



KATHERINE A. KLAUSMEIER  
*County Executive*

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

February 13, 2025

Michael & Gina Stromberg – [mike21163@gmail.com](mailto:mike21163@gmail.com)  
2425 Westchester Road  
Baltimore, MD 21043

RE: Petition for Administrative Variance  
Case No. 2025-0006-A  
Property: 2425 Westchester Road

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,

DEREK J. BAUMGARDNER  
Administrative Law Judge  
for Baltimore County

DJB:dlw  
Enclosure

c: Bernadette Moskunus, Site Rite Surveying, Inc. – [siteriteinc@aol.com](mailto:siteriteinc@aol.com)

<b>IN RE: PETITION FOR ADMIN. VARIANCE</b>	*	BEFORE THE
<b>(2425 Westchester Road)</b>		
1 <sup>st</sup> Election District	*	OFFICE OF ADMINISTRATIVE
1 <sup>st</sup> Council District		
Michael & Gina Stromberg	*	HEARINGS FOR
	*	BALTIMORE COUNTY
<b>Petitioners</b>	*	<b>CASE NO. 2025-0006-A</b>

\* \* \* \* \*

**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, Michael and Gina Stromberg (“Petitioners”) for the property located at 2425 Westchester Road, Baltimore (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to permit a proposed accessory structure (detached garage) with a height of 30 ft. in lieu of the required 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-2E).

There were no Zoning Advisory Committee (“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 January 25, 2025, 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 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. 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.

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 13th day of **February, 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to permit a proposed accessory structure (detached garage) with a height of 30 ft. in lieu of the required 15 ft., be and it 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.



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DEREK J. BAUMGARDNER  
Administrative Law Judge  
for Baltimore County

DJB: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 Hearings for Baltimore County for the property located at:

Address 2425 Westchester Avenue Currently Zoned DR1/DR2  
 Deed Reference 36849 / 376 10 Digit Tax Account # 0 1 2 3 0 0 0 6 5 0  
 Owner(s) Printed Name(s) Michael and Gina Stromberg

(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.  **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 BCZR To permit a proposed accessory structure (garage) with a height of 30 feet in lieu of the required 15 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):**

Michael Stromberg	/	Gina Stromberg
Name #1 – Type or Print		Name # 2 – Type or Print
	/	
Signature #1		Signature # 2
2425 Westchester Avenue Ellicott City, MD		
Mailing Address		
21043	/	410-971-6198 Michael
Zip Code	Telephone #'s (Cell and Home)	Email Address
		/ mike21163@gmail.com

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

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

**Representative to be Contacted:**

Site Rite Surveying, Inc c/o Bernadette Moskunus  
 Name - Type or Print \_\_\_\_\_  
  
 Signature \_\_\_\_\_  
 200 E. Joppa Road, Room 105 Towson MD  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
 21286 / 410-339-5413 / siteriteinc@aol.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 2025-0006-A Filing Date 1 / 13 / 25 Estimated Posting Date 1 / 26 / 25 Reviewer JK

Closing 2/10/25

# 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: 2425 Westchester Avenue Ellicott City, MD 21043  
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)**

Our home is over 100 years old (built 1895) as a barn house with limited to no storage. The cellar and attic are not usable storage and this has caused significant issues with requiring off storage units to live in this house. The closets are extremely small and also not adequate for a family of 4. The 2nd floor in the detached garage will finally give us the opportunity to utilize proper storage for our family and continue to improve this beautiful property. The architectural consistency between the house and the detached garage will share the same 19th century style. The detached garage will also maintain the same board and batten white siding with black windows and trim to keep with the conformity and continuity.

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

[Signature]  
Signature of Owner (Affiant)

Michael Stromberg  
Name - Print or Type

[Signature]  
Signature of Owner (Affiant)

Gina Stromberg  
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 12<sup>th</sup> day of December, 2021, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael and Gina Stromberg

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

September 19<sup>th</sup>, 2027  
My Commission Expires



Zoning Property Description for #2425 Westchester Avenue

Beginning at a point on the southeast side of Westchester Avenue which is 60 feet wide at a distance of 570 feet northeast of the centerline of Coopers Run Court which is 50 feet wide.

Thence the following courses and distances:

North 51 degrees East, 212.85 feet, South 42 degrees East, 887.70 feet, South 75 degrees West, 21.78 feet, South 49 degrees West, 16.50 feet, South 86 degrees West 71.50 feet and North 50 degrees West, 853.88 feet back to the point of beginning as recorded in Deed Liber 36849, folio 376, containing 3 acres of land, more or less and located in the 1st Election District and 1st Council District.

Michael V. Moskunas  
Professional Land Surveyor  
Reg. No. 21175  
Site Rite Surveying, Inc  
200 E. Joppa Road  
Room 105  
Towson, MD 21286  
(410)339-5413

This description is for zoning purposes only and not for conveyance of property.

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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number: 2025 - 0006 -A Address 2425 Westchester Avenue

Contact Person: Jesse Krout Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 1/13/25 Posting Date: 1/26/25 Closing Date: 2/10/25

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.

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

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number: 2025 - 0006 -A Address 2425 Westchester Avenue

Petitioner's Name: Michael and Gina Stromberg Telephone (Cell) 410-971-6198 Michael

Posting Date: 1/26/25 Closing Date: 2/10/25

Wording for Sign: To Permit a proposed garage (accessory structure) with a height of 30 feet in lieu of the  
required 15 feet (BCZR, Section 400.3)

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

No. 235083

Date: 1/13/25

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		650					75.00

Total: 75.00


Rec From: Michael Stromberg

For: 2425 Westchester Ave

DISTRIBUTION

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

**CASHIER'S  
 VALIDATION**

 **MICHAEL STROMBERG**  
 2425 WESTCHESTER AVE  
 ELLICOTT CITY, MD 21043  
 CELL: 410-971-6198

241  
 68-7497/2560

12/19/24 DATE


PAY TO THE ORDER OF: Baltimore County, MD \$75.00


Seventy Five Dollars & 00/100 DOLLARS

**NAVY FEDERAL Credit Union**

FOR: Filing Fee

God Bless America

 Photo Safe Deposit® Details on back





**ADMINISTRATIVE ZONING PETITION**  
**FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING**

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<u>Michael Stromberg</u>	<u>Gina Stromberg</u>
Name #1 – Type or Print	Name #2 – Type or Print
Signature #1	Signature #2
<u>2425 Westchester Avenue Ellicott City, MD</u>	
Mailing Address	City State
<u>21043 / 410-971-6198 Michael</u>	<u>mike21163@gmail.com</u>
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:**

Site Rite Surveying, Inc c/o Bernadette Moskunus

Bernadette Moskunus  
 Name - Type or Print

\_\_\_\_\_  
 Signature

200 E. Joppa Road, Room 105 Towson MD

21286 / 410-339-5413 / siteriteinc@aol.com

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\_\_\_\_\_  
 Administrative Law Judge for Baltimore County

Case Number 2025-0006-A Filing Date 1 / 13 / 25 Estimated Posting Date 1 26 / 25 Reviewer JK

Closing 2/10/25

Revised 8/2022

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[Signature]  
Signature of Owner (Affiant)  
Michael Stromberg  
Name - Print or Type

[Signature]  
Signature of Owner (Affiant)  
Gina Stromberg  
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:

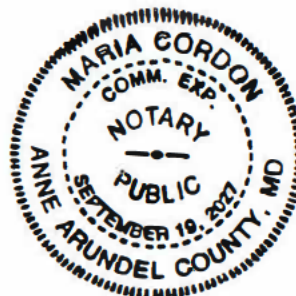
I HEREBY CERTIFY, this 12<sup>th</sup> day of December, 2021, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael and Gina Stromberg

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  
September 19<sup>th</sup>, 2027  
My Commission Expires



Zoning Property Description for #2425 Westchester Avenue

Beginning at a point on the southeast side of Westchester Avenue which is 60 feet wide at a distance of 570 feet northeast of the centerline of Coopers Run Court which is 50 feet wide.

Thence the following courses and distances:

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Michael V. Moskanas  
Professional Land Surveyor  
Reg. No. 21175  
Site Rite Surveying, Inc  
200 E. Joppa Road  
Room 105  
Towson, MD 21286  
(410)339-5413

This description is for zoning purposes only and not for conveyance of property.

CERTIFICATE OF POSTING

CASE NO. 2025-0006-A

PETITIONER/DEVELOPER

Michael & Gina

Stromberg

DATE OF HEARING/CLOSING

February 10, 2025



BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

2425 Westchester Avenue

THE SIGN(S) POSTED ON January 25, 2025

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

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: January 31, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0006-A  
Address: 2425 WESTCHESTER ROAD  
Legal Owner: Michael & Gina Stromberg

Zoning Advisory Committee Meeting of January 31, 2025.

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:** January 27, 2025

**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
Case 2025-0006-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 - 01 Account Number - 0123000650

**Owner Information**

Owner Name: STROMBERG MICHAEL J Use: RESIDENTIAL  
STROMBERG GINA Principal Residence: YES  
Mailing Address: 2425 WESTCHESTER AVE Deed Reference: /36849/ 00376  
ELLICOTT CITY MD 21043-

**Location & Structure Information**

Premises Address: 2425 WESTCHESTER AVE Legal Description: 3 AC ES WESTCHESTER  
ELLICOTT CITY 21043- 750 W OELLA AV

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
0100 0009 0859 1040055.04 0000 2025 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use  
1895 1,660 SF 3.0000 AC 04

StoriesBasementType Exterior QualityFull/Half BathGarageLast Notice of Major Improvements  
2 NO STANDARD UNITASBESTOS SHINGLE/3 1 full/ 1 half

**Value Information**

	Base Value	Value		
		As of 01/01/2025	Phase-in Assessments As of 07/01/2024	As of 07/01/2025
Land:	152,000	265,800		
Improvements	212,600	189,800		
Total:	364,600	455,600	364,600	394,933
Preferential Land:	0	0		

**Transfer Information**

Seller: WALL THELMA L Date: 11/06/2015 Price: \$399,900  
Type: ARMS LENGTH IMPROVED Deed1: /36849/ 00376 Deed2:  
Seller: WALL HOWARD C Date: 04/09/1997 Price: \$0  
Type: NON-ARMS LENGTH OTHER Deed1: /12121/ 00657 Deed2:  
Seller: Date: Price:  
Type: Deed1: Deed2:

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

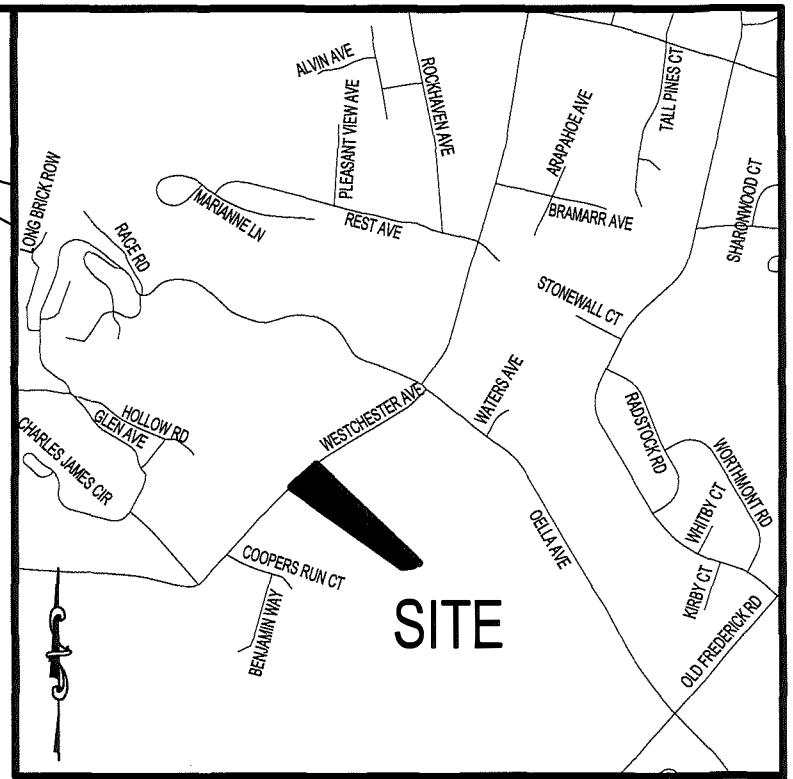
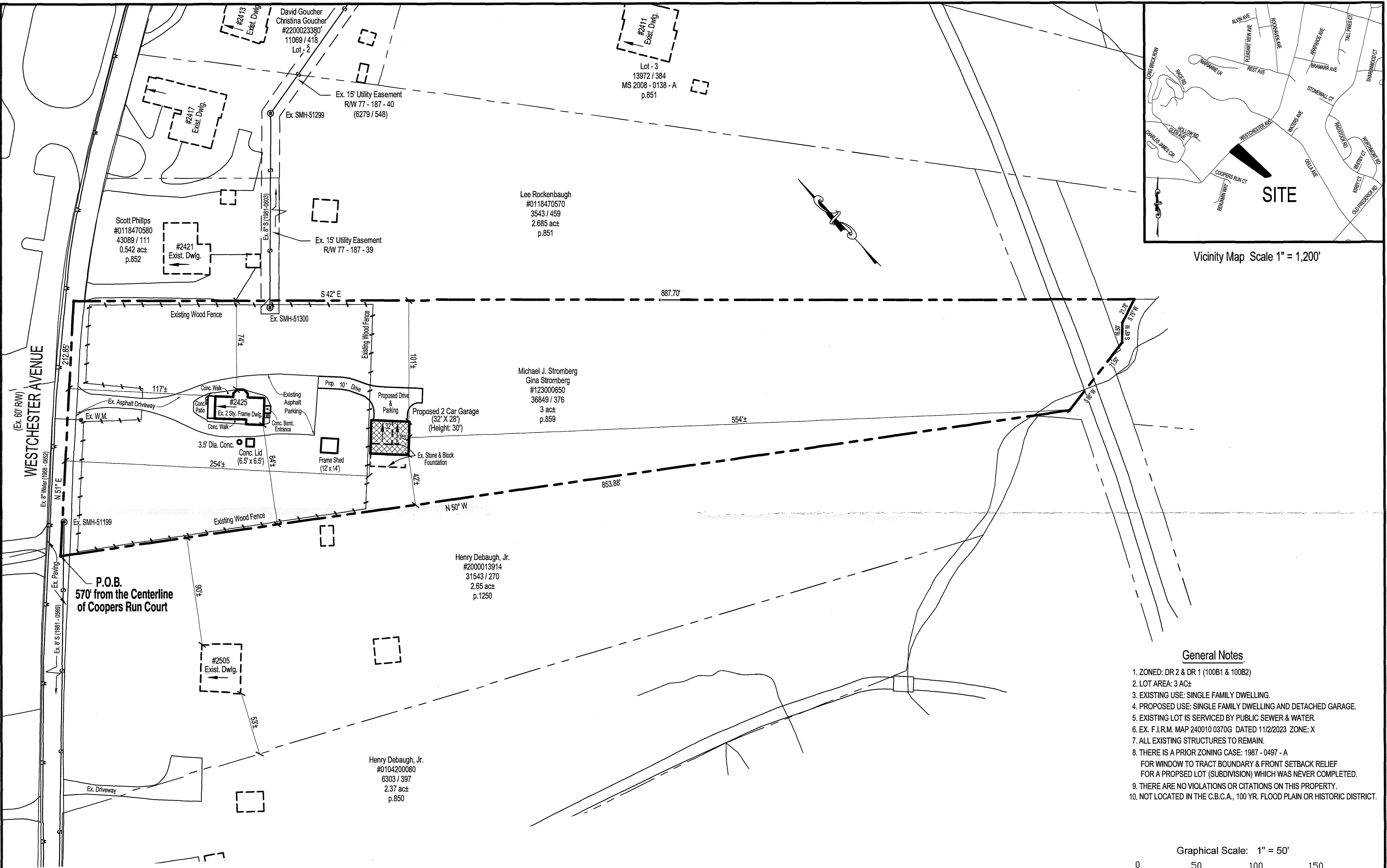
Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: Approved 08/30/2023

**Homeowners' Tax Credit Application Information**

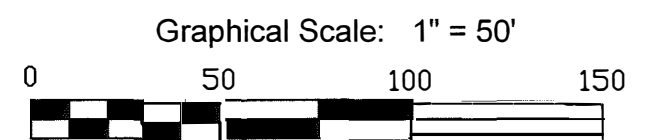
Homeowners' Tax Credit Application Status: No Application Date:



Vicinity Map Scale 1" = 1,200'

**General Notes**

1. ZONED: DR 2 & DR 1 (100B1 & 100B2)
2. LOT AREA: 3 AC±
3. EXISTING USE: SINGLE FAMILY DWELLING.
4. PROPOSED USE: SINGLE FAMILY DWELLING AND DETACHED GARAGE.
5. EXISTING LOT IS SERVICED BY PUBLIC SEWER & WATER.
6. EX. F.I.R.M. MAP 240010 0370G DATED 11/2/2023 ZONE: X
7. ALL EXISTING STRUCTURES TO REMAIN.
8. THERE IS A PRIOR ZONING CASE: 1987 - 0497 - A FOR WINDOW TO TRACT BOUNDARY & FRONT SETBACK RELIEF FOR A PROPOSED LOT (SUBDIVISION) WHICH WAS NEVER COMPLETED.
9. THERE ARE NO VIOLATIONS OR CITATIONS ON THIS PROPERTY.
10. NOT LOCATED IN THE C.B.C.A., 100 YR. FLOOD PLAIN OR HISTORIC DISTRICT.



**Administrative Variance Relief being sought:**  
 • Section 400.3, B.C.Z.R.: To permit a proposed garage (accessory structure) with a height of 30 feet in lieu of the required 15 feet.



*Michael V. Moskunas*  
 Michael V. Moskunas  
 Professional Land Surveyor #21175  
 License Expires: 6/25/2025

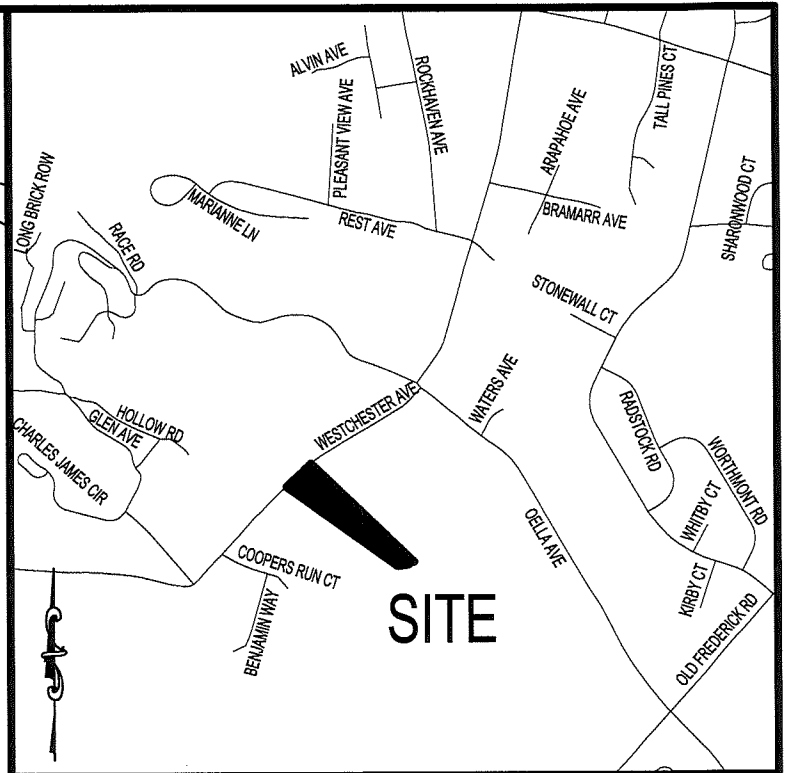
**site**rite INC.  
 SURVEYING  
 Phone: (410)339-5413  
 Email: siteriteinc@aol.com  
 200 E. JOPPA RD  
 SUITE 105  
 TOWSON, MD 21286

Owners  
 Michael J. Stromberg  
 Gina Stromberg  
 #2425 Westchester Avenue  
 Ellicott City, Md. 21043  
 Phone: 410-971-6198

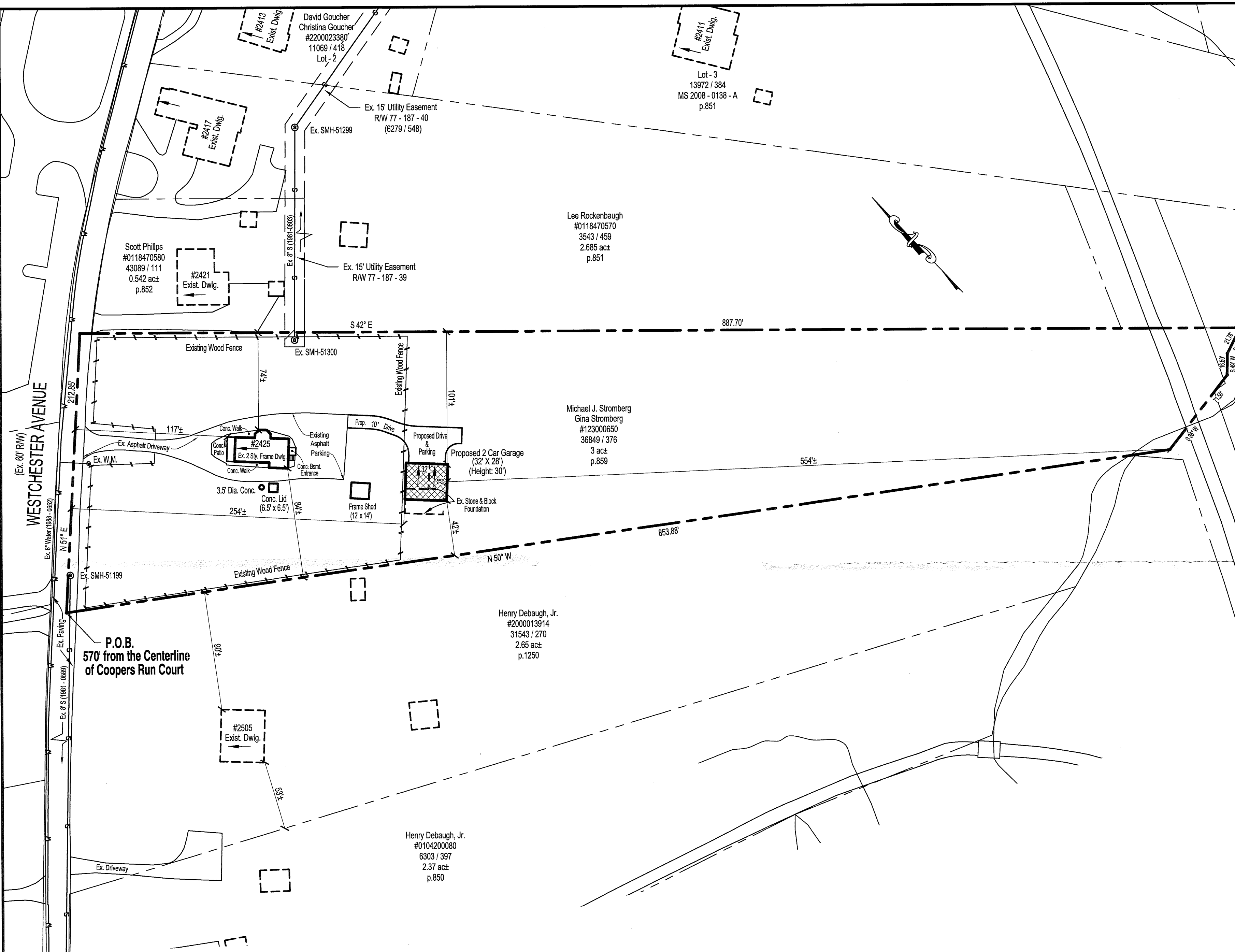
**PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE PETITION**

**#2425 Westchester Avenue**  
 Tax Map: 100 Grid: 9 Parcel: 859  
 Tax ID #0123000650 Deed Reference: J.L.E. 36849 / 376  
 1st Election District, 1 CM  
 Baltimore County, Maryland

Scale: 1" = 50'	Date: 11/07/2024	JOB #10961TILE
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: J.K.



Vicinity Map Scale 1" = 1,200'



Lee Rockenbaugh  
#0118470570  
3543 / 459  
2.685 ac±  
p.851

Michael J. Stromberg  
Gina Stromberg  
#123000650  
36849 / 376  
3 ac±  
p.859

Henry Debaugh, Jr.  
#2000013914  
31543 / 270  
2.65 ac±  
p.1250

Henry Debaugh, Jr.  
#0104200080  
6303 / 397  
2.37 ac±  
p.850

**General Notes**

1. ZONED: DR 2 & DR 1 (100B1 & 100B2)
2. LOT AREA: 3 AC±
3. EXISTING USE: SINGLE FAMILY DWELLING.
4. PROPOSED USE: SINGLE FAMILY DWELLING AND DETACHED GARAGE.
5. EXISTING LOT IS SERVICED BY PUBLIC SEWER & WATER.
6. EX. F.I.R.M. MAP 240010 0370G DATED 11/2/2023 ZONE: X
7. ALL EXISTING STRUCTURES TO REMAIN.
8. THERE IS A PRIOR ZONING CASE: 1987 - 0497 - A FOR WINDOW TO TRACT BOUNDARY & FRONT SETBACK RELIEF FOR A PROPOSED LOT (SUBDIVISION) WHICH WAS NEVER COMPLETED.
9. THERE ARE NO VIOLATIONS OR CITATIONS ON THIS PROPERTY.
10. NOT LOCATED IN THE C.B.C.A., 100 YR. FLOOD PLAIN OR HISTORIC DISTRICT.

Graphical Scale: 1" = 50'



**Administrative Variance Relief being sought:**  
• Section 400.3, B.C.Z.R.: To permit a proposed garage (accessory structure) with a height of 30 feet in lieu of the required 15 feet.



*Michael V. Moskunus*  
Michael V. Moskunus  
Professional Land Surveyor #21175  
License Expires: 6/25/2025

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Phone: (410)339-5413  
Email: siteriteinc@aol.com  
200 E. JOPPA RD  
SUITE 105  
TOWSON, MD 21286

# 2425 Westchester Avenue Zoning Map

Source: Baltimore County Government - Produced on: 11/5/2024



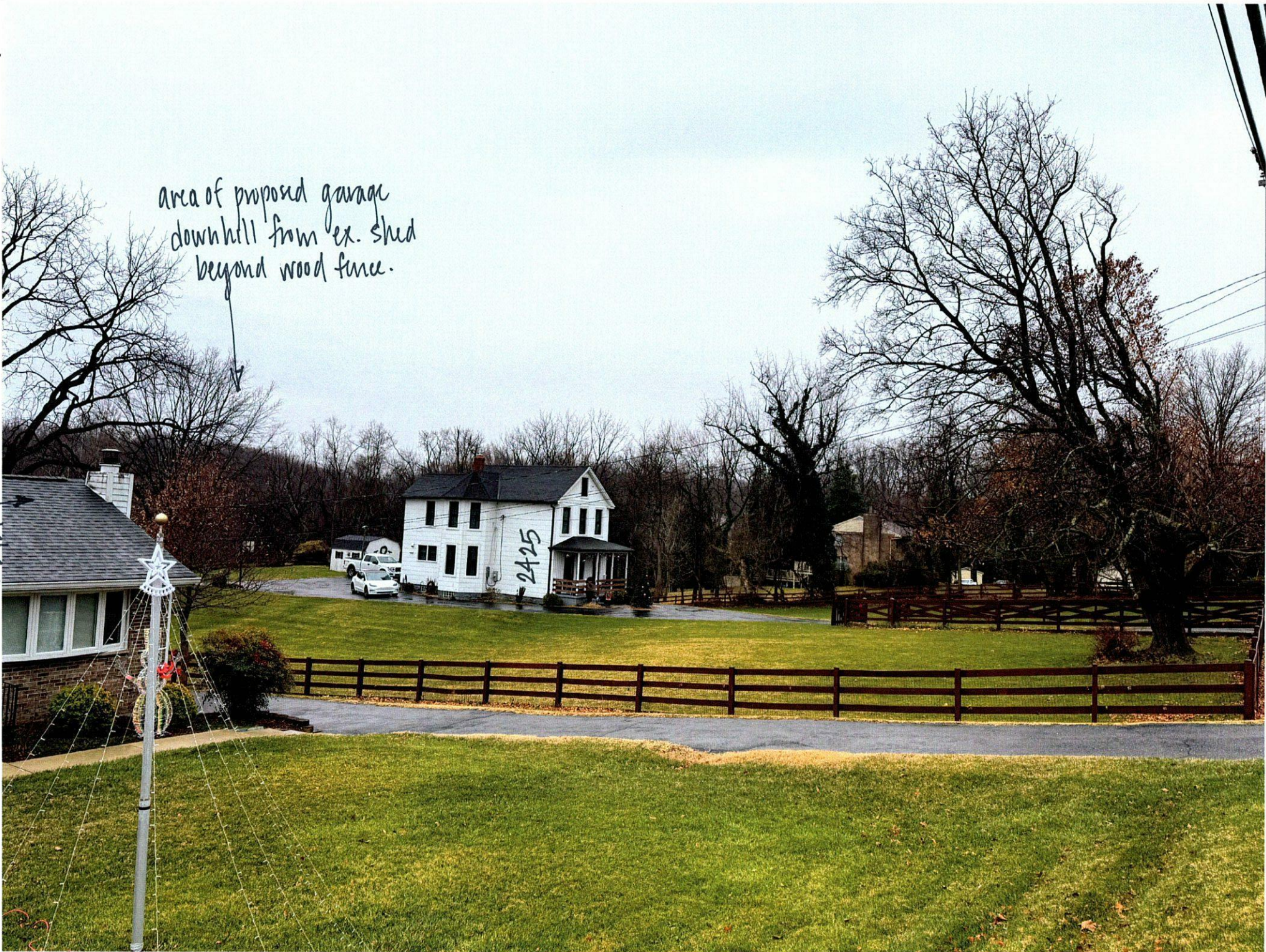
Street view of subject property  
2425 Westchester Ave



area of proposed garage  
downhill from ex. shed  
beyond wood fence.



#242





line of division between #2425 & #2505

View from rear of property looking @ ex. foundation (area of proposed garage) - Significant slope hides most of the proposed garage from street



proposed garage

ex. shed



EX. Shed.

area of  
proposed garage  
behind fence

EX. shed looking into rear yard