

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Velvet Ridge Drive, 148' W of the c/l
Park Heights Avenue
(2316 Velvet Ridge Drive)
3rd Election District
3rd Council District

Melvyn J. Leeb, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-390-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Melvyn J. and Leslie B. Leeb. As originally filed, the Petitioners sought relief from Section 1A04.3.b.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side/rear property line setback of 13.5 feet in lieu of the required 50 feet for the existing dwelling and proposed additions. The Petitioners filed their request through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows a residential property owner to obtain variance relief without a public hearing. Under that process, the Petition and related documents are filed with the Zoning Review Division of the Department of Permits and Development Management (DPDM). Thereafter, notice of the requested relief is conspicuously posted on the property for a period of 15 days, after which the file is forwarded to the Zoning Commissioner/Deputy Zoning Commissioner for consideration. If any adjacent property owner requests a hearing, or if the Zoning Commissioner determines that a hearing is necessary to determine the appropriateness of the relief requested, the matter is scheduled for a public hearing. If no hearing is requested or deemed necessary, relief can be granted without the necessity of a public hearing. In this case, however, the adjoining property owner, Mary Allinson, who resides to the rear of the subject property, requested that a hearing be held and the matter was subsequently scheduled. Although originally convened on May 17, 2001, the matter was continued in open hearing at that time to allow for continued negotiations between

ORDER RECEIVED FOR FILING

Date 6/19/01

By [Signature]

the property owners and the Protestant and reconvened on June 14, 2001. The subject property and originally requested relief are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 3.

Appearing at the public hearing in support of the request were Melvyn and Leslie Leeb, property owners, and Katherine Daly, Architect, who prepared the building elevation drawings and site plan for this property. Appearing as a Protestant in the matter was Mary Allinson, and her attorney, J. Carroll Holzer, Esquire.

By way of background, the subject property is an irregularly shaped parcel, located on the north side of Velvet Ridge Drive, just west of Park Heights Avenue in Owings Mills in the Velvet Ridge subdivision in the Caves Valley. The property consists of a gross area of 1.94 acres, more or less, zoned R.C.5 and is improved with a one- and two-story dwelling, which, due to existing site and environmental constraints, is located towards the rear of the site. Mr. & Mrs. Leeb are the original owners of the dwelling, which was constructed in approximately 1989. The original plat which was prepared to secure building permits at that time was submitted and marked into evidence as Petitioner's Exhibit 4. That plat shows the proposed location of the house, and indicates a 50-foot rear yard setback and a 20-foot side yard setback on the north side. Although no evidence could be produced regarding the building permit application process for this dwelling, Mr. & Mrs. Leeb believe that a variance was obtained at that time to allow a 20-foot side yard setback. However, when the house was actually constructed, it was not sited in accordance with the building permit plat. In fact, a recently completed boundary survey of the subject property was submitted into evidence and marked as Petitioner's Exhibit 1. This survey was prepared by Gerhold, Cross & Etzel, Registered Professional Land Surveyors, and shows the location of the existing improvements on the subject property. As shown on the survey plat, the rear/(north) side corner of the house is actually located 13.5 feet from the adjacent property line. Thus, variance relief is necessary in order to legitimize that distance.

Pursuant to the Petition for Administrative Variance, as originally filed, Mr. & Mrs. Leeb proposed certain improvements to their house. Under the original Petition, the property

owners sought approval of a proposed screen porch and one-story addition to the rear (north side) of the dwelling, as shown on the site plan marked as Petitioner's Exhibit 3. Those improvements would likewise be located 13.5 feet from the side property line. Thus, as filed, the Petitioners sought approval of a 13.5-foot setback for both the existing and proposed improvements.

However, in view of Ms. Allinson's opposition, the Petitioners have now abandoned their request for a variance for the proposed construction. At the reconvened hearing, the Petition was amended so that the relief sought is limited only to legitimize existing conditions. In this regard, testimony was offered that no permanent construction has occurred since the original house was built. That is, variance relief is required due to the improper location of the house when originally constructed, and not because of some additional improvements constructed thereafter.

On behalf of Ms. Allinson, Mr. Holzer indicated that she is not opposed to the grant of the variance to legitimize the location of the existing structure. She was opposed, however, to the improvements originally proposed by the Petitioners, which have now been withdrawn.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. The unusual circumstances associated with this case are outlined above, and the property is certainly unique due to the environmental and topographic constraints associated therewith. In my judgment, the Petitioners would suffer a practical difficulty if relief were denied. Moreover, I find that the relief can be granted without adverse impact to adjacent properties. Thus, the amended relief shall be granted.

It is also to be noted that since the house was built, the Petitioners constructed a deck with a gazebo extension off the rear of the dwelling. Apparently, as a result of the recent survey, it was determined that a portion of these improvements extends over the property line into the adjacent property, which is not owned by the Leebes or Ms. Allinson. In order to clarify that issue and resolve any concerns related thereto, the grant of relief herein shall also constitute approval of the location of those open projections (the existing deck and gazebo). Thus, to the extent necessary, variance relief to allow a 0-foot setback for these open projections is hereby granted.

ORDER RECEIVED FOR FILING

Date

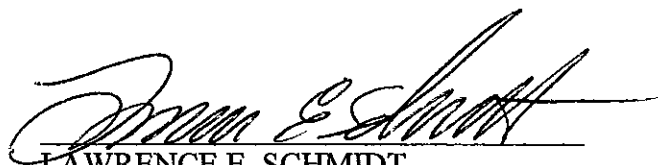
By

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of June, 2001 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side/rear property line setback of 13.5 feet in lieu of the required 50 feet for the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to permit a side setback of 0 feet for the existing open projections (deck and gazebo), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction;

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Any future construction on the rear/north side of the subject property must comply with setback requirements or variance relief may be necessary.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/19/01
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 18, 2001

Mr. & Mrs. Melvyn J. Leeb
2316 Velvet Ridge Drive
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Velvet Ridge Drive, 148' W of the c/l Park Heights Avenue
(2316 Velvet Ridge Drive)
3rd Election District – 3rd Council District
Melvyn J. Leeb, et ux - Petitioners
Case No. 01-390-A

Dear Mr. & Mrs. Leeb:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: J. Carroll Holzer, Esquire
508 Fairmount Avenue, Towson, Md. 21286
Ms. Mary Allinson, 2707 Caves Road, Owings Mills, Md. 21117
People's Counsel; Case File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2316 Velvet Ridge Drive
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04,3,B,2, TO PERMIT SETBACK
OF 13.5 FT. FROM SIDE/REAR PROPERTY LINE FOR EXISTING RESIDENCE
AND PROPOSED ADDITIONS IN LIEU OF THE REQUIRED 50 FT,

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Melvyn J. Leeb
Name - Type or Print _____
Signature Melvyn J. Leeb
Leslie B. Leeb
Name - Type or Print _____
Signature Leslie B. Leeb
2316 Velvet Ridge Dr. W: 410-581-0303
Address H: 410-363-0906
Owings Mills MD 21117
City State Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Kitty Daly 410-486-0253
Name _____
1777 Reisterstown Rd. 21208
Address _____ Telephone No. _____
Baltimore MD 21208
City State Zip Code

A public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By JRA Date _____
Estimated Posting Date _____

ORDER RECEIVED FOR FILING
Date 9/15/98
By [Signature]

FILE NO. 01-390-A

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2316 Velvet Ridge Drive
Address
Owings Mills MD 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Existing house is nonconforming to present day setbacks. The only way to add onto the existing house is to continue to violate the setbacks. Plans for the addition do not violate the setbacks to a greater degree than that of the existing house.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Melvyn J. Leeb
Signature
Melvyn J. Leeb
Name - Type or Print

Leslie B. Leeb
Signature
Leslie B. Leeb
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Melvyn J. Leeb and Leslie B. Leeb
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3/21/2001
Date

Michael Stein
Notary Public

My Commission Expires _____

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2316 Velvet Ridge Drive
Address
Owings Mills MD 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Existing house is nonconforming to present day setbacks. The only way to add onto the existing house is to continue to violate the setbacks. Plans for the addition do not violate the setbacks to a greater degree than that of the existing house.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Melvyn J. Leeb
Signature

Melvyn J. Leeb
Name - Type or Print

Leslie B. Leeb
Signature

Leslie B. Leeb
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Melvyn J. Leeb and Leslie B. Leeb
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3/21/2001
Date

[Signature]
Notary Public

My Commission Expires _____

REV 09/15/98

Michael Stein, Notary Public
Baltimore County
State of Maryland
My Commission Expires June 1, 2001



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2316 Velvet Ridge Drive
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2. To PERMIT SETBACK
OF 13.5 FT. FROM SIDE/REAR PROPERTY LINE FOR EXISTING RESIDENCE
AND PROPOSED ADDITION IN LIEU OF THE REQUIRED 50 FT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Melvyn J. Leeb
Name - Type or Print _____
Signature Melvyn J. Leeb
Leslie B. Leeb
Name - Type or Print _____
Signature Leslie B. Leeb
W: 410-581-0303
2316 Velvet Ridge Dr. H: 410-363-0906
Address _____ Telephone No. _____
Owings Mills MD 21117
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Kitty Daly 410-486-0253
Name _____
1777 Reisterstown Rd. 21208
Address _____ Telephone No. _____
Baltimore MD 21208
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-390-A Reviewed By JRA Date 03-28-01

REV 9/15/98

Estimated Posting Date _____

ZONING DESCRIPTION FOR 2316 VELVET RIDGE DRIVE

Beginning at a point on the North side of Velvet Ridge Drive which is 50 feet wide at the distance of 148 FT. WEST of the centerline of the nearest intersecting street, Park Heights Ave which is 50 FT wide. Being Lot #9, in the subdivision of Velvet Ridge as recorded in Baltimore County Plat Book #48, Folio #145, containing 1.947 Acres. Also known as 2316 Velvet Ridge Drive and located in the 3rd Election District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92801

DATE 03-28-01 ACCOUNT RCDI-CCG GIC

AMOUNT \$ 50

RECEIVED FROM: H.P.F. Plus Inc.

FOR: Res. UN2 (H.P.F.) SC

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SDA

PAID RECEIPT

PAYMENT ACTUAL TIME
5/29/2001 3/28/2001 15:10:14

REF 0405 CASHIER NOTE MES DRAWER 5

SLIP # 206420 OFLH

Dep 5 520 ZONING VERIFICATION

OR 01 02/001

Recpt Tot 50.00

50.00 OK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92857

DATE 4/23/01

ACCOUNT 001 006 6150

AMOUNT \$ 40 -

RECEIVED
FROM:

Mary Allison

FOR:

Request Hearing 01-390-1
2316 VELVET RIDGE ROAD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
4/24/2001	4/24/2001	10:42:58
REC 4903	CASHIER LML LOW	DRAWER 3
>> RECEIPT # 100249		
Dep 5	528 ZONING VERIFICATION	0FLH
CR NO.	092857	

Recpt Tot 40.00
40.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-390-A

Petitioner/Developer: _____

MR & MRS. LEEB

Date of Hearing/Closing: 4-25-2001

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

2316 VELVET RIDGE DRIVE

The sign(s) were posted on APRIL 6TH 2001 .

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

RECEIVED

APR 9 2001

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT



FORMAL DEMAND FOR HEARING

CASE NUMBER: 01-390

Address: 2316 Velvet Ridge Drive.

Petitioner(s): Mary Allinson

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Mary Allinson
Name - Type or Print

☒ Legal Owner OR ☒ Resident of

~~2707~~ 2707 Caves Road
Address

Owings Mills, MD. 21117
City State Zip Code

410-356-3815
Telephone Number

which is located approximately 0 feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Mary Allinson 4/23/01
Signature Date

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-390-A
2316 Velvet Ridge Road
NW/S Velvet Ridge Road,
148' W Park Heights Avenue
3rd Election District
3rd Councilmanic District
Legal Owner(s): Leslie B. &
Melvyn J. Leeb

Administrative Variance: to permit a setback of 13.5 feet from side/rear property line for existing residence and proposed addition in lieu of the required 50 feet.

Hearing: Thursday, May 17, 2001 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/5/659 May 8 C467689

CERTIFICATE OF PUBLICATION

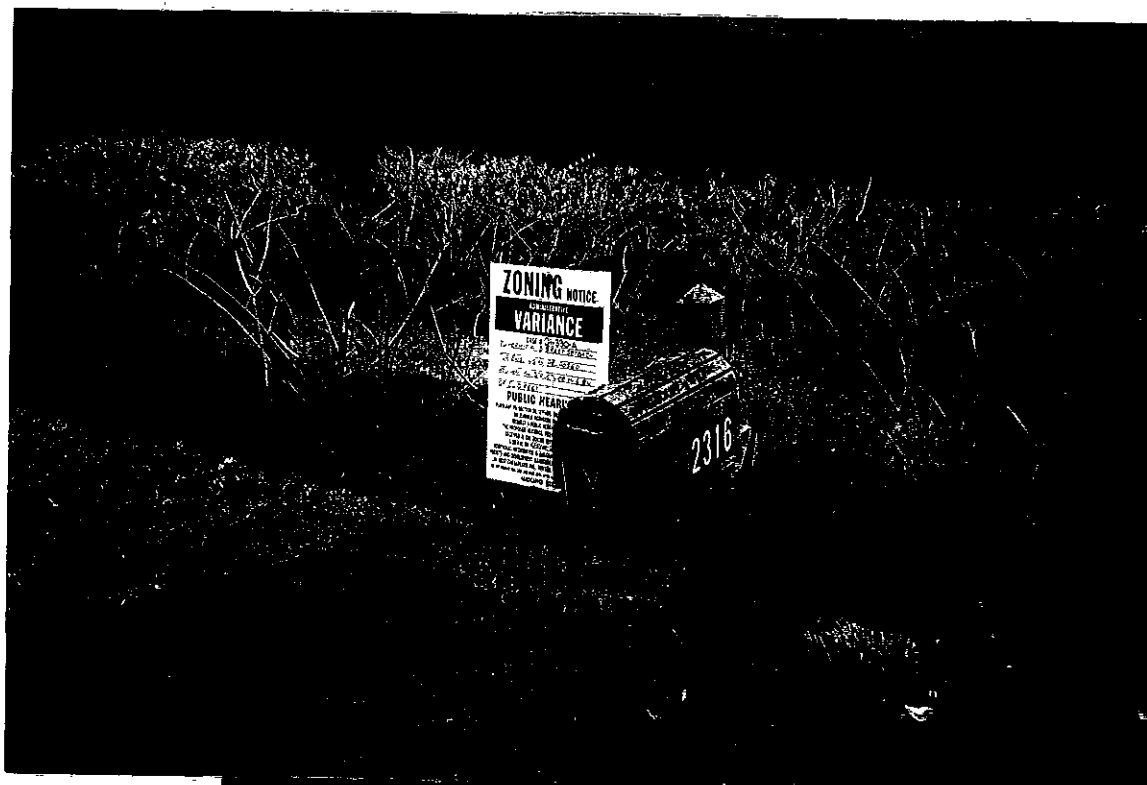
5/10, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/8, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING



ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 01-390-A

TO PERMIT A 13.5 FEET SETBACK

FOR EXISTING AND PROPOSED

RESIDENTIAL STRUCTURE IN LIEU

OF 50.0 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON APRIL 25, 2001

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 01-390-A.

Petitioner: Melvyn J. and Leslie B. Leeb

Address or Location: 2318 Velvet Ridge Drive, Owings Mills, MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: Leslie Leeb

Address: 2316 Velvet Ridge Drive

Owings Mills, MD 21117

Telephone Number: 410-363-0906, 410-581-0303 (Work)

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 01- 340 -AAddress 2316 VELVET RIDGE DR.Contact Person: SONIA R. ALEXANDER
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3-28-01Posting Date: 4-8-01Closing Date: 4-23-01

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 01- 390 -AAddress 2316 VELVET RIDGE DR.Petitioner's Name MRS. LEEBTelephone 410 581 0303Posting Date: 04-05-01Closing Date: 04-23-01Wording for Sign: To Permit A 13.5 FT SETBACK FOR EXISTING & PROPOSED
RES. STRUCTURE IN LINE OF 50 FT



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 30, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-390-A
2316 Velvet Ridge Road
NW/S Velvet Ridge Road, 148' W Park Heights Avenue
3rd Election District – 3rd Councilmanic District
Legal Owners: Leslie B & Melvyn J Leeb

Administrative Variance to permit a setback of 13.5 feet from side/rear property line for existing residence and proposed addition in lieu of the required 50 feet.

HEARING: Thursday, May 17, 2001 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 Chesapeake Avenue

Arnold Jablon
Director

MOVE
5-17 106
2pm

C: Leslie B & Melvyn J Leeb, 2316 Velvet Ridge Drive, Owings Mills 21117
Kitty Daly, 1777 Reisterstown Road, Baltimore 21208

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 2, 2001.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 3, 2001 Issue – Jeffersonian

Tuesday 5-8-01

Please forward billing to:

Leslie Leeb
2316 Velvet Ridge Road
Owings Mills MD 21117

410 363-0906

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-390-A

2316 Velvet Ridge Road

NW/S Velvet Ridge Road, 148' W Park Heights Avenue

3rd Election District – 3rd Councilmanic District

Legal Owners: Leslie B & Melvyn J Leeb

Administrative Variance to permit a setback of 13.5 feet from side/rear property line for existing residence and proposed addition in lieu of the required 50 feet.

HEARING: Thursday, May 17, 2001 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 30, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-390-A
2316 Velvet Ridge Road
NW/S Velvet Ridge Road, 148' W Park Heights Avenue
3rd Election District – 3rd Councilmanic District
Legal Owners: Leslie B & Melvyn J Leeb

Administrative Variance to permit a setback of 13.5 feet from side/rear property line for existing residence and proposed addition in lieu of the required 50 feet.

HEARING: Monday, June 4, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon *edc*
Director

C: Leslie B & Melvyn J Leeb, 2316 Velvet Ridge Drive, Owings Mills 21117
Kitty Daly, 1777 Reisterstown Road, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 19, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, May 17, 2001 Issue – Jeffersonian

Please forward billing to:

Leslie Leeb
2316 Velvet Ridge Road
Owings Mills MD 21117

410 363-0906

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-390-A

2316 Velvet Ridge Road

NW/S Velvet Ridge Road, 148' W Park Heights Avenue

3rd Election District – 3rd Councilmanic District

Legal Owners: Leslie B & Melvyn J Leeb

Administrative Variance to permit a setback of 13.5 feet from side/rear property line for existing residence and proposed addition in lieu of the required 50 feet.

HEARING: Monday, June 4, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
602

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 11, 2001

Leslie B & Melvyn J Leeb
2316 Velvet Ridge Drive
Owings Mills MD 21117

Dear Mr. & Mrs. Leeb:

RE: Case Number: 01-390-A, Comments

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 28, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G.D.Z.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Kitty Daly, 1777 Reisterstown Road, Baltimore 21208
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 10, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-381, 01-384, 01-390, and 01-391

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Lay

AFK/JL:MAC



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 12, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 9, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS IN REGARD TO THE FOLLOWING ITEM #'S.

380, 381, 382, 384, 386, 387, 389, 390, 391, 392, 393, 394,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.9.01

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 390 JEA

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgrédlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 27, 2001

Leslie B & Melvyn J Leeb
2316 Velvet Ridge Drive
Owings Mills MD 21117

Dear Mr. & Mrs. Leeb

RE: Demand for Public Hearing, Administrative Variance, Case Number 01-390-A

The purpose of this letter is to officially notify you that a Demand for Formal Hearing by Mary Allinson has resulted in a timely demand for a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G & Z
Supervisor
Zoning Review

WCR:

C: Kitty Daly, 1777 Reisterstown Road, Baltimore 21208
Mary Allinson, 2707 Caves Road, Owings Mills 21117





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 18, 2001

Mr. & Mrs. Melvyn J. Leeb
2316 Velvet Ridge Drive
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/S Velvet Ridge Drive, 146' W of Park Heights Avenue
(2316 Velvet Ridge Drive)
3rd Election District – 3rd Council District
Melvyn J. Leeb, et ux – Petitioners
Case No. 01-390-A

Dear Mr. & Mrs. Leeb:

This letter is to confirm that the above-captioned matter was continued in open hearing on May 17, 2001 to allow all parties additional time to continue negotiations and perhaps resolve some of the concerns raised at the hearing. The matter has been scheduled to reconvene on Thursday, June 14, 2001 at 9:00 AM in Room 407 of the County Courts Building.

In the meantime, please do not hesitate to call my office should you have any questions.

Very truly yours,

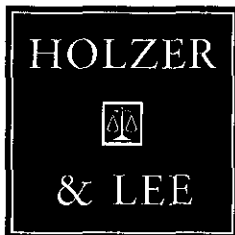
A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: J. Carroll Holzer, Esquire
508 Fairmount Avenue, Towson, Md. 21286
Ms. Mary Allinson, 2707 Caves Road, Owings Mills, Md. 21117
People's Counsel; Case File





LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

May 15, 2001

#7276

Lawrence Schmidt,
Zoning Commissioner
of Baltimore County
County Courts Building, 4th Floor
401 Bosley Avenue
Towson, MD 21204

Re: Case No. 01-390-A
2316 Velvet Ridge Road
Administrative Variance/ Request for Public Hearing

Dear Commissioner Schmidt:

This morning I met with Ms. Mary Allinson who is an adjacent neighbor in the above captioned Administrative Variance who requested a public hearing for this variance. On May 2, 2001, Ms. Allinson spoke to George Zahner of the Department of Permits and Development Management who advised her that the hearing for the variance would be held on June 4, 2001 at 11:00 a.m.

Upon her return from being out of town shortly after that phone call to PDM, Ms. Allinson received a Notice of Hearing postmarked May 3 that the hearing would be held on May 17, 2001. Because I have not had an opportunity to prepare for the hearing, I herewith enter my appearance on behalf of Ms. Mary Allinson and request that the hearing be set for a later date. I would note that I will be on vacation from June 2nd until June 12th. I can work with Mr. Zahner in PDM to arrive at a date that is convenient with the parties and the Zoning Commissioner's schedule.

*Called Sterling Reese to notify
that Jim Kohnen has granted
their postponement on 5/17. Sterling
will notify Holzer's client (Allinson)
and the Petitioners and their Rep.
(Kitty Daly).*

*They will request new hearing
date from George Zahner. Robin 5/15/01*

Yours,

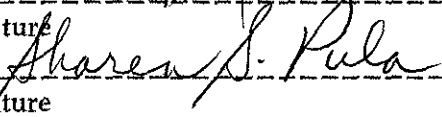
olzer

MAY 15

We the undersigned have no objections to the proposed alterations and additions to the property of Melvyn and Leslie Leeb located at 2316 Velvet Ridge Drive.

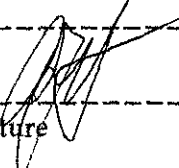
Thaddeus P. & Sharen S. Pula
Name(s)

2318 Velvet Ridge Dr.
Address


Signature

Signature

Aaron E. & Leslie J. Finkelstein
Name(s)

2314 Velvet Ridge Dr.
Address


Signature

Signature

Name(s)

Address

Signature

Signature

Name(s)

Address

Signature

Signature

NEIGHBORING PROPERTIES TO 2316 VELVET RIDGE DRIVE

2314 Velvet Ridge Drive
Owings Mills, Maryland 21117
Aaron A. and Leslie S Finkelstein
Tax Account # 0313078170
District 3, Parcel 365, Lot 10
Subdivision: Velvet Ridge, Section 2
Deed Ref: 7573/495

23118 Velvet Ridge Drive
Owings Mills, Maryland 21117
Thaddeus P. and Sharon S. Pula
Tax Account # 1900005170
District 3, Parcel 381, Lot 10
Subdivision: Velvet Ridge, Section 3
Deed Ref: 7255/546

2703 Caves Road
Owings Mills, Maryland 21117
Mary Allinson
Mailing address: 2707 Caves Road
Tax Account # 2300001646
District 3, Parcel 537
Subdivision: Jack and Frances Lachman
Deed Ref: 14662/716

Stemmer House
2600 block of Caves Road
Baltimore County Landmark Preservation Commission

Revised 4/17/00

BALTIMORE COUNTY DEPARTMENT OF HEALTH
OFFICIAL NOTICE

Date _____

3732

Building Application # _____ for a
located at _____

PERTINENT DATA

SEWAGE DISPOSAL SYSTEM

SEWAGE DISPOSAL SYSTEM AND WATER WELL

Recommendation:

The above system is to be installed as per the final approved plot plan. The top of the septic tank shall not be deeper than 18 inches below grade. Risers are to be installed to the surface over the septic tank and/or grease interceptor. Cover on septic tank to remain in place.

A plumbing permit is required for the installation of an on-site sewage disposal system. Installation detail shall conform with the Baltimore County Plumbing and Gasfitting Code. This office must be contacted if any deviation to specification or location of the sewage disposal system is desired. Deviation requests must be accompanied by revised site plan and all structures, water well, sewage disposal system and reserve area, for review and approval prior to system construction.

Specific Comments:

- () The initial area plus 50 ft. of the tree drip-line, shall be cleared prior to construction of the system.
- () Inspection must be made by the Plumbing Inspection Division at the time the trench is completely excavated, to verify the depth and grade of trench. A transit or similar device must be provided for this inspection.

WATER SUPPLY SYSTEM

- () To be served by metropolitan water.
- () To be served by a water well. A review has been made of the water well yield test performed by _____ The report of the yield test indicated that the test was performed in accordance with the procedure approved by the Board of Health and indicates a yield which meets the minimum standards for approval of a Building Permit. In accordance with Section 13-117 of the Baltimore County Code, this test shall be valid until _____ for the purpose of conveyance of property. This does not constitute, in any form or manner, a guarantee by the Baltimore County Department of Health, of continuous water well yield.
- () Prior to occupancy of any new building served by a water well, bacteriological and chemical samples will be collected for analysis. In order to avoid unnecessary delay, it is suggested that the water supply system be connected to the building and the well tested as soon as possible, so that the necessary sampling can be accomplished. For more information call 454-7767 for the Health Department's occupancy inspection and sample collection.

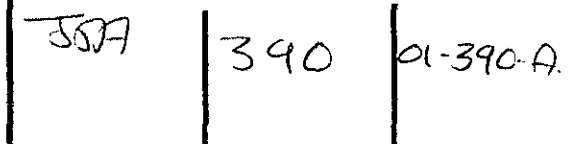
- () The permitted installation is for an interim system. Within one year of the availability of metropolitan water, the interim system must be abandoned and connected to the metropolitan system. For more information call 454-7767 for the Baltimore County Plumbing and Gasfitting Code.

If there are any questions regarding the above, please contact _____

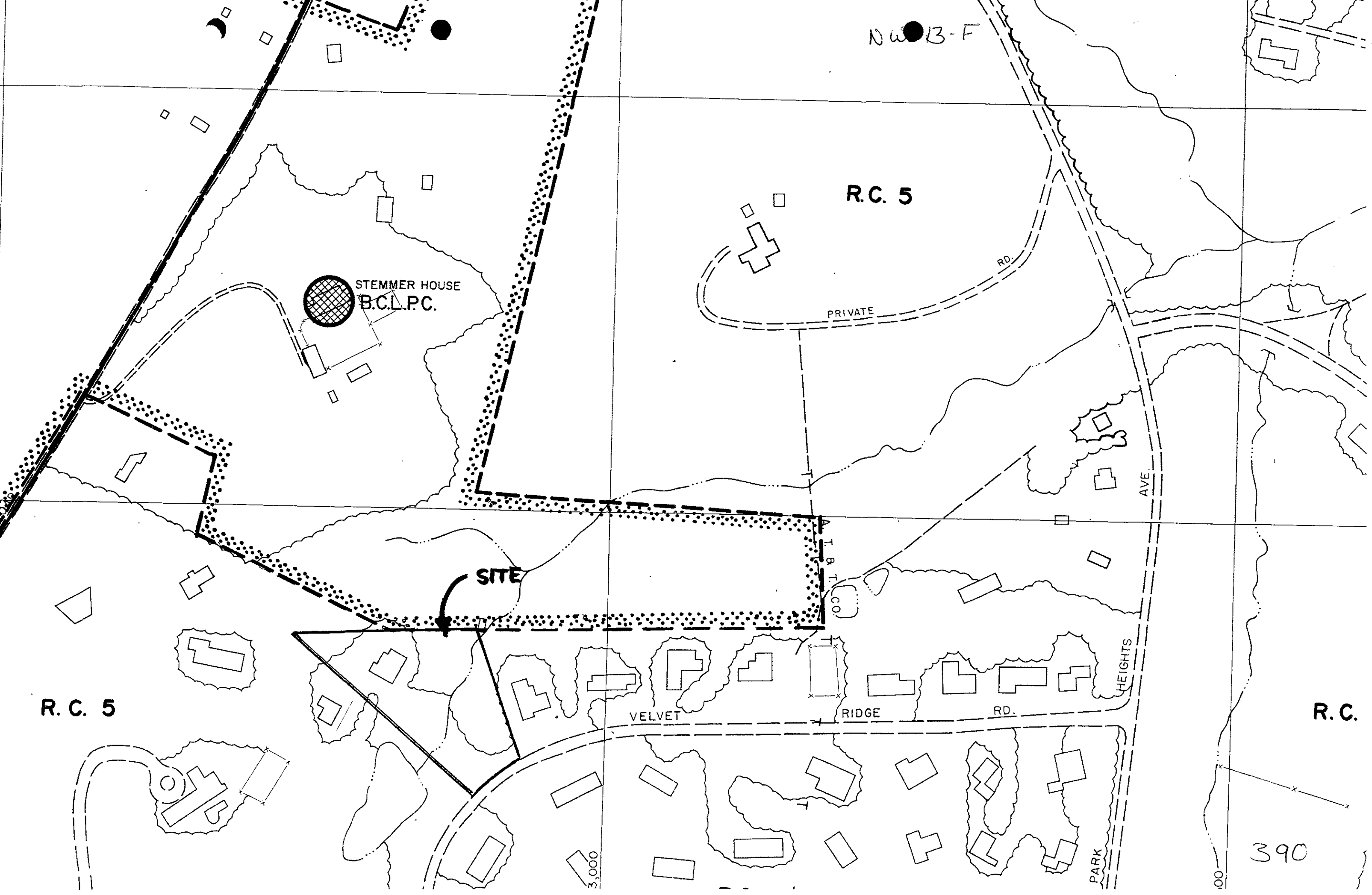
Director

Ref No
2

26339

☐ **Special Hearing**

prepared by: KGD, based on survey of 3/8/01 by Gerhold, Cross & Etzel LTD



NW 13-F

R.C. 5

STEMMER HOUSE
B.C.L.P.C.

SITE

R.C. 5

R.C.

PRIVATE

VELVET

RIDGE

RD.

HEIGHTS

PARK

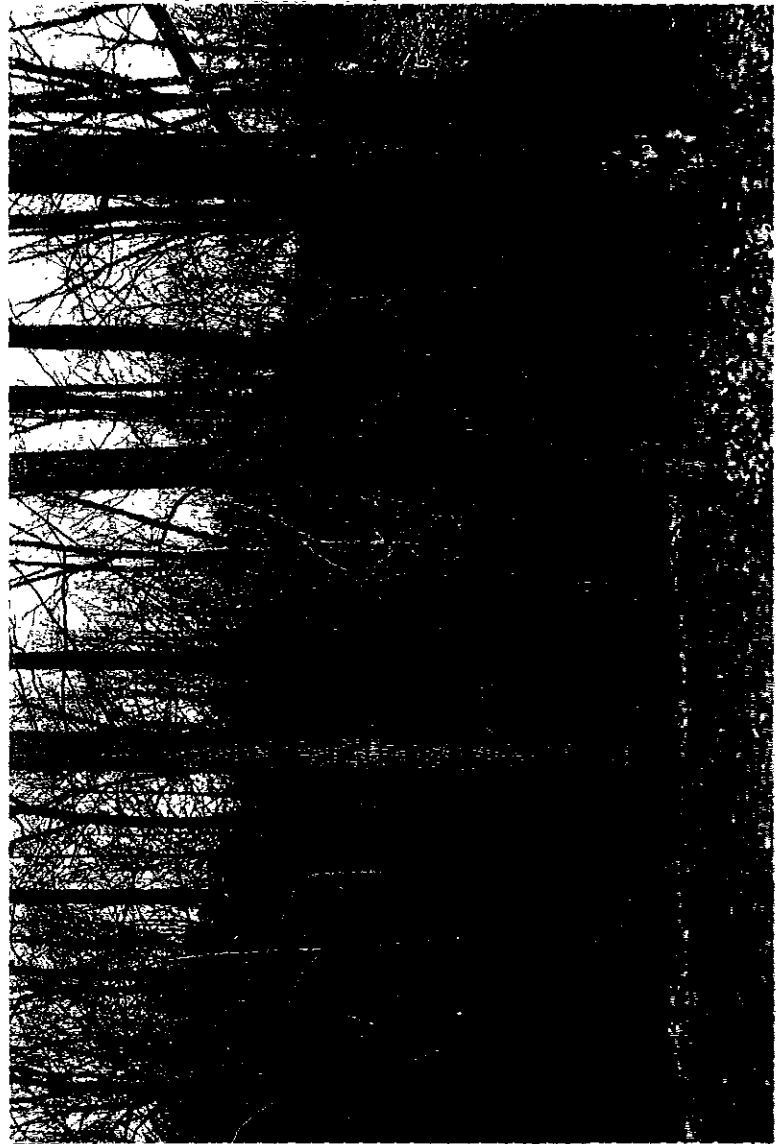
390

3,000

EXISTING
DECK
AND
PORCH
TO BE
REMOVED









IMPORTANT MESSAGEFOR RSDATE 6/12 TIME 2:10 A.M. P.M.M. Reslie Leeb

OF _____

PHONE 410-581-0303☐ FAX☐ MOBILE

TELEPHONED		PLEASE CALL	☒
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE

① can he deny variance
for ex. dwelling?
② What is he selling house?
would it be in compliance
w/ no variance?
fyj

SIGNED _____

Tops FORM 3002P
MADE IN U.S.A.**IMPORTANT MESSAGE**FOR FannyDATE 5/13 TIME 3:45 A.M. P.M.M. Mrs. Leeb

OF _____

PHONE 410-804-7246☐ FAX☐ MOBILE

TELEPHONED		PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE

You Call Her.
10PM
#01-390-A

SIGNED _____

Tops FORM 3002P
MADE IN U.S.A.

IMPORTANT MESSAGE

FOR Ms
DATE 5/29 TIME 11:28 A.M.
P.M.

M. Jared Leeb
OF (410) 581-0313

PHONE (410) 581-0313
AREA CODE NUMBER EXTENSION

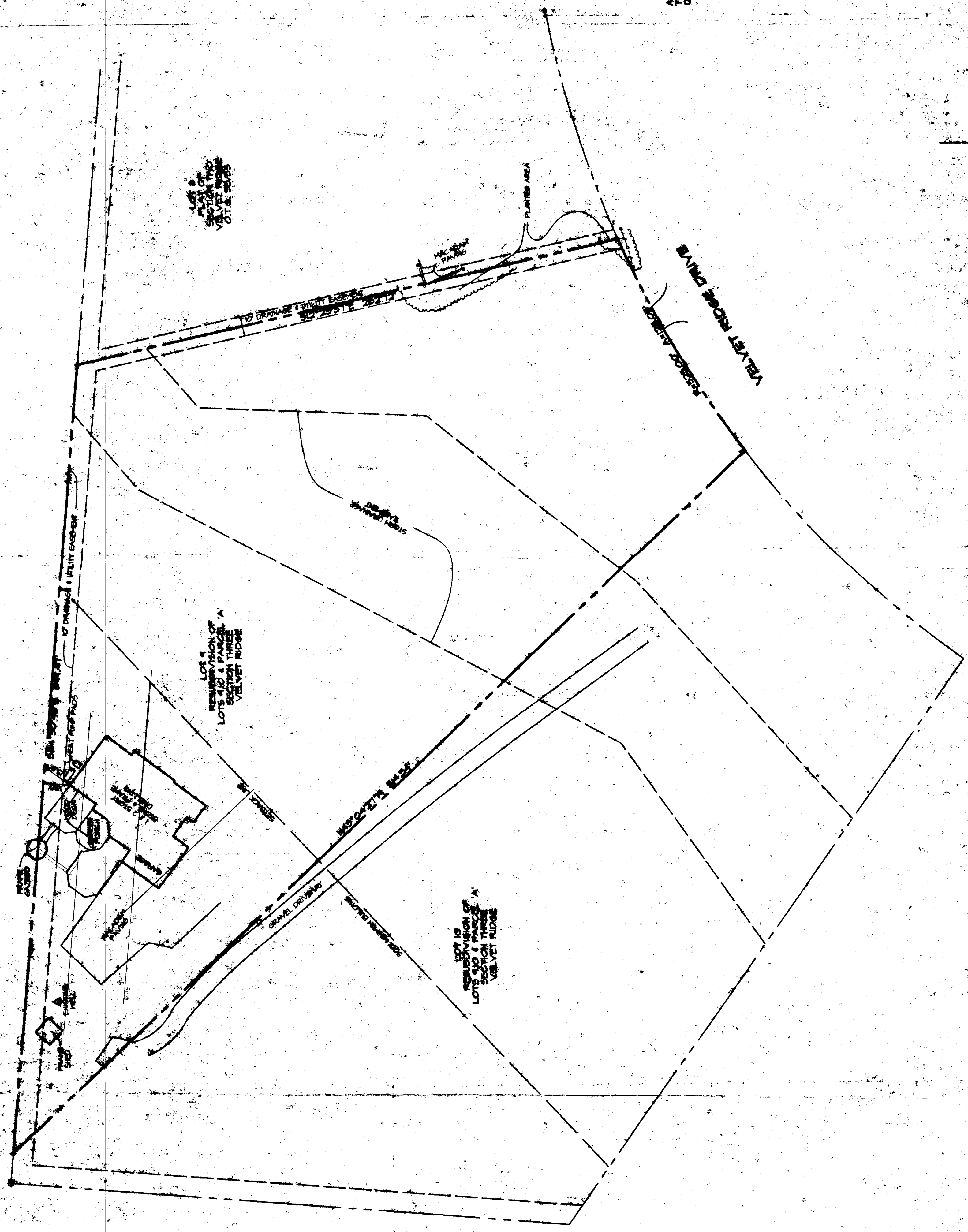
☐ FAX

☐ MOBILE
AREA CODE NUMBER TIME TO CALL

TELEPHONED	☒	PLEASE CALL	☒
CAME TO SEE YOU	☐	WILL CALL AGAIN	☐
WANTS TO SEE YOU	☐	RUSH	☐
RETURNED YOUR CALL	☐	SPECIAL ATTENTION	☐

MESSAGE Re: Leeb case
(his parents?) →
Case 01-390-A (log out)
for 6/14)

SIGNED



NOTE

A SURVEY WAS PERFORMED BY GEORGE CROSS & SONS, INC. THE BOUNDARY SHOWN HEREIN IS BASED UPON A FIELD SURVEY AND IS NOT TO BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE SURVEY.

WORKSHEET

LEE PROPERTY

2318 VELVET RIDGE DRIVE
BALTIMORE COUNTY, MARYLAND

3rd ELECTION DISTRICT
SCALE: 1" = 30' DATE: MARCH 7, 2008

GEORGE CROSS & SONS, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
200 East Tenth Street
Towson, Maryland 21204
(410) 281-1111

GEORGE CROSS & SONS, INC. (LTD.)
REGISTERED PROFESSIONAL LAND SURVEYORS

DATE: MARCH 7, 2008

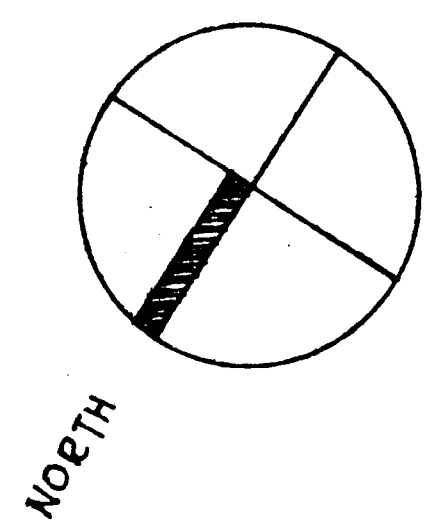
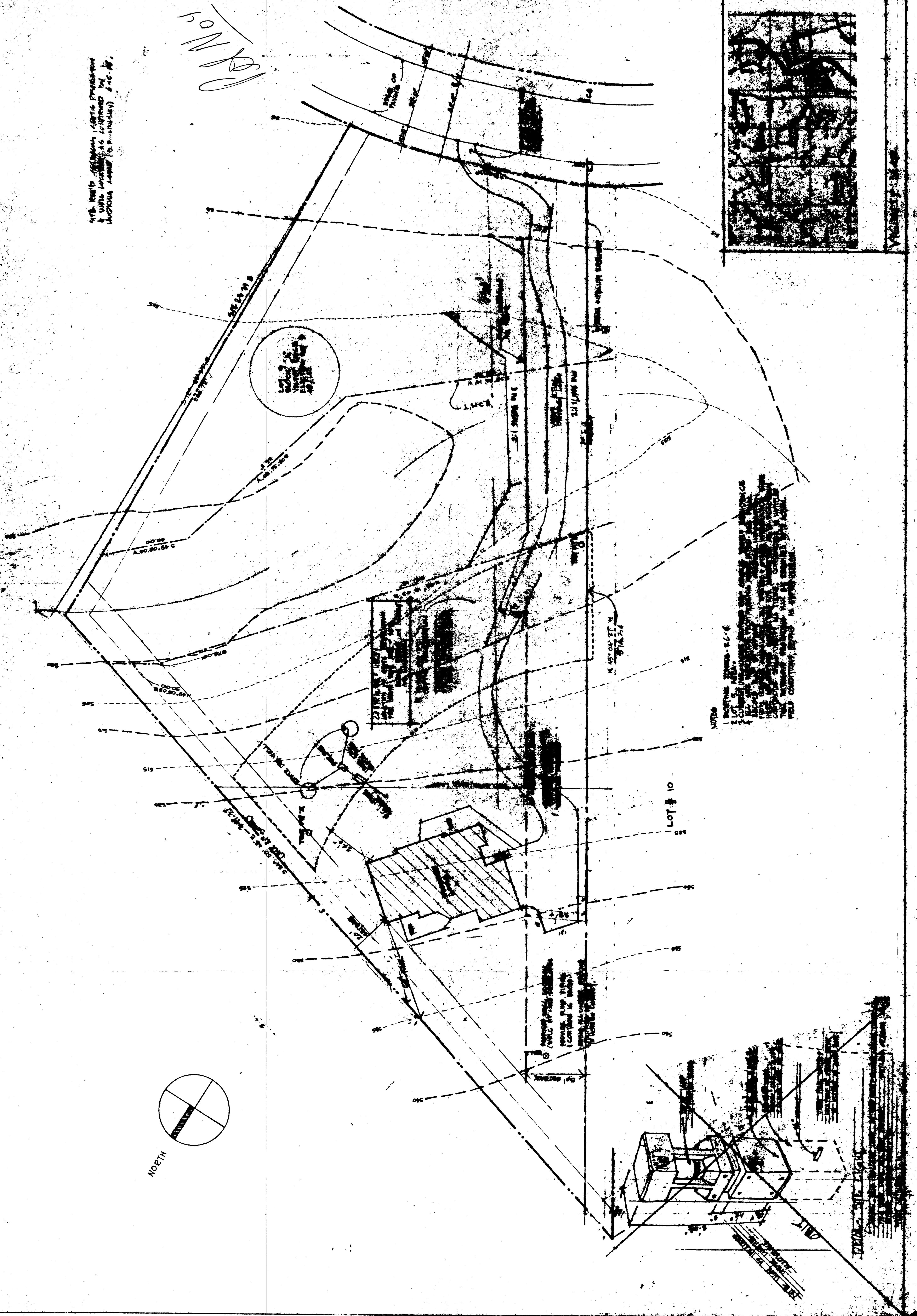
ALLEN HITCHCOCK, JR.
Surveyor
21208
0175-053-0175

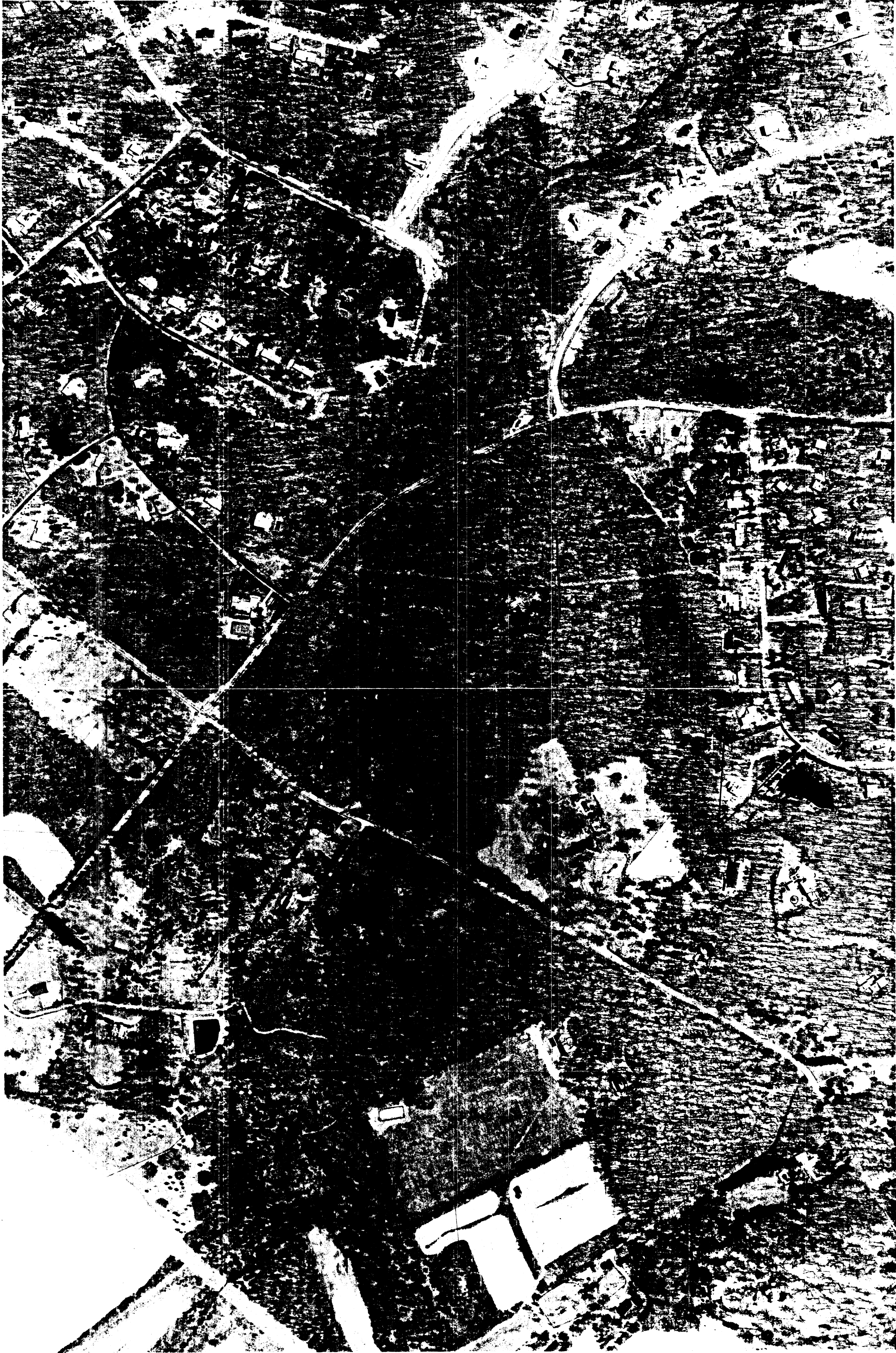
THE LEE RESIDENCE
HAMILTON COUNTY, MD.



NOTES:
1. The property is shown as a single lot.
2. The property is shown as a single lot.
3. The property is shown as a single lot.

10/10/01





#390

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

LOCATION

SHEET

SCALE
1" = 200' ±

THE CAVES

NW
13-F

DATE
OF
PHOTOGRAPHY
JANUARY
1986

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

MICROFILMED

COORDINATES	
No	NORTH WEST
1	10,000.00
2	9,902.72
3	9,805.50
33	9,708.28
30	9,611.06

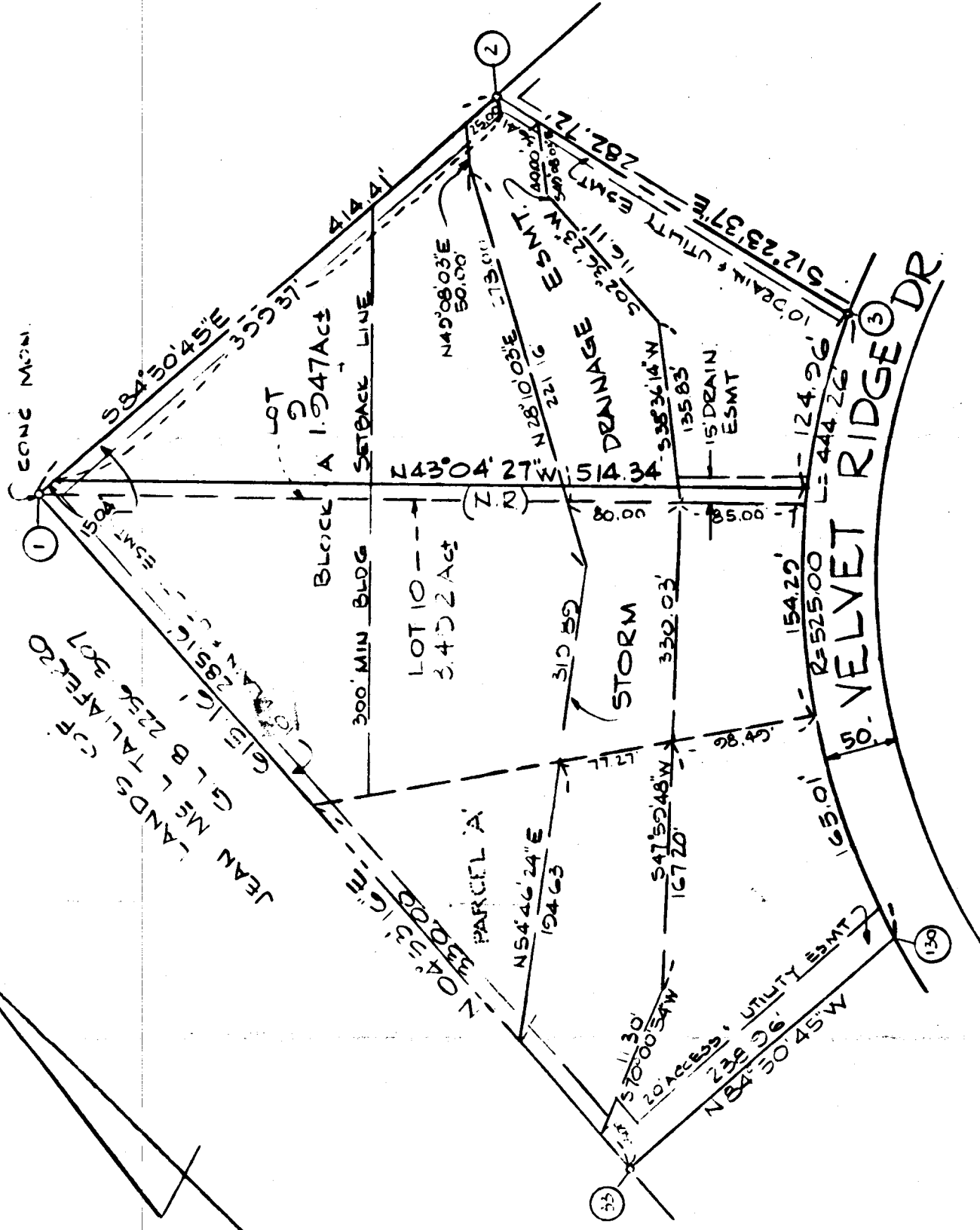
NOTE:
Highway and Highway widening slope drainage and utility easement shown hereon are reserved unto the Developer and are hereby offered for dedication to Baltimore County, Maryland
The Developer, his Personal Representatives and Assigns shall convey said areas by deed to Baltimore County, Maryland at no cost.

SURVEYOR'S CERTIFICATE:
The undersigned, a Registered Land Surveyor of the State of Maryland, does hereby certify that he is the Surveyor who prepared the plat and that the land shown on the plat has been laid out and the plat thereof has been prepared in compliance with Subsection (c) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland Particular insofar as same concerns the making of the plat and the setting of the markers.

APPROVED: *James L. Blevins* Director
Date: *4/12/82*

APPROVED: *James L. Blevins* County Road Engineer
Date: *4/12/82*

APPROVED: *James L. Blevins* Deputy State's Attorney
Date: *4/12/82*



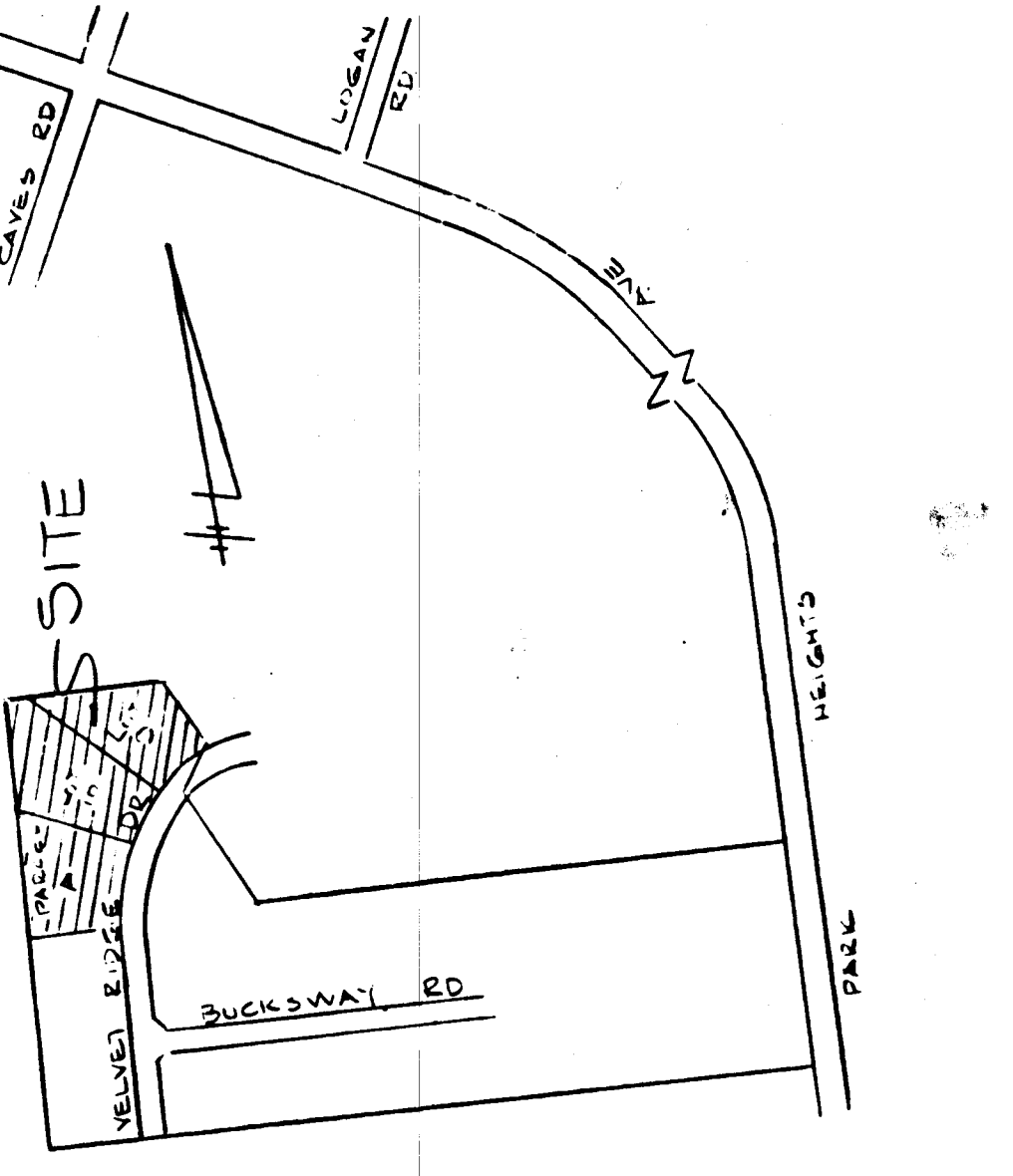
4/12/82
James L. Blevins
Director
Baltimore County
Maryland

This record plat may not be honored by Baltimore County after five years from the recording date. See Baltimore County Bill No. 61-79 (Section 22-39.1)

NOTE:
Coordinates & bearings shown on THIS PLAT ARE ASSUMED VALUES.

OWNER'S CERTIFICATE:
The undersigned, owners of the land shown hereon, hereby certify that to the best of his/its knowledge, the requirements of Section (c) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland has been complied with, insofar as same concerns the making of the plat and the setting of the markers.

James L. Blevins



VICINITY MAP
SCALE: 1"=500'

1. REASON FOR RESUBDIVISION IS TO REVISE THE DIVISION LINE BETWEEN LOT 9 AND LOT 10
2. PARCEL 'A' HAS BEEN INCLUDED TO LOT 10

NOTES
EXIST ZONING R-5
No OF LOTS 2

EKK, JR. 48 FOLIO 145

Filed for record
Date MAY 6 1982
Test

James L. Blevins Clerk

HUDKINS ASSOCIATES, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

OWNERS
HERBERT L. STELLA YOUSEM
1100 W. NORTHERN PARKWAY
BALTIMORE, MARYLAND 21210

RESUBDIVISION OF LOTS 9, 10 & PARCEL 'A'
SECT. THREE VELVET RIDGE
(PREVIOUSLY RECORDED IN OTS 33-134)
A RESUBDIVISION OF LOTS 4 AND 5 PART
OF LOT 6.7 AND 8 PIPEL TACT N-1
3RD ELECTION DISTRICT BALTIMORE CO. MD.
SCALE: 1"=100'
MARCH 17, 1982

NOTE:
The streets and or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the Grantors of the deed to which this plat is attached, their heirs and assigns.