IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE

S/S of Engleberth Road, 2,500 ft. SW centerline of Holly Neck Road
15th Election District
6th Councilmanic District
(1205 Engleberth Road)

Jody Rosoff

Petitioner

* BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 04-048-SPHA

* * * * * * * *

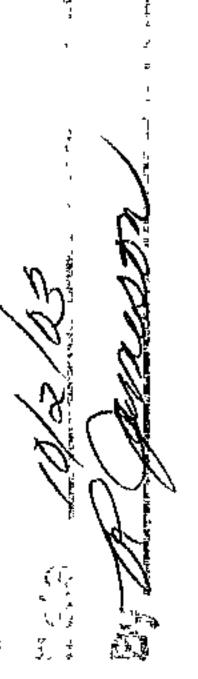
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Variance and Petition for Special Hearing for the property located at 1205 Engleberth Road in the Essex area of Baltimore County. The Petition was filed by Jody Rosoff, the legal owner of the property. Special Hearing relief is requested pursuant to Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an undersized lot. In addition, variance relief is requested from the Baltimore County Zoning Regulations as follows:

- 1. From Section 1A04.3.B.2, to permit principal building setbacks from a lot line of 13 ft. and 8 ft. and 47 ft. in lieu of the required 50 ft.;
- 2. From Section 1A04.3.B.2, to permit principal building setback from the centerline of street of 53 ft. in lieu of the required 75 ft.;
- 3. From Section 1A04.3.A, to permit a structure in a R.C.5 zone to have a height of 36.12 ft. in lieu of the permitted 35 ft.;
- 4. From Sections 1A04.3.B.1 and 304.1, to allow a lot size of less than (1) acre in a R.C.5 zone; and
- 5. From Section 1A04.3.B.3, to permit building coverage of 18.2% in lieu of the permitted 15% in a R.C.5 zone.

The property was posted with Notice of Hearing on September 13, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on September 11, 2003 to notify any interested persons of the scheduled hearing date.



Notice is taken that the property, which is the subject of these special hearing and variance requests, consists of 9,667.74 sq. ft., and is zoned R.C.5.

Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Section 307 of the B.C.Z.R. - Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) Comments are made part of the record of this case and contain the following highlights. ZAC comments dated September 11, 2003 and September 24, 2003 from the Department of Environmental Protection & Resource Management, copies of which are attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief were Jody Rosoff, the Petitioner and her attorney, J. Neil Lanzi, Esquire. Also attending the hearing was Bill Bafitis of Bafitis & Associates, Inc., the engineering firm that prepared the site plan of the property. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. Lanzi proffered testimony that the property is presently improved by a modest home (and garage) which was built in the 1920's and has been used as a summer home for many years. The lot was defined by subdivision recorded in 1925 and is approximately 48 ft. wide along Engleberth Road and has approximately 56 ft. along Browns Creek. The present home is not elevated to avoid flooding conditions, which periodically occur in this waterfront property. This fact was painfully experienced in the tidal surge that struck the area on or about September 18, 2003 in Hurricane Isabel. The Petitioner testified that the storm caused extensive damage to the building and she would like to replace the building with a modern structure that meets Code requirements, elevating the first floor above the tidal limits specified by the government. She intends to build the new home essentially on the footprint of the existing home with minor exceptions.

Mr. Lanzi also proffered that the lot is undersized by today's RC 5 standard of one acre minimum, which was imposed many years after the subdivision was recorded. He notes that the present home is 53 ft. from the centerline of the road and there is no way to move the new home to a location on the lot that would eliminate the need for a road to building variance. There is also no way to meet 50 ft. setbacks for building required by RC 5 zoning on a lot that is

approximately 50 ft. wide. He also proffered that there was no land available on either side of this lot that could be combined with this lot to avoid a variance. Finally, he presented evidence in the form of letters from both adjoining property owners who supported this petition.

Mr. Lanzi also proffered that the new home that the Petitioner proposes to build would be compatible with the new homes being built in the neighborhood. Now having to rise above the floodplain and having a peaked roof to be aesthetically pleasing and compatible with other homes in the neighborhood, the new home is slightly higher than the RC 5 regulation of 35 ft. Although this new home would be higher, it would present substantially less impervious surface (33%) than the present home (46%). The building to lot ratio (18.2%) is still slightly above the 15% required by the RC 5 regulations which envision a more rural setting with homes on well and septic rather than the public water and sewer soon to be available to this lot..

Findings of Fact and Conclusions of Law

Special Hearing

I find that the Petitioner is eligible for relief under Section 304.1 of the B.C.Z.R. for an undersized lot. The Petitioner's lot was recorded prior to March 30 1955 and she has no available land adjoining her lot to conform to the width and area requirements of the present zoning, but with variances will meet all other County height and area regulations.

<u>Variances</u>

The Petitioner's evidence is persuasive that the area regulations of R.C.5 zoning cannot reasonably be met on this lot which was recorded in 1925. The Petitioner suffered flooding damage to the existing home which no longer makes that home a practical place to live. She is forced, under the circumstances, to replace the home with one brought to Code specifications regarding flooding and so must elevate the home on this irregularly shaped lot.

I find there are special circumstances or conditions which exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations was requested. Finally, I find that the requested variances can be granted in strict harmony with the spirit and intent of said regulations, and in a manner as to grant relief without injury to the public health, safety and general welfare

IT IS FURTHER ORDERED, that the variance relief requested from the Baltimore County Zoning Regulations: (1) from Section 1A04.3.B.2, to permit principal building setbacks from a lot line of 13 ft. and 8 ft. and 47 ft. in lieu of the required 50 ft.; (2) from Section 1A04.3.B.2, to permit principal building setback from the centerline of street of 53 ft. in lieu of the required 75 ft.; (3) from Section 1A04.3.A, to permit a structure in a R.C.5 zone to have a height of 36.12 ft. in lieu of the permitted 35 ft.; (4) from Sections 1A04.3.B.1 and 304.1, to allow a lot size of less than (1) acre in a R.C.5 zone; and (5) from Section 1A04.3.B.3, to permit building coverage of 18.2% in lieu of the permitted 15% in a R.C.5 zone, be and they are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. That no building permit for the new home shall be issued until public sewerage is available to the property.

Joseph Johnson

- 2. That the Petitioner shall comply with Chesapeake Bay Critical Area Regulations.
- 3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

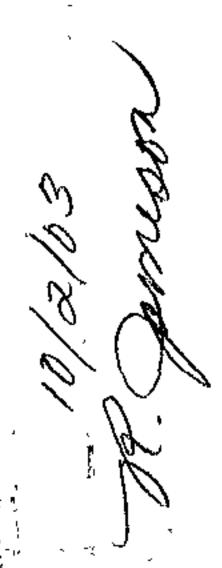
IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

OHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj



Zoning Commissioner



Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

October 1, 2003

J. Neil Lanzi, Esquire Mercantile Building, Suite 617 409 Washington Avenue Towson, Maryland 21204

Re: Petitions for Special Hearing & Variance

Case No. 04-048-SPHA

Property: 1205 Engleberth Road

Dear Mr. Lanzi:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

John Musphy

JVM:raj Enclosure

c: Jody Rosoff 1205 Engleberth Road Baltimore, MD 21221

> Bill Bafitis Bafitis & Associates, Inc. 1249 Engleberth Road Baltimore, MD 21221



Visit the County's Website at www.baltimorecountyonline.info



 ω

REV 9115198

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

IAVe do solemnly declare and affirm, under the penalties of

for the property located at 1205 Engleberth Road			
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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an undersized lot per Section 304, BCZR

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

I, or we, agree to pay expenses of above Special Hearing, 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.

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): Jody Rosoff None Name - Type or Print Name - Type or Frint Signature Signature Address Telephone No. Mame - Type or Print City Zip Code State Signature 1205 Engleberth Road 410-653-1536 Attorney For Petitioner: Telephone No. Address J. Neil Lanzi Baltimore, 21221 **Maryland** Name - Type or Print City Zip Code State Representative to be Contacted: Signature J. Neil Lanzi, P.A. Bafitis & Associates, Inc. - Clyde Hinkle Company Name 409 Washington Ave., Suite 617 410-296-0686 410-391-2336 1249 Engleberth Road Address Telephone No. Telephone No. Address Baltimore. 21221 Maryland 21221 Baltimore, Maryland City Zip Code State Zip Code City State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. 04-048-5PH UNAVAILABLE FOR HEARING _

Reviewed By LTM



REV 9115198

AMEN!

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1205 Engleberth Road

which is presently zoned RC-5

I/We do sciemnly declare and affirm, under the penalties of

UNAVAILABLE FOR HEARING

Reviewed By _ < TM

perjury, that I/we are the legal owner(s) of the property which

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)

- 1. To permit principal building setbacks from a lot line of 13' & 8' and 47' in lieu of the required 50' Sect. 1A04.3B.2.
- 2. To permit principal building setback from the centerline of street of 53' in lieu of the required 75' Sect. 1A04.3B.2.
- 3. To permit a structure in a RC-5 Zone to have a height of 36.12 feet in lieu of the permitted 35 feet per Section 1A04.3A.

5. To permit building coverage of 18.2% in lieu of the permitted 15% in a RC-5 Zone per Sect. 1A04.3B3 B.C.Z.R.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Practical difficulty is generated by RC-5 Zoning Overlay on this lot recorded in 1925 in combination with Chesapeake Bay Critical Area requirements and an irregurally shaped lot.

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

If 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.

is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): Jody Rosoff None Name - Type or Print Name / Type or Print Signature Signature Address Telephone No. Name - Type or Print City State Zip Code Signature 1205 Engleberth Road 410-653-1536 Attorney For Petitioner: Address Telephone No. J. Neil Lanzi Baltimore, Maryland 21221 Name - Type or Print City State Zip Code Representative to be Contacted: Signature J. Neil Lanzi, P.A. Bafitis & Associates, Inc. - Clyde Hinkle Company Name ©9 Washington Ave, Suite 617 410-296-0686 410-391-2336 1249 Engleberth Road Astress Telephone No. Address Telephone No. Maryland 21204 Rowson, Baltimore, 21221 Maryland State Zip Code City State Zip Code OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. 04-048-SPH



ZONING DESCRIPTION FOR 1205 ENGLEBERTH ROAD BALTIMORE COUNTY, MARYLAND 21221

Beginning for same at a point on the South side of Engleberth Road 20 feet wide; and 2,500 feet southwesterly from the centerline intersection of Holly Neck Road 30 feet wide.

Thence leaving said point of beginning the following six courses and distances:

- 1) Thence South 37°-32'-00" West 85.00 feet to a point;
- 2) Thence South 56°-02'-00" West 85.00 feet to a point;
- 3) Thence North 08°-16'-00" East 32.11 feet to a point;
- 4) Thence North 18°-40'-00" West 56.00 feet to a point;
- 5) Thence North 56°-32'-00" East 120.00 feet to a point on the south side of Engleberth Road
- 6) Thence running and binding on said road a curve to the left with a radius of 145.00 feet and a curve length of 47.85 feet and with a chord bearing of South 56°-32'-00" East and a chord distance of 47.70 feet to the place of beginning.

Containing 9,667.74 Square Feet or 0.221 Ac. more or less.

Being known as Lot 10 on a plat entitled; "Section A & B of Eagles Nest Point recorded among the Land Records of Baltimore County, Maryland, Plat Ref: 8/70.

William N. Bafitis, P.E. Md. Reg. #11641

5/8/03 (Seal)

#48

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

PINK - AGENCY

DISTRIBUTION

WHITE - CASHIER

No. 274

DATE	ACCOUNT TO THE PARTY OF THE PAR
	* 130.10.
RECEIVED FROM:	1 ANZ-1
FOR:	04-048
	John Rraff

PATT RECEIPT

SECRET A 2003 7/30/2003 11:27:31 3

RES USOS WARRIN LET LUP

RECEIPT A 203003 7/30/2003 OFLN

Deve 6 528 Junio Verification

UR NO. 027411

Recrific 101 \$130.00

130.00 G .00 G

Rultimore Counity, Haryland

CASHIER'S VALIDATION

•

YELLOW - CUSTOMER

OFFICE OF BU	DGET & FINANCEOUS RECEI	CE	No.	27345
DATE	3 103	ACCOUNT_	01006	6 150
		AMOUNT \$	7.	
RECEIVED FROM:				
FOR:			A	
DISTRIBUTION			<u> </u>	

YELLOW - CUSTOMER

BALTIMORE COUNTY, MA' 'LAND

PINK - AGENCY

WHITE - CASHIER

强制"进"。1650年设计 器。歐地 事心训 别位过期。 5 50 mile Well-linking CE AU. WHI **\$**(1) Kerpi ioi 海,速 捷 机过气圈的 自战的 一点自己通过

CASHIER'S VALIDATION

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: #04-048-SPHA

1205 Engleberth Road
S/side of Engleberth Road, 2,500 feet s/west of centerline of Holly Neck Road
15th Election District – 6th Councilmanic District

Legal Owner(s): Jody Rosoff

Special Hearing: to permit an undersized lot.

Variance: to permit principal building setbacks from a lot line of 13 feet and 8 feet and 47 feet in lieu of the required 50 feet. To permit principal building setback from the centerline of street 53 feet in lieu of the required 75 feet. To permit a structure in a RC-5 zone to have a height of 36.12 feet in lieu of the permitted 35 feet. To allow a lot size of less than one (1) acre in a RC-5 zone. To permit a building coverage of 18.2% in lieu of the permitted 15% in a RC-5 zone.

Hearing(s): Monday, September 29, 2003 at 9:00 a.m..

Hearing(s): Monday, September 29, 2003 at 9:00 a.m... In Room 407, County Courts Building, 401 Bostay Ava-

ทบอ. 🔎

LAWRENCE E, SCHMIDT

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Confact 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.

C625639 9/233 Sept 11

CERTIFICATE OF PUBLICATION

9/11,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
$\frac{9/11}{2003}$
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
Dulking
LEGAL ADVERTISING

CERTIFICATE OF POSTING

	RE: Case No.: 04-048-5PHA
	Petitioner/Developer: DOD
	Date of Hearing/Closing: 7/27/3
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTN: Becky Hart {(410) 887-3394}	
Ladies and Gentlemen:	
This letter is to certify under the penalties of perjury posted conspicuously on the property located at:	
1205 ENGLE	BERTH RD
	
The sign(s) were posted on	13/03
(Móı	nth, Day, Year)
Since	erely,
	4/11/11/11/11/11/11/11/11/11/11/11/11/11
	(Signature of Sign Poster) (Date)
READING RIVER TO	SSG Robert Black
AC THE CONTRACT OF THE CONTRAC	(Print Name)
SC HEAT TO A T	1508 Leslie Road
THE STATE OF THE S	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY

Thursday, September 11, 2003 Issue - Jeffersonian

Please forward billing to:

J. Neil Lanzi

410-296-0686

409 Washington Ave., Ste 617

Towson, MD 21204

REVISED NOTICE 8/26/03

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: 04-048-SPHA

1205 Engleberth Road

S/side of Engleberth Road, 2, 500 feet s/west of centerline of Holly Neck Road

15th Election District – 6th Councilmanic District

Legal Owner: Jody Rosoff

<u>Special Hearing</u> to permit an undersized lot. <u>Variance</u> to permit principal building setbacks from a lot line of 13 feet and 8 feet and 47 feet in lieu of the required 50 feet. To permit principal building setback from the centerline of street 53 feet in lieu of the required 75 feet. To permit a structure in a RC-5 zone to have a height of <u>36.12</u> feet in lieu of the permitted <u>35 feet</u>. To allow a lot size of less than one (1) acre in a RC-5 zone. To permit a building coverage of 18.2% in lieu of the permitted 15% in a RC-5 zone.

Hearings:

Monday, September 29, 2003, at 9:00 a.m., in Room 407, County Courts

Building, 401 Bosley Avenue

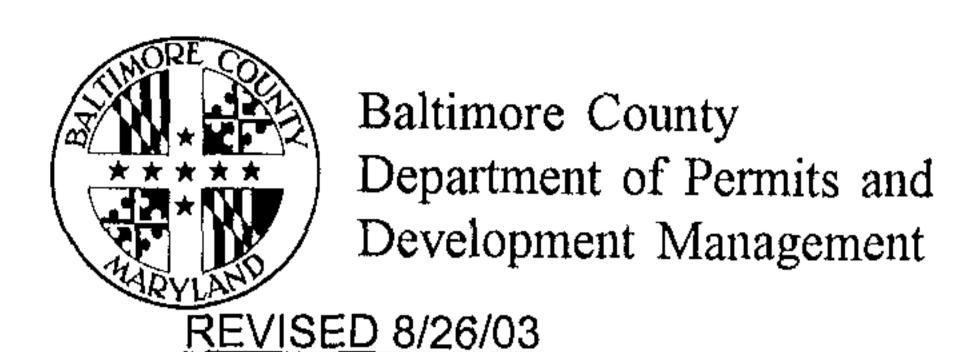
LAWRENCE E. SCHMIDT

The state of the s

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.



Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
August 26, 2003

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: 04-048-SPHA

1205 Engleberth Road

S/side of Engleberth Road, 2, 500 feet s/west of centerline of Holly Neck Road 15th Election District – 6th Councilmanic District

Legal Owner: Jody Rosoff

<u>Special Hearing</u> to permit an undersized lot. <u>Variance</u> to permit principal building setbacks from a lot line of 13 feet and 8 feet and 47 feet in lieu of the required 50 feet. To permit principal building setback from the centerline of street 53 feet in lieu of the required 75 feet. To permit a structure in a RC-5 zone to have a height of <u>36.12</u> feet in lieu of the permitted <u>35 feet</u>. To allow a lot size of less than one (1) acre in a RC-5 zone. To permit a building coverage of 18.2% in lieu of the permitted 15% in a RC-5 zone.

Hearings:

Monday, September 29, 2003, at 9:00 a.m., in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:rjc

C: J. Neil Lanzi, 409 Washington Ave., Ste. 617, Towson 21204
Jody Rosoff, 1205 Engleberth Rd., Baltimore 21221
Bafitis and Associates, Clyde Hinkle, 1249 Engleberth Rd., Baltimore 21221

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 13, 2003.

- (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.



Baltimore County
Department of Permits and
Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

August 18, 2003

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: 04-048-SPHA

1205 Engleberth Road

S/side of Engleberth Road, 2, 500 feet s/west of centerline of Holly Neck Road

15th Election District – 6th Councilmanic District

Legal Owner: Jody Rosoff

Special Hearing to permit an undersized lot. <u>Variance</u> to permit principal building setbacks from a lot line of 13 feet and 8 feet and 47 feet in lieu of the required 50 feet. To permit principal building setback from the centerline of street 53 feet in lieu of the required 75 feet. To permit a structure in a RC-5 zone to have a height of 40.2 feet in lieu of the permitted 35 feet. To allow a lot size of less than one (1) acre in a RC-5 zone. To permit a building coverage of 18.2% in lieu of the permitted 15% in a RC-5 zone.

Hearings:

Monday, September 29, 2003, at 9:00 a.m., in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: J. Neil Lanzi, 409 Washington Ave., Ste. 617, Towson 21204 Jody Rosoff, 1205 Engleberth Rd., Baltimore 21221 Bafitis and Associates, Clyde Hinkle, 1249 Engleberth Rd., Baltimore 21221

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 13, 2003.

(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, September 11, 2003 Issue - Jeffersonian

Please forward billing to:

J. Neil Lanzi 409 Washington Ave., Ste 617 Towson, MD 21204 410-296-0686

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: 04-048-SPHA

1205 Engleberth Road

S/side of Engleberth Road, 2, 500 feet s/west of centerline of Holly Neck Road

15th Election District – 6th Councilmanic District

Legal Owner: Jody Rosoff

Special Hearing to permit an undersized lot. <u>Variance</u> to permit principal building setbacks from a lot line of 13 feet and 8 feet and 47 feet in lieu of the required 50 feet. To permit principal building setback from the centerline of street 53 feet in lieu of the required 75 feet. To permit a structure in a RC-5 zone to have a height of 40.2 feet in lieu of the permitted 35 feet. To allow a lot size of less than one (1) acre in a RC-5 zone. To permit a building coverage of 18.2% in lieu of the permitted 15% in a RC-5 zone.

Hearings:

Monday, September 29, 2003, at 9:00 a.m., in Room 407, County Courts

Building, 401 Bosley Avenue

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.



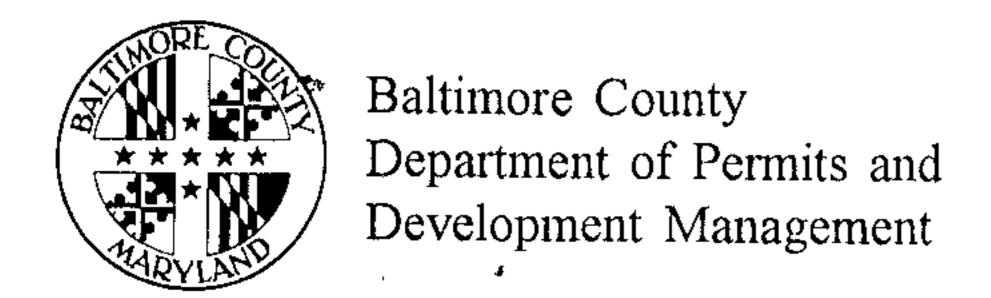
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 04-048-5PH	
Petitioner: Tody Rosoff	
Address or Location: 1205 Engloberth Road	
•	
PLEASE FORWARD ADVERTISING BILL TO:	
Name: J. Neic Lanzi	
Address: 409 Washington aug # 617	
TOWSON MD 2/204	
Telephone Number: 410-296-0686	



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

September 26, 2003

J. Neil Lanzi J. Neil Lanzi, P.A. 409 Washington Avenue, Ste. 617 Towson, MD 21204

Dear Mr. Lanzi:

RE: Case Number: 04-048-SPH, 1205 Engleberth Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 30, 2003.

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. Supervisor, Zoning Review

u. Calliball

WCR:klm

Enclosures

c: People's Counsel Jody Rosoff, 1205 Engleberth Road, Baltimore 21221 Bafitis and Associates, Clyde Hinkle, 1249 Engleberth Road, Baltimore 21221

July

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO:

Tim Kotroco

FROM:

R. Bruce Seeley (B)

DATE:

September 24, 2003

SEP 2 6 2003

ZONING COMMISSIONER

SUBJECT:

Zoning Item

<u>04-48</u>

Address

1205 Engleberth Road (Rosoff Property)

Zoning Advisory Committee Meeting of August 11, 2003

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

__X__Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer:

Keith Kelley

Date: September 24, 2003





TO:

Tim Kotroco

FROM:

R. Bruce Seeley Pas Tut

DATE:

September 11, 2003

SUBJECT:

Zoning Item 04-48

Address

1205 Engleberth Road

Zoning Advisory Committee Meeting of August 11, 2003

<u>X</u> The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Additional Comments:

A building permit will not be approved until public sewer is available.

Reviewer:

Sue Farinetti

Date: September 2, 2003



County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204 August 13, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: August 11, 2003

Item No.: 4-48-SPHA 4-49-SPH 4-50-A 4-51-A 4-52-SPHA 4-53-SPHA 4-54-A 4-55-A 4-56-A 4-57-A 4-58-A 4-59-A 4-60-A 4-61-A 4-62-a 04-43-SPH 03-0545-X

Dear Ms. Hart:

Pursuant to your request, the referenced properties 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.

6. The Fire Marshal's Office has no comments at this time.

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

cc: File



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

LTM

Mark Copy Deplay leys of Talayspoors of the

Date: 8.13.03

Baltimore County

Item No. 048

RE:

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

Dear. Ms. Hart:

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 (lgredlein@sha.state.md.us).

Very truly yours,

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

1. J. Hall



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

RECEIVED August 14, 2003

AUG 1 5 2003

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

ZONING COMMISSIONER

SUBJECT:

Zoning Advisory Petition(s): Case 04-042, and 04-048 and 04-053

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.

Prenared by:

Section Chief:

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: September 25, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM: Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 18, 2003 Item Nos. 048, 049, 050, 051, 053, 054, 055, 056, 057, 058, 059, 060,

061, and 062

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
1205 Engleberth Road; S/side Engleberth
Rd, 2500' SW c/line Holly Neck Rd
15th Election & 6th Councilmanic Districts
Legal Owner(s): Jody Roseoff

RECEIVED

AUG 1 9 2003

Per.....

* ZONING COMMISSIONER

BEFORE THE

* FOR

* BALTIMORE COUNTY

* 04-048-SPHA

* * * * * * * * * *

Petitioner(s)

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this Odday of August, 2003, a copy of the foregoing Entry of Appearance was mailed to Bafitis & Associates, 1249 Engleberth Road, Baltimore, MD 21221 & to J Neil Lanzi, Esquire, 409 Washington Avenue, Suite 617, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

ter Max Lummerman

J. NEIL LANZI, P.A.

ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: lanzilaw@cs.com

COLUMBIA
Suite 420, Parkside Bldg
10500 Little Patuxent Parkway
Columbia, Maryland 21044-3563

Reply to Towson

*Also Admitted in District of Columbia

J. Neil Lanzi

OF COUNSEL

Fred L. Coover*

August 12, 2003

Hand-Delivered

Baltimore County Department of Permits And Development Management 111 West Chesapeake Avenue Towson, Maryland 21204 Attn: Lloyd Moxley

Re: 1205 Engleberth Road Item No. 04-048-SPHA

Dear Mr. Moxley:

In follow up to our telephone conversation last Friday, I now enclose three copies of the Amended Petition for Variance and 12 amended site plans reflecting the reduced height variance requested for the proposed residence. I am also enclosing payment in the amount of \$70.00 for the filing fee required for the Amendment.

Should you require anything further, please do not hesitate to contact me.

Very truly yours,

J. Neil Lanzi

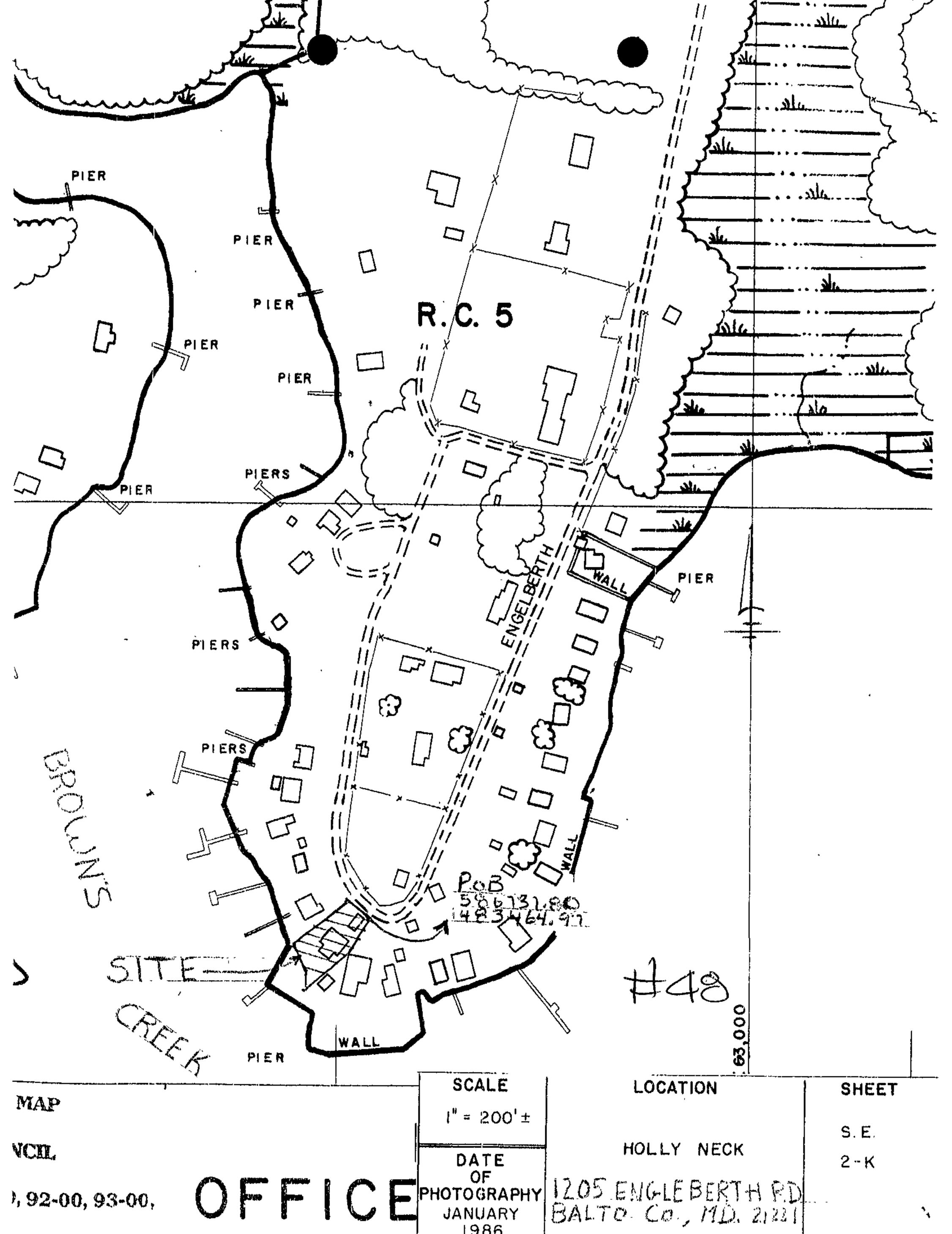
JNL/mal
Enclosure
cc: Clyde Hinkle

Jody Rosof

CASE	NAME	1205	Engl	eberth	
CASE	NUMBEI	7 0	4-6)48-0	PHn
DATE	9/28	103	<u> </u>		

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL	
JNUC Canzi	409 Washington/ au 4017	Towson MD 21204	Lanzilan CCS. (Com	
Jode Rosoft	1205 EUG/EBEITH	BAUTO, 21221	JODE 99 @ NOC CON	
BUC BAFITIS	1249 ENGLIEBERTH KU.	18176 21271	bainca Comeas Tilles	
	 			
	<u> </u>	· · · · · · · · · · · · · · · · · · ·		
	<u>, </u>			
·				
	<u></u>			
		· · · · · · · · · · · · · · · · · · ·		
				
		· · · · · · · · · · · · · · · · · · ·		



District Zoning Commission:

My name is and I reside at 1207 Engleberth Road, which is adjacent to Jody Rosoff at 1205 Engleberth Road. I have no objection to the zoning relief requested and I am in support of the improvements proposed.

Thank You,

District Zoning Commission:

My name is MICHAEL MANN and I reside at 1203 Engleberth Road, which is adjacent to Jody Rosof at 1205 Engleberth Road. I have no objection to the zoning relief requested and I am in support of the improvements proposed.

Thank You,

Oexth

0017116 3311

* FILE NO.: 10753

THIS DEED, Dated Color 24,2002 by and between

Grantor(s): ROBERT R. MEYERS, JR., Personal Representative of the

Estate of ROBERT R. MEYERS, SR.

Grantee(s): JODY ROSOFF Sale Price: \$319,000.00

County: BALTIMORE COUNTY

WITNESSETH, That in consideration of the sum of the above sale price, the said Grantor(s) does hereby grant and convey to the Grantee(s) her personal representatives and assigns, in fee simple, all that lot of ground situate in the above County, State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 10 as shown on the Plat entitled, "Eagles Nest Point, Section A and B", which Plat is recorded among the Land Records of Baltimore County in Plat Book WPC 8, folio 70. The improvements thereon being known as No. 1205 Engleberth Road and formerly known as 233 Engleberth Road.

BEING the same property as described in the deed dated September 7, 1973 and recorded among the above Land Records in Liber 5393, folio 442 which was granted and conveyed by Bernard F. Ritz and Agnes C. Ritz unto Robert R, Meyers, Sr., and Sylvia J. Meyers. The said Sylvia J. Meyers having since departed this life on or about April 30, 1998. The said Robert R. Meyers, Sr., having since departed this life on or about February 22, 2002. See Baltimore County Estate Number 120035 where Robert R. Meyers, Jr., was appointed Personal Representative of the Estate of Robert R. Meyers, Sr.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Grantee(s) her personal representatives and assigns, in fee simple.

AND the said Grantor(s) hereby covenant(s) that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that the Grantor(s) will warrant specially the property hereby granted; and the Grantor(s) will execute such further assurances of the same as may be requisite.

Jak 3

WITNESS the hand and seal of said Grantor(s).

ROBERT R. MEYERS, JR., Personal Representative of the Estate of ROBERT R. MEYERS, SR.

STATE OF MARYLAND, to wit:

before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ROBERT R. MEYERS, JR., Personal Representative of the Estate of ROBERT R. MEYERS, SR., known to me (or satisfactorily proven) to be the person(s) whose name is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seals

My Commission expires: 5/1/06

I/WE HEREBY CERTIFY under penalty of perjury that the within residentially improved property is the owner-occupied residence of the undersigned.

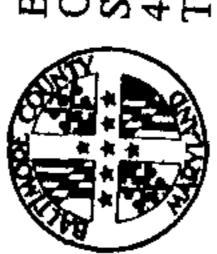
Grantee

Grantee

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

David B. Pierce

Return to: King Title Company, Inc 25 Hooks Lane, Suite 316 Baltimore, MD 21208 (410) 486-5464



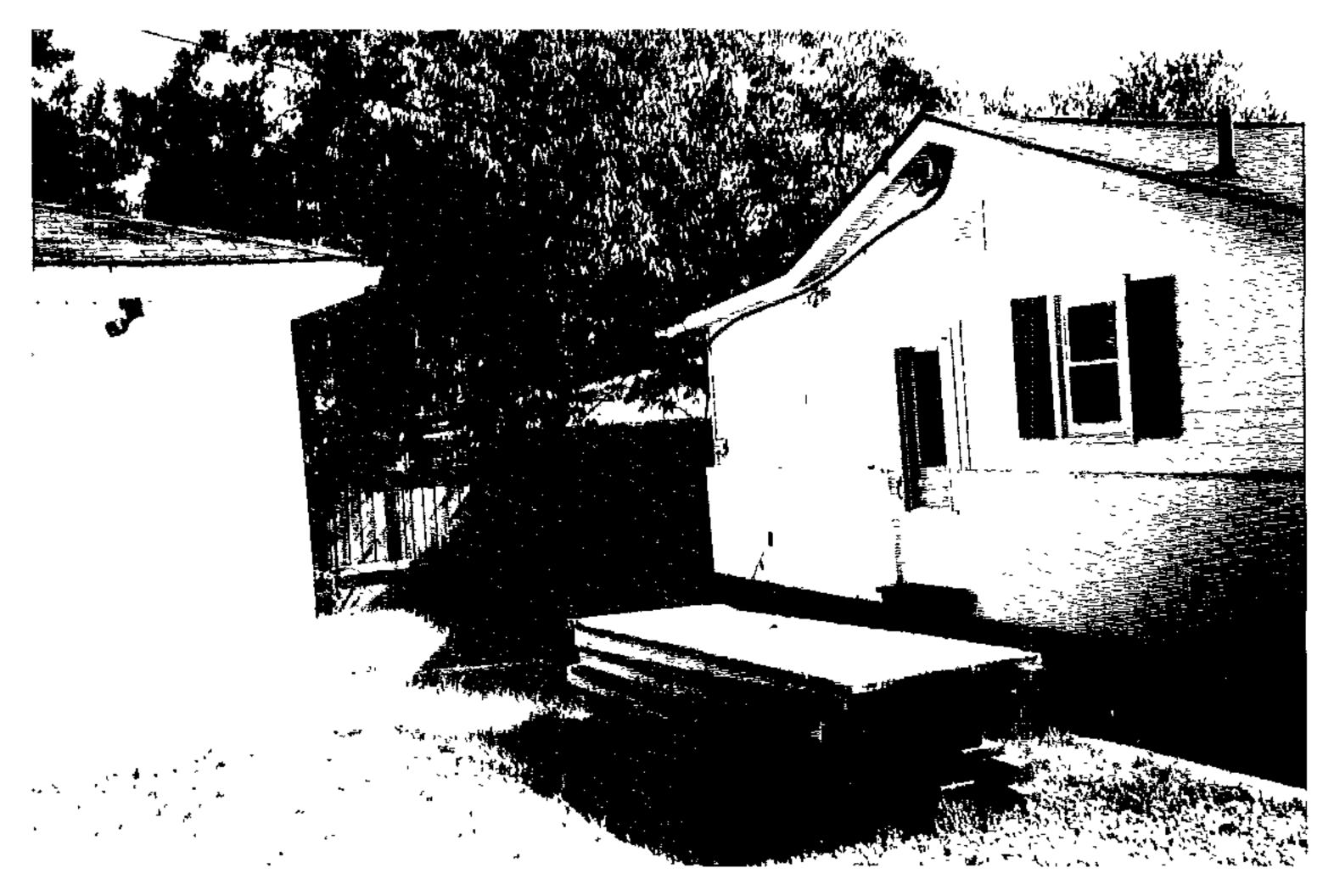
Baltimore County Zoning Commissioner Office of Planning Suite 405, County Courts Bldg.
401 Bosley Avenue Towson, Maryland 21204

The Anotor of State o







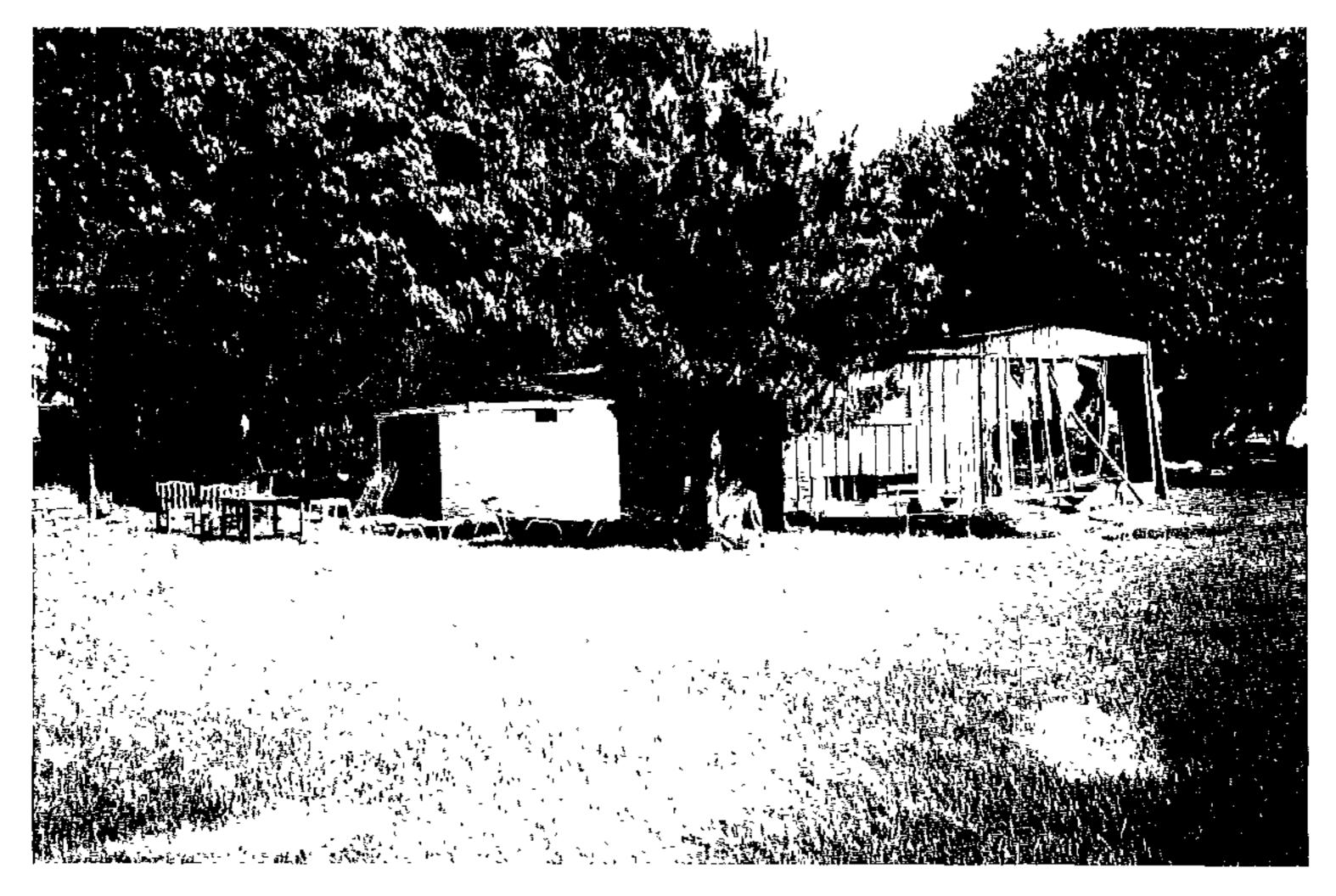




















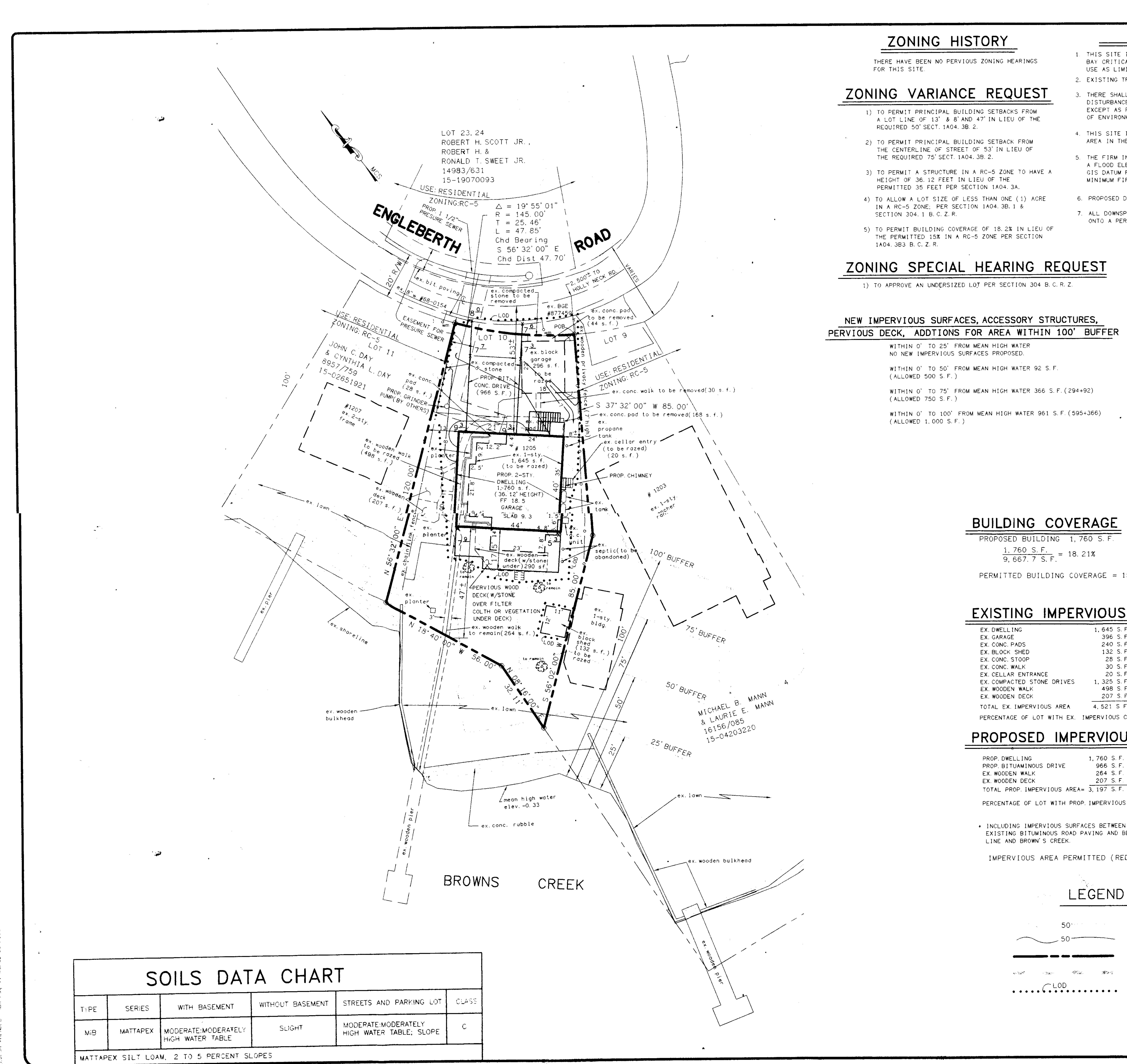












ZONING HISTORY

THERE HAVE BEEN NO PERVIOUS ZONING HEARINGS FOR THIS SITE.

ZONING VARIANCE REQUEST

- 1) TO PERMIT PRINCIPAL BUILDING SETBACKS FROM A LOT LINE OF 13' & 8'AND 47'IN LIEU OF THE REQUIRED 50'SECT. 1A04. 3B. 2.
- 2) TO PERMIT PRINCIPAL BUILDING SETBACK FROM THE CENTERLINE OF STREET OF 53' IN LIEU OF THE REQUIRED 75' SECT. 1A04. 3B. 2.
- 3) TO PERMIT A STRUCTURE IN A RC-5 ZONE TO HAVE A HEIGHT OF 36, 12 FEET IN LIEU OF THE PERMITTED 35 FEET PER SECTION 1A04.3A. 4) TO ALLOW A LOT SIZE OF LESS THAN ONE (1) ACRE
- 5) TO PERMIT BUILDING COVERAGE OF 18.2% IN LIEU OF THE PERMITTED 15% IN A RC-5 ZONE PER SECTION 1A04. 3B3 B. C. Z. R.

1) TO APPROVE AN UNDERSIZED LOT PER SECTION 304 B. C. R. Z.

WITHIN O' TO 25' FROM MEAN HIGH WATER

WITHIN O' TO 50' FROM MEAN HIGH WATER 92 S.F.

WITHIN O' TO 75' FROM MEAN HIGH WATER 366 S.F. (294+92)

WITHIN O' TO 100' FROM MEAN HIGH WATER 961 S.F. (595+366)

NO NEW IMPERVIOUS SURFACES PROPOSED.

(ALLOWED 500 S.F.)

(ALLOWED 750 S.F.)

(ALLOWED 1,000 S.F.)

IN A RC-5 ZONE; PER SECTION 1A04.3B.1 &

SECTION 304. 1 B. C. Z. R.

- THIS SITE IS SITUATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS AND IS CLASSIFIED BY LAND USE AS LIMITED DEVELOPMENT AREA (LDA). 2. EXISTING TREES TO REMAIN.
- OF ENVIRONMETAL PROTECTION AND RESOURCE MANAGEMENT.
- 4. THIS SITE IS SITUATED WITHIN A MAPPED BUFFER MANAGEMENT AREA IN THE CHESAPEAKE BAY CRITICAL AREA.
- 5. THE FIRM INSURANCE RATE MAP, PANEL 445 OF 575, INDICATES A FLOOD ELEVATION OF 10' FOR THIS SITE UTILIZING GIS DATUM FOR THIS SITE THE FLOOD ELEVATION IS 8.3. MINIMUM FIRST FLOOR ELEVATION SHALL BE 9.3.
- 6. PROPOSED DWELLING HEIGHT 36.12'.
- 7. ALL DOWNSPOUTS MUST DISCHARGE RAINWATER RUNOFF ONTO A PERVIOUS SURFACE.

CHESAPEAKE BAY VICINITY MAP (SCALE: 1" = 1000')

SITE DATA

) OWNER: JODY ROSOFF #1205 ENGLEBERTH ROAD BALTIMORE, MARYLAND 21221 (410)-653-1536

- 2) DEED REF.: 17116/331
- 3) TAX ACC. NO.: 15-08801000
- 4) TAX MAP: 105 PARCEL: 212 LOT 10
- 5) PLAT REF: SECTION A & B OF EAGLES NEST POINT 8/70 5A) PLAT RECORDED MARCH 1925
- 6) ELECTION DISTRICT: 15TH
- 7) CONCILMANIC DISTRICT: 6TH
- 8) REGIONAL PLANNING DISTRICT: 32B
- 9) CENSUS TRACT: 4510
- 10) FLOOD MAP. COMMUNITY PANEL NO. 240010-0445C ZONE A
- 11) ZONING MAP: N.E. 2-K
- 12) EXISTING ZONING: RC-5
- 13) EXISTING & PROPOSED USE: SINGLE FAMILY RESIDENTIAL 14) SITE AREA: 9,667.74 S.F. OR 0.221 AC.

BUILDING COVERAGE

PROPOSED BUILDING 1,760 S.F.

PERMITTED BUILDING COVERAGE = 15%

EXISTING IMPERVIOUS AREAS

EX. DWELLING	1,645 S.F.
EX. GARAGE	396 S.F.
EX. CONC. PADS	240 S.F.
EX. BLOCK SHED	132 S.F.
EX. CONC. STOOP	28 S.F.
EX. CONC. WALK	30 S.F.
EX. CELLAR ENTRANCE	20 S.F.
EX. COMPACTED STONE DRIVES	1, 325 S.F. *
EX. WOODEN WALK	498 S.F. *
EX. WOODEN DECK	207 S.F. *
TOTAL EX. IMPERVIOUS AREA	4, 521 S F.

PERCENTAGE OF LOT WITH EX. IMPERVIOUS COVER $\frac{4,521 \text{ S. F.}}{9,667.74 \text{ S. F.}} = 46.76\%$

PROPOSED IMPERVIOUS AREAS

PROP. DWELLING	1,760 S.F.
PROP. BITUAMINOUS DRIVE	966 S.F.
EX. WOODEN WALK	264 S.F. *
EX. WOODEN DECK	207 S.F. *
TOTAL PROP. IMPERVIOUS AREA=	3, 197 S. F.

PERCENTAGE OF LOT WITH PROP. IMPERVIOUS COVER 3, 197 S. F. = 33. 1% * INCLUDING IMPERVIOUS SURFACES BETWEEN FRONT PROPERTY LINE AND EXISTING BITUMINOUS ROAD PAVING AND BETWEEN LOT

IMPERVIOUS AREA PERMITTED (REDEVELOPMENT) ≤ 46.76%

LEGEND

EXISTING CONTOURS PROPOSED CONTOURS PROPERTY LINE

LINE AND BROWN'S CREEK.

100' BUFFER LÍNE LIMIT OF DISTURBANCE

DISTURBED AREA: 6,260 S.F.

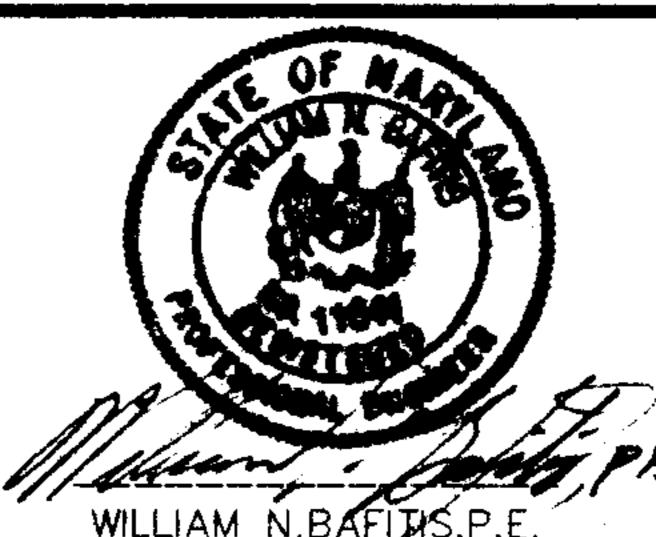
Bafitis & Associates, Inc.

SURVEYORS (410) 391-2336 1249 Engleberth Rd. Baltimore, MD 21221

AMENDED

PLAN TO ACCOMPANY PETITION FOR ZONING SPECIAL HEARING AND VARIANCES

1205 ENGLEBERTH ROAD BALTIMORE COUNTY, MARYLAND



1" = 20'JOB ORDER NO: 07/21/03

William N. Bafitis, P.E.

PRESIDENT

Civil Engineers/Land Planners

SHEET_'1_ OF __1_ REVISIONS 1ST AMENDMENT - REVISED VARIANCE & NOTE #6
FOR BUILDING HEIGHT FROM 40. 2' TO 36. 12'

