



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 4, 2024

Scott Vogel – scottvogelmd@gmail.com
7801 Ruxwood Road
Towson, MD 21204

RE: Petition for Variance
Case No. 2024-0220-A
Property: 7801 Ruxwood Road

Dear Mr. Vogel:

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 be "DJB", is written over a faint circular stamp.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm
Enclosure
c: Maria Stephenson – marias@purplecherry.com

**IN RE: PETITION FOR VARIANCE
(7801 Ruxwood Road)**

9th Election District
2nd Council District
Scott Vogel
Legal Owner

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2024-0220-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Scott Vogel (“Petitioner”) for property located at 7801 Ruxwood Road, Towson, Baltimore County, Maryland (the “Property”). Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”), Section 1B02.3.C.1, to allow a minimum front setback of 27 ft. in lieu of the required 50 ft. front setback, and to allow a minimum rear setback of 30 ft. in lieu of the required 50 ft. rear setback.

A public WebEx hearing was scheduled virtually in lieu of an in-person hearing on November 12, 2024, at 11:00 AM.

On November 4, 2024, a formal request was received from Maria Stephenson, Junior Associate, Purple Cherry Architects, on behalf of Petitioner, their request for withdrawal of the Petition for Variance.

THEREFORE, IT IS ORDERED this 4th day of **November, 2024**, by this Administrative Law Judge, that the Petition for Variance relief from Baltimore County Zoning Regulations (“BCZR”), Section 1B02.3.C.1, to allow a minimum front setback of 27 ft. in lieu of the required 50 ft. front setback, and to allow a minimum rear setback of 30 ft. in lieu of the required 50 ft. rear setback, be and is hereby **WITHDRAWN AND DISMISSED WITHOUT PREJUDICE**.

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

A handwritten signature in black ink, consisting of a stylized 'D' and 'B' intertwined.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB/dlw



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 7801 Ruxwood Rd, Towson MD 21204 Currently Zoned DR1
Deed Reference 48977 / 00375 10 Digit Tax Account # 0913205721
Owner(s) Printed Name(s) Scott Vogel

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a **Variance** from Section(s)

See attached

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)

See letter of explanation

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 _____

Attorney for Petitioner:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____
Case Number 2024-0220-A Filing Date 10 / 4 / 24

Legal Owners (Petitioners):

Scott Vogel / -
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Scott Vogel / -
Signature #1 _____ Signature #2 _____
7801 Ruxwood Rd, Towson, MD
Mailing Address _____ City _____ State _____
21204 / 410-494-9191 / scott.vogel1m2@gmail.com
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

Maria Stephenson
Name - Type or Print _____
Maria Stephenson / marias@purplecherry.com
Signature _____
1 Melvin Ave Annapolis MD
Mailing Address _____ City _____ State _____
21401 / 410-990-1700 / marias@purplecherry.com
Zip Code _____ Telephone # _____ Email Address _____

Do Not Schedule Dates _____ Reviewer [Signature]

Attachment

To permit a variance from Section 1B02.3.C.1 of the BCZR to allow a minimum front setback of 27' in lieu of the required 50' front setback and to allow a minimum rear setback of 30' in lieu of the required 50' rear setback.



ZONING PROPERTY DESCRIPTION FOR 7801 RUXWOOD ROAD

Beginning for the first at a point on the east side of Ruxwood Road which is 30 feet wide at a distance of 165.17 south of the centerline of Wetherfield Road which is 50 feet wide. Thence the following courses and distances: 1) S.00 15' 00" W. 40.00', 2) S.89 45' 00" E. 126.34', 3) N.00 15' 00" E. 82.89', 4) N.25 12' 30" W. 107.16' 5) N.89 21' 50" W. 80.28', 6) S.00 15' 00" W. 140.17' to the point of beginning as recorded in Deed Liber 48977, Folio 375, containing 0.470 acre of land. Located in the ninth Election District and second Council District.

Beginning for the second at a point on the east side of Ruxwood Road which is 30 feet wide at a distance of 260.17 south of the centerline of Wetherfield Road which is 50 feet wide. Thence the following courses and distances: 1) S.70 00' 30" E. 90.00', 2) S.61 30' 30" E. 23.30', 3) N.12 35' 40" E. 98.71', 4) N.89 45' 00" W. 126.34', 5) S.00 15' 00" W. 55.00' to the point of beginning as recorded in Deed Liber 48977, Folio 375, containing 0.203 acre of land. Located in the ninth Election District and second Council District.

PURPLE CHERRY

PURPOSE IN ARCHITECTURE

Zoning Review

Department of Permits, Approvals and Inspections

Baltimore County Office Building

111 W. Chesapeake Ave, Rm 124

Towson, MD 21204

RE: Administrative Variance Petition due to Practical Difficulty for 7801 Ruxwood Road, Towson MD 21204

To Whom It May Concern:

A. The first step requires the petitioner to prove, to the satisfaction of the ALJ, that the property whereon structures are to be placed (or uses conducted) is unique, unusual, and different from the surrounding properties such that the uniqueness causes the zoning provision to impact more on the subject property than on the surrounding properties.

The property on which the proposed new structure is to be placed, 7801 Ruxwood Road, Towson MD 21204, is unique, unusual, and different from the surrounding properties for a variety of reasons outlined below:

- The 20,473 square foot property is a non-conforming lot in Baltimore County's DR-1 zone as it does not meet the DR-1 minimum size lot requirement of 40,000. It is only 51.18% of the minimum size lot requirement.
- The property is significantly smaller and shallower than the majority of the surrounding lots within 1,000 feet of the subject property.
- Under the DR-1 zone, the property requires a 50' front yard setback and a 50' rear yard setback, which render the buildable area to be approximately 26' deep and 179.5' feet wide, per the site plan shown in Exhibit B (attached). The 50' front yard setback and 50' rear yard setback do not support a home of any size. In addition, the small existing residence does not currently comply with either the 50' front yard setback or the 50' rear yard setback.
- The property is further burdened by an overhead power line that crosses the property, which creates a 10-foot setback on either side of the power line that further limits the developable area (see Exhibit B - attached).
- In addition, the right-hand side of the property serves as a community drainage swale, creating an area that is not suitable for building.
- By joining the two properties together, we are able slide the house to the right over the property line, creating more air, natural light, and view for the surrounding homes and residents.
- By building a structure that straddles the property line of two legal lots of record, the property owners would be combining two legal lots of record, causing them to give up one legal lot of record, a concession they are willing to take. By combining two lots, this also reduces the residential density of the neighborhood.
- Finally, the lot has a significant grade change slope throughout at an angle to the front and rear property lines. Due to the steep slopes located at the South end of the property, the only reasonable and realistic building area is as far North on the site as possible, which is also the narrowest depth of

- ARCHITECTURE & INTERIORS -

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PURPLE CHERRY

PURPOSE IN ARCHITECTURE

the lot. This means that no matter the angle, shape, or position of the house, the garage will still require the requested setbacks due to the limited reasonable and realistic building area.

- Structurally, it makes sense to align the proposed residence along the grade angle. The position of the new structure allows for the longest walls of the home to pull off the setbacks further than they would be if the structure ran parallel to the front and rear setback, thus pulling the structure off the property lines even further. Rather than proposing a linear home creating more of a barrier, we are proposing that the angle helps to take the mass of the structure further from the property lines.

Collectively, these characteristics create a practical difficulty that completely prevents the property owners from building a new single-family home. For these reasons, we are seeking a variance for a 27' front setback and a 30' rear setback. For a 27' front setback to the corner of the deck and a 30' rear setback to the hinged corner of the structure.

To further support this petition, it is important to note that the current zoning code for new subdivision developments in DR-1 calls for a 25' front yard setback and a 30' rear setback, which is less restrictive than the setbacks that are being requested. In addition, as evidenced by Baltimore County's GIS mapping, there are many structures in the neighborhood that do not comply with a 50' front or 50' rear setback, so the proposed new structure would be keeping with the character of the neighborhood.

B. The second step of the test requires that the petitioner must demonstrate that strict compliance with the BCZR would result in either practical difficulty or unreasonable hardship. The Court of Special Appeals in *Anderson v. Board of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28, stated:

2. To provide practical difficulty for an area variance, the following criteria must be met:

(i) Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome.

Strict compliance with the existing 50' front yard setback and the 50' rear yard setback would unreasonably prevent the construction of a new single-family home in keeping with the neighborhood, which is a permitted purpose in the DR-1 zone.

(ii) Whether the grant would be substantial injustice to applicant, as well as other property owners in district, or whether a lesser realization than that applied for would give substantial relief.

Non-issuance of this petition request would be a substantial injustice to the applicant/property owner as it would significantly restrict the new property owners' right to construct a home in keeping with the neighborhood (see Exhibit C – attached). A lesser realization – in the form of setbacks that are more restrictive than requested – would not provide substantial relief given the site constraints listed above. In addition, a lesser realization would be a substantial injustice to the applicant/property owner because of how much smaller the lot is in comparison to surrounding lots. The 20,473 square foot property is a non-conforming lot in Baltimore County's DR-1 zone as it does not meet the DR-1 minimum size lot requirement of 40,000. It is only 51.18% of the minimum size lot requirement.

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PURPOSE IN ARCHITECTURE

(iii) Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

The relief that is being requested will allow the property to fully comply with all current zoning codes, as the requested setbacks either meet or exceed the current DR-1 front and rear setbacks for new subdivision development. Per Baltimore County GIS mapping, multiple other structures (at least 22) within 1,000 square feet have been granted zoning relief of some sort (see Exhibit C – attached).

- ARCHITECTURE & INTERIORS -

Annapolis, MD | Charlottesville, VA | Middleburg, VA | New York, NY | Washington, DC | purplecherry.com

**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: 2024.0220.A
Property Address: 7801 Ruxwood Rd, Towson, MD 21204
Legal Owners (Petitioners): Scott Vogel
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): _____
Address: 8510 Southfields Circle, Timonium, MD 21093

Telephone Number: 410 - 494 - 9191

*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



PETITION FOR ZONING HEARING(S)

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Deed Reference 48977 / 00375 10 Digit Tax Account # 0913205721
Owner(s) Printed Name(s) Scott Vogel

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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

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See attached

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)

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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 _____
Case Number 2024-0220-A Filing Date 10 / 4 / 24

Legal Owners (Petitioners):

Scott Vogel / -
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Scott Vogel / -
Signature #1 _____ Signature #2 _____
7801 Ruxwood Rd, Towson, MD
Mailing Address _____ City _____ State _____
21204 / 410-494-9191 / scott.vogel1m2@gmail.com
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

Maria Stephenson
Name - Type or Print _____
Maria Stephenson / marias@purplecherry.com
Signature _____
1 Melvin Ave Annapolis MD
Mailing Address _____ City _____ State _____
21401 / 410-990-1700 / marias@purplecherry.com
Zip Code _____ Telephone # _____ Email Address _____
Do Not Schedule Dates _____ Reviewer AK

Attachment

To permit a variance from Section 1B02.3.C.1 of the BCZR to allow a minimum front setback of 27' in lieu of the required 50' front setback and to allow a minimum rear setback of 30' in lieu of the required 50' rear setback.



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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: October 22, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0220-A
Address: 7801 RUXWOOD ROAD
Legal Owner: Scott Vogel

Zoning Advisory Committee Meeting of October 16, 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

INTER-OFFICE MEMORANDUM

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

DATE: 10/21/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0220-A

INFORMATION:

Property Address: 7801 Ruxwood Road
Petitioner: Scott Vogel
Zoning: DR 1
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 to allow a minimum front setback of 27' in lieu of the required 50' front setback and to allow a minimum rear setback of 30' in lieu of the required 50' rear setback.

The proposed site is a 0.469-acre property zoned DR 1 that is surrounded by mostly residential properties and is currently improved with an existing structure. The applicant proposes to raze the existing structures on the site and erect a new residential home.

The property at 7801 Ruxwood Road is located in the Ruxton Riderwood Lake Roland DRP area which requires review by the Design Review Panel for design compliance through the application of the Master Plan, the Comprehensive Manual of Development Policies, adopted community plans/Section 260 of the Baltimore County Zoning Regulations, as applicable pursuant to Section 32-4-203 of the Baltimore County Code. The applicant is proposing to erect a new residential home. Pursuant to the County Code, newly proposed residential development or additions exceeding 50% of the existing dwelling square footage must apply for review and approval from the Design review Panel.

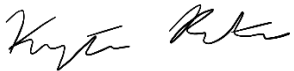
Planning has no objections to the requested setback relief as the new dwelling's location will be similar to what is existing. Both the existing and proposed is and will be located close to the public right-of-way.

The Department is in support of the requested relief conditioned upon the following:

- The Administrative Law Judge requires the petitioner to apply for the Design Review Panel and mandate that no permits can be issued until reviewed and approved.
- Any additional relief deem necessary by the Administrative Law Judge.

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

c: Maria Stephenson
Sydnie Cooper, Western Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: October 9, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0220-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 comment LOS & No Greenways affected.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 0913205721

Owner Information

Owner Name: MONKTON PROPERTIES LLC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 8510 SOUTHFIELDS CIR Deed Reference: /48977/ 00375
LUTHERVILLE MD 21093-

Location & Structure Information

Premises Address: 7801 RUXWOOD RD Legal Description: .470 AC ES RUXWOOD R
TOWSON 21204-3540 1055 N RUXTON RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0069 0009 0627 9010005.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1954 1,700 SF 20,473 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
1 1/2 YES STANDARD UNITSIDING/5 2 full 1 Carport

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2023	As of 07/01/2024	As of 07/01/2025
Land:	186,600	197,600		
Improvements	190,800	288,100		
Total:	377,400	485,700	449,600	485,700
Preferential Land:	0	0		

Transfer Information

Seller: LEVENSON STEVEN A	Date: 04/23/2024	Price: \$710,000
Type: ARMS LENGTH MULTIPLE	Deed1: /48977/ 00375	Deed2:
Seller: MAYNARD PHILIP T	Date: 09/30/1977	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05808/ 00882	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2024	07/01/2025
County:	0.00	
State:	0.00	
Municipal:	0.00 0.00	0.00 0.00

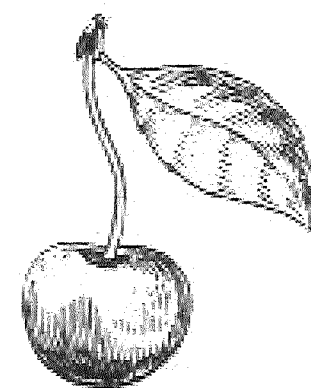
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



Purple Cherry Architects

1 Melvin Avenue
Annapolis, MD 21401
info@purplecherry.com
410.990.1700 Fax: 410.990.1704

701 Water Street E,
Charlottesville, VA 22802
434.245.2211

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Purple Cherry Architects
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CHERRY ARCHITECTS IS A VIOLATION OF LAW THAT
WILL BE PROSECUTED TO ITS FULLEST EXTENT.

VOGEL RESIDENCE

7801 RUXWOOD RD
TOWSON, MD 21204

DRAWING	DATE
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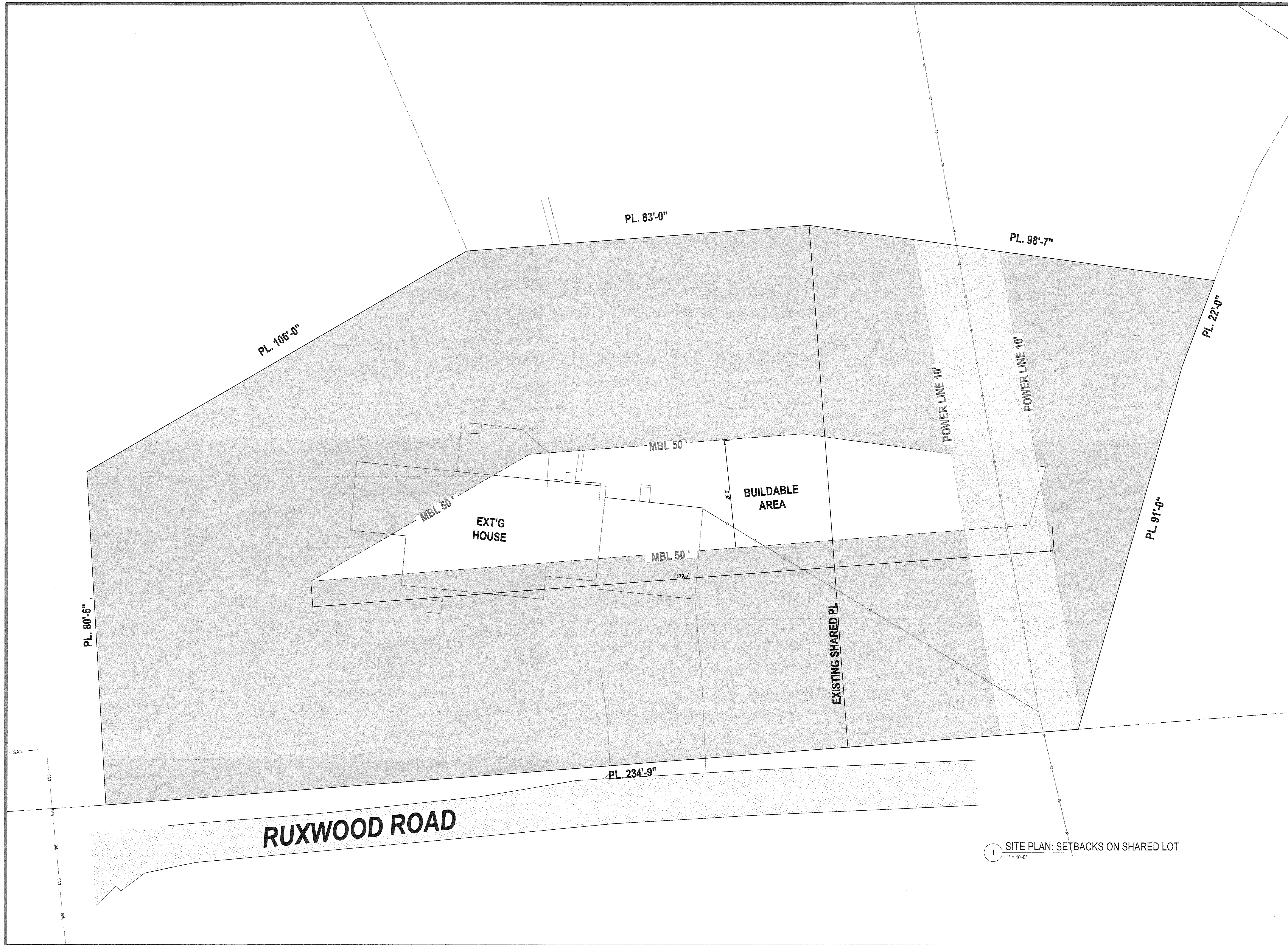
REVISIONS

NO.	DATE	DESCRIPTION
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JOB NO: 24-008
DRAWN BY: NR

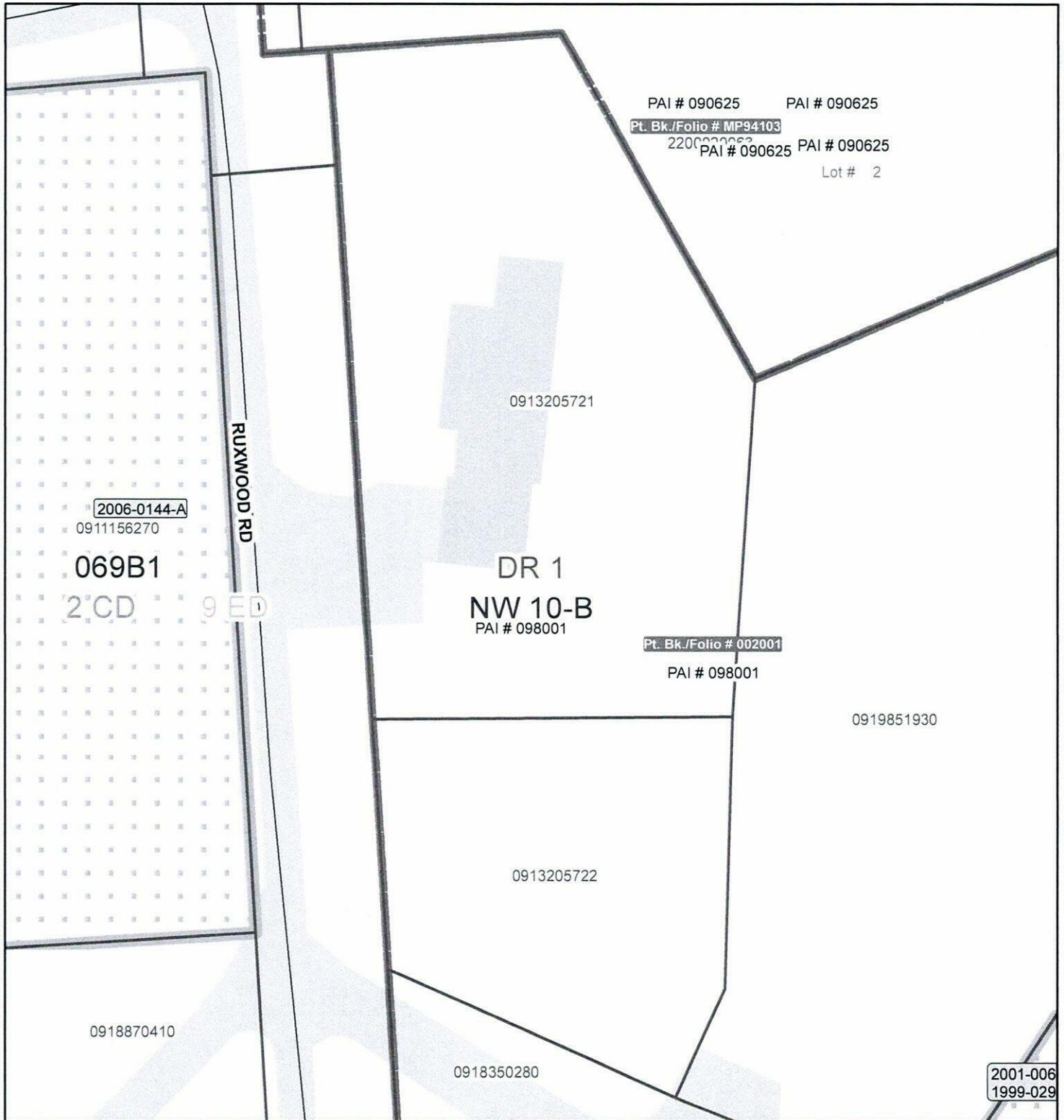
EXHIBIT B

B1



1 SITE PLAN: SETBACKS ON SHARED LOT
1" = 10'-0"

7801 Ruxwood Rd



Publication Date: 10/4/2024

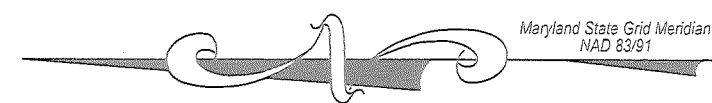


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

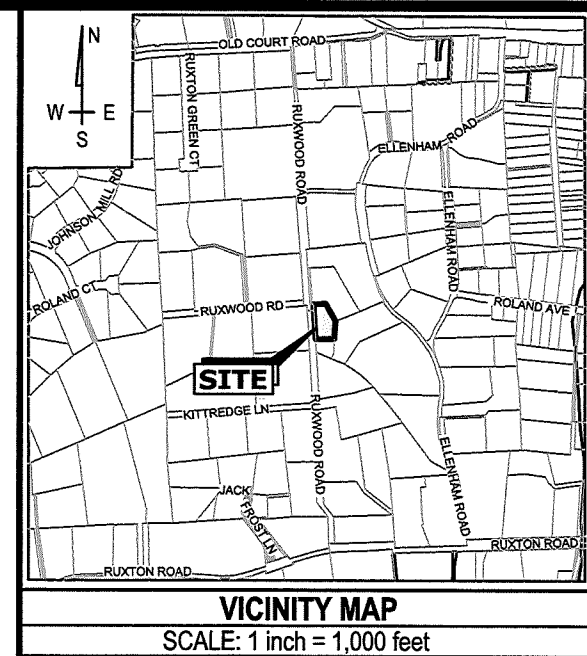


0 10 20 40 60 80 Feet

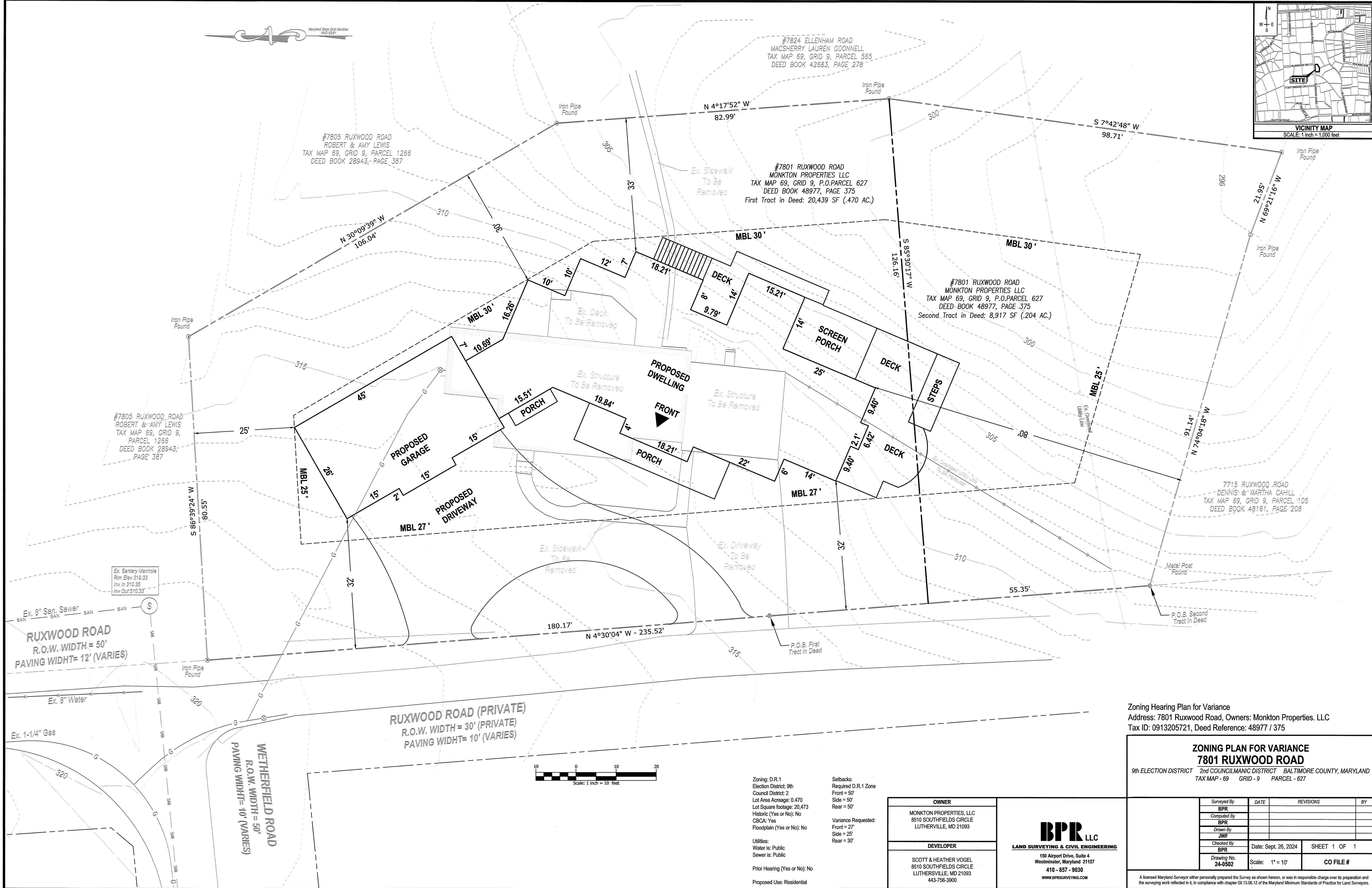
1 inch = 37.340656 feet



Maryland State Grid Meridian
NAD 83/91



VICINITY MAP
SCALE: 1 inch = 1,000 feet



Zoning Hearing Plan for Variance
Address: 7801 Ruxwood Road, Owners: Monkton Properties, LLC
Tax ID: 0913205721, Deed Reference: 48977 / 375

**ZONING PLAN FOR VARIANCE
7801 RUXWOOD ROAD**

9th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND
TAX MAP - 69 GRID - 9 PARCEL - 627

Surveyed By	DATE	REVISIONS	BY
BPR			
Computed By			
BPR			
Drawn By			
JWF			
Checked By	Date: Sept. 26, 2024	SHEET 1 OF 1	
BPR			
Drawing No.	Scale: 1" = 10'	CO FILE #	
24-0502			

A licensed Maryland Surveyor either personally prepared the Survey as shown herein, or was in responsible charge over its preparation and the surveying work reflected in it, in compliance with chapter 05.13.06.12 of the Maryland Minimum Standards of Practice for Land Surveyors.

Zoning: D.R.1
Election District: 9th
Council District: 2
Lot Area Acreage: 0.470
Lot Square footage: 20,473
Historic (Yes or No): No
CBCA: Yes
Floodplain (Yes or No): No

Utilities:
Water is: Public
Sewer is: Public

Prior Hearing (Yes or No): No

Proposed Use: Residential

Setbacks:
Required D.R.1 Zone
Front = 50'
Side = 50'
Rear = 50'

Variance Requested:
Front = 27'
Side = 25'
Rear = 30'

OWNER
MONKTON PROPERTIES, LLC 8510 SOUTHFIELDS CIRCLE LUTHERVILLE, MD 21093
DEVELOPER
SCOTT & HEATHER VOGEL 8510 SOUTHFIELDS CIRCLE LUTHERVILLE, MD 21093 443-756-3900

BPR LLC
LAND SURVEYING & CIVIL ENGINEERING
150 Airport Drive, Suite 4
Westminster, Maryland 21157
410 - 857 - 9030
WWW.BPRSURVEYING.COM



1 Melvin Avenue
Annapolis, MD 21401
info@purplecherry.com
410.990.1700 Fax: 410.990.1704

701 Water Street E.
Charlottesville, VA 22902
434.245.2211



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VOGEL RESIDENCE

7801 RUXWOOD RD
TOWSON, MD 21204

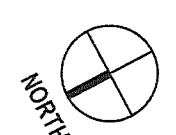
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REVISIONS		
NO.	DATE	DESCRIPTION

JOB NO: 24-008
DRAWN BY: KMD

EXHIBIT A

A1





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Charlottesville, VA 22902
434.245.2211



VOGEL RESIDENCE

7801 RUXWOOD RD
TOWSON, MD 21204

[illegible]

REVISIONS

NO.	DATE	DESCRIPTION

JOB NO: 24-008
DRAWN BY: NR

EXHIBIT C

C1

APPROACH FROM SOUTH WEST



VIEW FROM WEST LOOKING EAST



VIEW FROM EAST LOOKING NORTH



VIEW FROM EAST LOOKING SOUTH

