature]



Richardson
ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

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

**ZONING PROPERTY DESCRIPTION FOR
3025-A 5TH AVENUE
11th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located on the Northeast side of 5TH Avenue at a distance from the intersection of Avondale Road. Being known as Lots #104-106 as shown on the plat of Carney Heights which is recorded among the land records of Baltimore County in plat book No. 6, Folio 158.

Containing a net area of 46,407 square feet or 1.07 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



Certificate of Posting

Case# 2024-0062-A
Petitioner/Developer
Scott Strohman

Date of Hearing/Closing
May 13, 2024

Baltimore County Department of Permits and Management
County Office Building Room 111; 111 West Chesapeake Ave. Towson Md. 21204
Attention:

Ladies and Gentlemen:

This is to certify under penalties of perjury that the necessary sign/signs required by law were posted conspicuously on the property located at
3025 5th Avenue on April 22, 2024. Signs 1A & 1B

Sincerely, Martin Ogle

Martin Ogle
9912 Maidbrook Road
Parkville, Md. 21234
443-629-3411

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: April 2, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0062-A
Address: 3025 5TH Avenue
Legal Owner: Scott Strohman

Zoning Advisory Committee Meeting of April 2, 2024.

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: March 28, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0062-A

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

DPR: No comment.

DPW-T: A) The applicant must dedicate an easement width equal to 20 feet for the existing storm drain system as shown on the plan provided as well as County Storm Drain Drawing 1965-1306. No permits can be granted until the plan has been revised.

B) The proposed house must be located outside of the 20-foot easement or 3 feet plus a 2:1 slope from the existing ground to the invert of the existing storm drain, whichever is greater. No permits can be granted until the plan has been revised.

C) The applicant must inspect and report the condition of the existing storm drain by a Profession Engineer and Certified NASSCO technician. If the storm drain needs to be replaced the applicant must replace before any permits may be granted

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/3/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0062-A

INFORMATION:

Property Address: 3025 5th Avenue
Petitioner: Scott T. Strohman
Zoning: DR 5.5
Requested Action: Variance

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

Variance - From Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a front yard setback of 26' in lieu of the average minimum required 36.5' for a new dwelling.

The subject site is an approximately 6,000 square foot property in the Parkville area. The Petitioner proposes constructing a two-story dwelling with a garage on the site. The site is currently vacant, and a Drainage and Utility Easement runs along the northern property boundary and towards the rear of the lot, immediately behind the proposed dwelling.

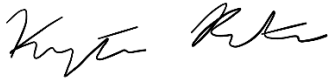
The subject site is located between Harford Road and Avondale Road. Immediately surrounding uses are primarily residential, with most dwellings being two-stories in height. Uses on Harford Road are primarily commercial and office.

The site is within the boundary of the Carney-Cub Hill-Parkville Community Plan, adopted May 3rd, 2010. The plan provides background information on the plan area boundary; highlights strengths, weaknesses, opportunities, and threats within the plan area boundary; and provides recommendations on how to improve the area. The plan calls for infill development to compliment surrounding land use patterns; be compatible with adjacent properties in terms of scale, materials, and style; and be visually appealing while preserving the residential character of the area (page 8).

The dwelling is consistent with the immediately surrounding dwellings in terms of massing and scale, and the location of the Drainage and Utility Easement restricts where on the lot the new dwelling can be constructed. As such, the Department of Planning has no objections to the requested Variance relief.

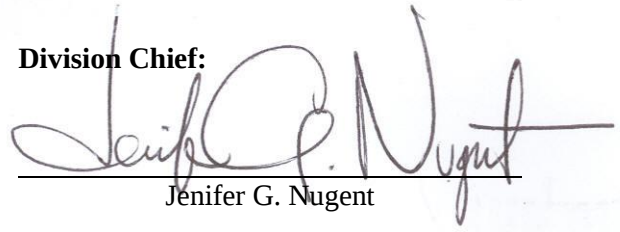
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

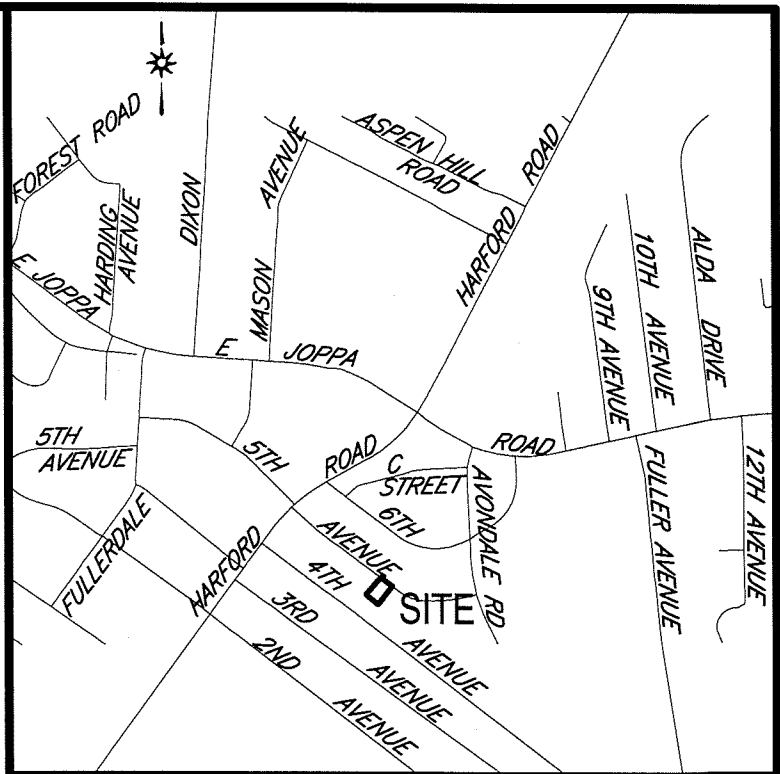
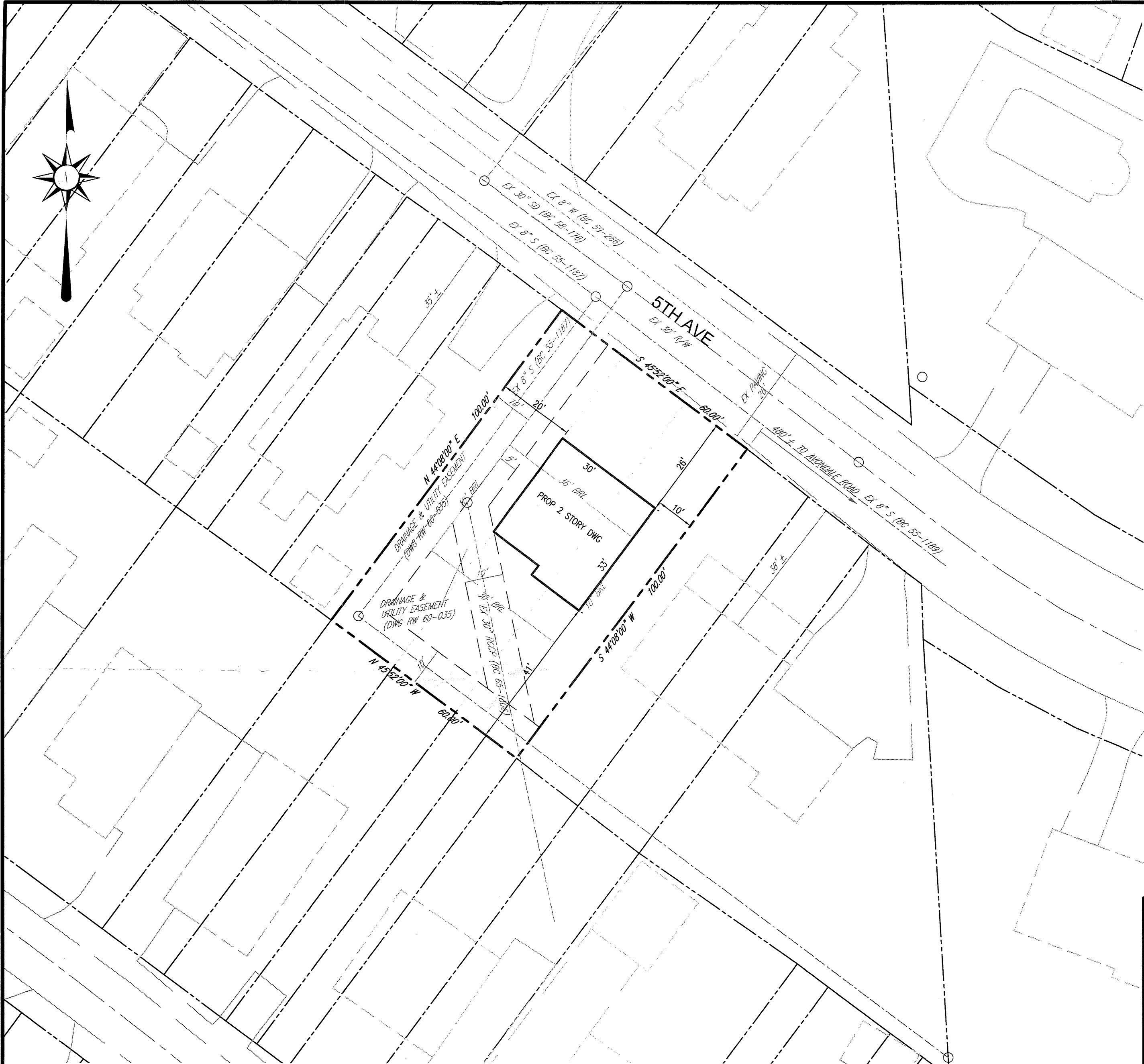
Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Rick Richardson, Richardson Engineering LLC
Ainsley Pressl, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: SCOTT T. STROHMAN
15 IRON MILL GARTH
COCKEYSVILLE, MD 21030
2. SITE AREA:
NET 6,000 SF OR 0.15 AC.±
GROSS 6,900 SF OR 0.16 AC.±
3. USE:
EXISTING: VACANT
PROPOSED: 1 RESIDENTIAL DWELLING AND GARAGE
4. UTILITIES: PUBLIC WATER AND SEWER
5. DEED REF: 48209/69
6. TAX ACCOUNT: 2500018581
7. ZONING: DR-5.5
(PER 1"=200' ZONING MAP 071B2)
8. TAX MAP: 71
GRID 15
PARCEL 1098
LOT 104, 105 & 106 CARNEY HEIGHTS
PLAT 6/158
9. NO KNOWN FLOODPLAINS EXISTS ON SITE PER FLOOD INSURANCE
RATE MAP (FIRM) PANEL 2400100270G DATED NOV 2, 2023.
11. PREVIOUS ZONING CASES: NONE ON FILE.
12. PREVIOUS PERMITS: NONE ON FILE.
13. SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
14. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF
HISTORIC
15. SETBACKS FOR DR-5.5
- | | | |
|-------|---------------------|------------------|
| FRONT | REQUIRED
36.5' * | PROVIDED
26'± |
| SIDE | 10' | 10'± |
| REAR | 30' | 41'± |
- *AVG $38+35/2 = 36.5$



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PLAN TO ACCOMPANY ZONING PETITION
FOR
STROHMAN RESIDENCE

3025-A 5TH AVENUE

BALTIMORE COUNTY
11TH ELECTION DISTRICT

MARYLAND
5TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: LNR	CHECKED BY: PCR	SCALE: 1" = 20'
	DATE: 02/19/24	JOB NO.: 22173	SHEET NO.: 1 OF 1