

IN THE MATTER OF:

MELVIN KESTNER – LEGAL OWNER/PETITIONER

N/END MIDDLE ROAD, 600' S OF C/L OF

REVOLEA BEACH ROAD

(800 MIDDLE ROAD)

15TH ELECTION DISTRICT

6TH COUNCILMANIC DISTRICT

RE: Special Hearing to approve accessory structures
to be located on a lot without a principal
structure, and to approve the location of an
existing nonconforming principal dwelling .

BEFORE THE

BOARD OF APPEALS

OF BALTIMORE COUNTY

Case No.: 04-471-SPH

* * * * *

ORDER OF DISMISSAL

This matter having come before this Board on appeal dated August 9, 2004 from a decision dated July 23, 2004 from the Zoning Commissioner, wherein the request for Special hearing relief to approve accessory structures (existing garage, proposed swimming pool and proposed garage) to be located on a lot without a principal structure, and to approve the location of an existing nonconforming principal dwelling were granted with restrictions.

WHEREAS, the Board has been reviewing its docket with reference to inactive cases with the intent to dismiss and close as many of these cases as possible;

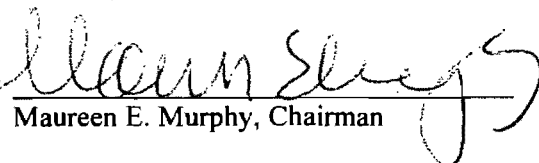
WHEREAS, the subject matter has been held on the Board's docket since March 3, 2005, and no further action having occurred in this matter;

WHEREAS, by letter dated August 11, 2009, the Board of Appeals notified the Petitioner that the above-entitled matter would be dismissed for lack of prosecution after a period of 30 days; and

WHEREAS, there has been no request made for hearing in this matter, nor objection made to said dismissal;

IT IS THEREFORE ORDERED, this 2nd day of December, 2009 by the Board of Appeals for Baltimore County that the above-referenced appeal filed in Case No.: 04-471-SPH be and is hereby **DISMISSED FOR LACK OF PROSECUTION**.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


Maureen E. Murphy, Chairman



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

August 11, 2009

Melvin Kestner
Julie Kestner
800 Middle Road
Middle River, MD 21220

RE: In the Matter of: *Melvin Kestner, et ux*- Petitioners
Case No.: 04-471-SPH

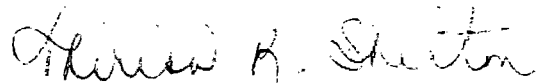
Dear Mr. and Mrs. Kestner:

The Board of Appeals has been reviewing its docket, particularly with reference to inactive cases. By this review, the Board intends to dismiss and close as many of these cases as possible.

A review of the subject file indicates that that Board convened for a hearing on March 3, 2005 for a hearing and the matter was continued for you to obtain counsel and a possible resolution of this matter. Your request for continuance was granted on March 3, 2005 and no further action is reflected in the file to date.

Pursuant to the above intent regarding inactive cases, the purpose of this letter is to advise you that an Order of Dismissal of Petition for lack of prosecution will be entered in the above-captioned matter after the expiration of 30 days from the date of this Notice. Upon receipt of a request filed at any time before 30 days after date of this Notice, the Board, for good cause, may defer entry of the Order of Dismissal for the period and on the terms it deems proper.

Very truly yours,


Theresa R. Shelton
Administrator

TRS/klc

c: Office of People's Counsel



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

December 7, 2004

NOTICE OF ASSIGNMENT

CASE #: 04-471-SPH

IN THE MATTER OF: MELVIN KESTNER, ET UX – Petitioners
800 Middle Road 15th Election District; 6th Councilmanic District

7/23/04 – Z.C.'s Order in which special hearing relief was granted with restrictions.

ASSIGNED FOR:

THURSDAY, MARCH 3, 2005 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c:	Appellant	: Office of People's Counsel
	Legal Owners /Petitioners	: Melvin and Julie Kestner
	Protestant	: Mike Vivorito, President Bowleys Quarters Improvement Assn. William. E. Elliott
	Wanda Cole, CBCAC	
	William J. Wiseman III /Zoning Commissioner	
	Pat Keller, Planning Director	
	Timothy M. Kotroco, Director /PDM	



APPEAL SIGN POSTING REQUEST

CASE NO.: 04-471-SPH

MELVIN AND JULIE KESTNER- LEGAL OWNER

800 MIDDLE ROAD - BALTIMORE 21220

15TH ELECTION DISTRICT

APPEALED: 8/9/2004

ATTACHMENT - (Plan to accompany Petition - Petitioner's Exhibit No. 1)

*******COMPLETE AND RETURN BELOW INFORMATION*******

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen Bianco
Administrator

CASE NO.: 04-471=SPH
Petitioner/Developer:

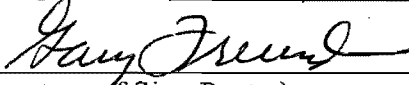
MELVIN AND JULIE - LEGAL OWNER

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

800 MIDDLE ROAD

The sign was posted on 10/12, 2004

By:


(Signature of Sign Poster)

GARY FREUND
(Printed Name)

APPEAL

Petition for Special Hearing
800 Middle Road
N/end Middle Road, 600' s/of the c/l of Revolea Beach Road
15th Election District – 6th Councilmanic District
Melvin Kestner, et ux - Petitioner

Case No.: 04-471-SPH

- ✓ Petition for Special Hearing (April 14, 2004)
- ✓ Zoning Description of Property
- ✓ Notice of Zoning Hearing (April 22, 2004)
- ✓ Certification of Publication (May 27, 2004)
- ✓ Certificate of Posting (May 27, 2004) by SSG Robert Black
- ✓ Entry of Appearance by People's Counsel (April 29, 2004)
- ✓ Petitioner(s) Sign-In Sheet
One Sheet
- ✓ Protestant(s) Sign-In Sheet
None
- ✓ Citizen(s) Sign-In Sheet
None
- ✓ Zoning Advisory Committee Comments 6-1-04
- ✓ Petitioners' Exhibit
 - ✓ 1. Plat to accompany petition for Special Hearing
- ✓ Protestants' Exhibits:
 - ✓ None
- Miscellaneous (Not Marked as Exhibit)
 - ✓ 1. 8 Photos
 - ✓ 2. Letter dated June 8, 2004 from Bowleys Quarters Improvement Assoc.
 - ✓ 3. Letter dated June 4, 2004 from William Elliott
 - ✓ 4. Legacy Steel information packet
- ✓ Zoning Commissioner's Order (GRANTED – July 23, 2004)
- * ✓ Notice of Appeal received on August 9, 2004 from Baltimore County Office of People's Counsel

RECEIVED
SEP 15 2004
BALTIMORE COUNTY
BOARD OF APPEALS

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Melvin & Julie Kestner, 800 Middle Road, Middle River 21220
Mr. & Mrs. William Elliott, 3514 Revolea Beach Road, Baltimore 21220
Mike Vivirito, 3619 Bay Drive, Baltimore 21220
CBCA Commission, 1804 West St., Ste. 100, Annapolis 21401

MELVIN KESTNER
JULIE KESTNER
800 MIDDLE ROAD
BALTIMORE, MD 21220

Applicants ~~Applicants~~

MIKE VIVORITO, PRESIDENT
BOWLEYS QUARTERS IMPROVEMENT
ASSOCIATION
3619 BAY DRIVE
BALTIMORE, MD 21220

WILLIAM E ELLIOTT
3514 REVOLEA BEACH RD
BALTIMORE, MD 21220

WANDA COLE
NATURAL RESOURCES PLANNER
STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

Case No. 04-471-SPH

In the Matter of: Melvin Kestner, et ux - Petitioner

SPH – To approve accessory structures (existing garage, proposed swimming pool, and proposed garage to be located on Lot 145 w/o a principal structure; and to approve the location of an existing nonconforming principal dwelling on Lots 143 and 144.

7/23/04 – ZC's Order in which requested special hearing relief was GRANTED with restrictions.

12/07/04 -Notice of Assignment sent to following; assigned for hearing on Thursday, March 3, 2005 at 10:00 a.m.:

Office of People's Counsel
Melvin and Julie Kestner
Mike Vivorito, President
Bowleys Quarters Improvement Assn.
William. E. Elliott
Wanda Cole, CBCAC
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

2/08/05 – T/C from Julie Kestner – sign has been posted on her property for several months; she has not yet been notified of the hearing date. Inquired whether notices had been sent. Advised Ms. Kestner that notice was sent on 12/07/04 (her mail frequently goes to the school at 800 Middle River Road); duplicate copy sent to her this date.

3/03/05 – Board convened for hearing (Stahl, Wescott, Brassil); generally continued this matter; petitioner to obtain an attorney; possibly resolve this matter with need for only a brief hearing; do not reset unless requested to do so – HOLD.

Exhibits
Petitions

Verified

3-03-05

Pet 1 ✓ Plat of 7 lots

Pet 2A ✓ Layouts for garage
B ✓ Layout for garage
C ✓ Layout for garage

Pet 3A ✓ Photo approach house
B ✓ Photo location for new garage
C ✓ House on left, old garage on right
Beat yard behind house
D ✓ Photo of neighbor house
F ✓ Photo House -
E ✓ Photo
G ✓ 3 door garage of neighbor
H ✓ Garage of neighbor at end of driveway



16990 Dallas Parkway, #107
Dallas, TX 75248-1903
(800) 420-4145
Fax (972) 267-2926
www.legacysteel.us

Fax

To: Julie Kestner From: Solomon Roffe
Fax: 410-789-7120 Pages: _____
Re: _____ Date: 3-26-04

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Julie,
Please feel free to contact me with
any questions or comments that you
may have.

Thank You for calling Legacy Steel Building

Solomon

CBA
Pet 2

BUYER Julie Kestner
ADDRESS 5655 Harbor Valley Dr
CITY, STATE, ZIP Brooklyn Park, MD 21225
COUNTY Baltimore
PHONE 410-789-7120
FAX

Legacy Steel

800-420-4145

Phone 972-267-9200 Fax: 972-267-2926

BUILDING QUOTATION SHOP/STORAGE

DATE 3/26/2004

BUILDING SPECIFICATIONS

WIDTH	40	ROOF SLOPE	1:12	LIVE LOAD	20
LENGTH	50	BUILDING CODE	IBC	SNOW LOAD	25
HEIGHT	20	YEAR	2000	WIND LOAD	90

FRAMED OPENINGS

	#1	#2	#3
QUANTITY	2		
WIDTH	10		
	14		

COLORS

COST

WALLS	Color	No Charge
TRIM	Color	No Charge
ROOF	Gal	

BUILDING PRICE

\$13,629.00

OPTIONS (NOT INCLUDED IN PRICE)

Select as needed

DESCRIPTION	QUANTITY	
DOORS 3070 walk in	1	\$360.00
DOORS		
DOORS		
DOORS		
WINDOWS		
GUTTERS & DOWNS		
RIDGE VENTS		
SKY LIGHTS	2	60.00
WINDOWS	1	
INSULATION 3" insulation	1	
INSULATION 6" insulation	1	
ADDITIONAL OPTIONS		

WE PROPOSE TO FURNISH MATERIALS IN COMPLETE ACCORDANCE WITH THE ABOVE SPECIFICATIONS FOR THE SUM OF:

PLEASE CAREFULLY CHECK AND VERIFY THIS QUOTATION

FOR COMPLETENESS AND ACCURACY

BUILDING PRICE

\$13,629.00

DELIVERY/FREIGHT

Included

OPTIONS Selected from above

\$350.00

Solomon Roffe

Account Executive

TOTAL



Legacy Steel™ Buildings®, LLC
16990 Dallas Parkway, #107
Dallas, TX 75248-1903
(800) 420-4145 • Fax (972) 267-2926
www.legacysteel.us

Dear Customer:

Thank you for your interest in Legacy Steel Buildings. I am enclosing a packet of materials that will describe our range of products and accessories.

Our efficient and knowledgeable staff of sales, design, engineering and administrative personnel are ready to provide you with:

- Full sets of engineered drawings (stamped and approved) and ready for you to submit to local building permits within ten (10) workdays.
- The "NO WELD" system from the largest steel producers in the country recognized for strength and durability
- Four (4) week delivery after you approve plans
- All buildings are 26-Gauge steel and I-Beam construction
- 20-year guarantee against rust and corrosion
- Internet Blue Print and Anchor Bolt layout for your immediate approval
- Member in good standing with the Better Business Bureau

Sincerely,

Solomon Roffe
Account Executive

**GUARANTEED BEST VALUE IN THE INDUSTRY
EASY TO INSTALL
NO LONG LEAD TIMES
PRECISION MANUFACTURED**

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

July 23, 2004

Mr. & Mrs. Melvin Kestner
800 Middle Road
Middle River, Maryland 21220

RE: PETITION FOR SPECIAL HEARING
N/end Middle Road, 600' S of the c/l Revolea Beach Road
(800 Middle Road)
15th Election District – 6th Council District
Melvin Kestner, et ux - Petitioners
Case No. 04-471-SPH

Dear Mr. & Mrs. Kestner:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. William E. Elliott
3514 Revolea Beach Road, Baltimore, Md. 21220
Mr. Mike Vivirito, President, Bowleys Quarters Improvement Assoc.
3619 Bay Drive, Baltimore, Md. 21220
Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Development Plans Review, DPDM; DEPRM; Office of Planning
People's Counsel; Case File



IN RE: PETITION FOR SPECIAL HEARING
N/S Middle Road, 600' S of the c/l
Revolea Beach Road
(800 Middle Road)
15th Election District
6th Council District

Melvin Kestner, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-471-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Melvin Kestner and his wife, Julie Kestner. The Petitioners request a special hearing to approve accessory structures (existing garage, and proposed swimming pool and proposed garage, to be located on a lot (Lot 145) without a principal structure, and to approve the location of an existing nonconforming principal dwelling on Lots 143 and 144. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Melvin and Julie Kestner, property owners. Appearing as a Protestant in the matter was Mike Vivirito, President of the Bowleys Quarters Improvement Association. Additionally, Mr. Vivirito delivered a letter signed by William E. and Stella Elliott, neighbors of the subject property, who are opposed to the request.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel, located at the north end of Middle Road, approximately 200 feet from its intersection with Thaler Road (a paper street) in Middle River. Thus, conditions in the field are such that Middle Road ends with a private driveway leading into the subject property. Although not waterfront, the property is located in close proximity to Frog Mortar Creek and thus, is within the Chesapeake Bay Critical Areas. The property is comprised of seven lots, namely Lots 141

ORIGINAL FILED FOR FILING

Date

7/23/14

By

through 147 of the subdivision known as Revolea Beach. Each lot is 50 feet wide and 200 feet deep. Collectively, the property contains 1.61 acres, more or less, or 70,000 sq.ft. in area, zoned D.R.3.5, and is served by public sewer and private well.

The Petitioners recently purchased the property with the intention of moving to the site with their five children. At the time of their purchase, the existing single-family dwelling and detached garage were in poor condition. Testimony indicated that the Petitioners have made significant improvements to the dwelling and garage since that time and that additional upgrades to the property are planned. In this regard, the Petitioners propose to construct a new garage and freestanding swimming pool. As shown on the site plan, the existing garage is located on Lot 145 and the house straddles Lots 143 and 144. Technically, although the entire parcel is used for one integrated purpose, the house and existing garage are located on separate, contiguous lots. In that the new garage and swimming pool will be located on Lot 145, separate from the principal dwelling, special hearing relief is necessary in order to allow the proposed construction and legitimize existing conditions.

In this regard, the proposed garage will be 40' x 50' in dimension, with a height of 20.' Testimony indicated that the new garage is necessary to store lawn furniture, tools and equipment, a boat, and general household items. Apparently the existing garage is small and lacks sufficient storage space for this large family. The Protestants are primarily concerned with the potential use of the new garage, given its size and the fact that the Petitioners own a business. Moreover, concern was expressed as to the need to maintain two garages on the subject property. In response to these concerns, the Petitioners indicated that they own a street sweeping business, but it is located elsewhere and that trucks and equipment related to its operation will not be stored on the premises.

Section 101 of the B.C.Z.R. defines accessory structure as a building which is incidental and serves the primary use or building on the property. Additionally, the definition requires that an accessory structure be located on the same lot as the principle structure served.

Technically, the proposed garage and swimming pool will be located on a separate lot; however, it is clear that all of the lots encompassing this property are used in conjunction with one another.

After due consideration of the testimony and evidence offered in this case, I am persuaded that special hearing relief should be granted for the proposed construction. There are two factors that support this approval. First, the fact that the Petitioners own the adjacent lots on either side of the proposed pool and garage and all of the lots are used in conjunction with one another is persuasive. Second, the items to be stored in the new garage are clearly incidental to and contribute to the use and enjoyment of the residential use of the entire property. Therefore, I am persuaded to grant the requested relief. However, in doing so, I will attach certain conditions and require compliance with the Zoning Advisory Committee (ZAC) comments that were submitted in this case.

Specifically, as noted above, although not waterfront, the property is located within close proximity to Frog Mortar Creek and thus, compliance with Chesapeake Bay Critical Areas regulations and Federal Flood Insurance requirements is necessary. Moreover, the Office of Planning has requested that building elevation drawings of the proposed garage be submitted for their review and approval prior to the issuance of any permits, and that the garage be limited to uses accessory to the residential use of the property. The garage cannot be used to support a business or commercial operation, and cannot be converted for use as a separate dwelling.

I will also require removal of the existing garage within ninety (90) days of completion of the new structure. In this regard, I find that the new structure will be substantially large enough to accommodate all of the Petitioners' storage needs, given its height and dimension, and that it would be inappropriate to maintain two detached garages on the subject property.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of July 2004 that the Petition for Special Hearing to approve a proposed swimming pool and proposed garage to be located on a lot (Lot 145) without a principal structure,

ORDER RECEIVED FOR FILING
Date 7/23/04
By [Signature]

and to approve the location of an existing nonconforming principal dwelling on Lots 143 and 144, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at his 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) Compliance with the ZAC comments submitted by DEPRM and the Development Plans Review division of DPDM relative to Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. Copies of those comments have been attached hereto and are made a part hereof.
- 3) The Petitioners shall submit building elevation drawings of the proposed garage to the Office of Planning for review and approval prior to the issuance of any permits.
- 4) The new garage shall be limited to uses accessory to the residential use of the property. It shall not be used to support a business or for commercial purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 5) 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 within ninety (90) days of the date of this Order, the existing garage shall be razed.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 7/23/04
By [Signature]



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 800 Middle Road
which is presently zoned OR 3.5

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

PROPOSED POOL, EXISTING GARAGE, & PROPOSED GARAGE ON A LOT
ACCESSORY STRUCTURES
(REDOLEA BEACH, LOT #145.) WITHOUT A PRINCIPAL STRUCTURE
(FOR RESIDENTIAL USE ONLY) AND TO APPROVE THE LOCATION OF AN
EXISTING NON-CONFORMING PRINCIPAL DWELLING ON LOTS 143 & 144.

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.

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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Melvin Kestner
Name - Type or Print

Melvin Kestner
Signature

Julie Kestner
Name - Type or Print

Julie Kestner
Signature

800 Middle Road
Address

Middle River Md
City State Zip Code

21220
Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Case No. 04-476-SP4

Reviewed By SM Date 04-14-04

Attn: John Alexander

From: Melvin and Julie Kestner

**ZONING DESCRIPTION FOR 800 MIDDLE ROAD, MIDDLE
RIVER, MD. 21220**

Beginning at a point on the North side of Middle Road which is 20' wide at the distance of 600' north of the centerline of the nearest improved intersecting street Revolea Beach which is wide. Being Lot no.'s 141,142,143,144,145,146, and 147 in the subdivision of Revolea Beach as recorded in Baltimore County Plat Book# 5, Folio # 67 containing 70,000 square feet or 1.61 Acres. Also known as 800 Middle Road and located in the 14 Election District,
6 Councilmanic District.

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: #04-471-SPH

800 Middle Road

At N/end of Middle Road, 450 feet n/of Reveloa Beach Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Melvin & Julie Kestner

Special Hearing: to permit accessory structures (proposed pool, existing garage and proposed garage) on a lot without a principal structure and to approve the location of an existing non-conforming principal dwelling on Lot 143 & 144.

Hearing: Friday, June 11, 2004 at 9:00 a.m. in Room 106, County Office Building, 111 W. 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) 887-4388.

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

5/29/05 May 27

6433

CERTIFICATE OF PUBLICATION

5/27/2004

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 5/27/2004.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 35706

DATE

04.14.04

ACCOUNT

Rec'd 0066150

AMOUNT

\$ 65.00

RECEIVED FROM

Heard's Juice Kestrel

FOR

Spec Heavies (Ces)

PAID RECEIPT

RECEIVED 4/14/2004 16:08:51 BY

REB KRM WALKER BRL AND

DEPT 5 520 ZONING VERIFICATION

CR NO. 035706

Receipt for \$65.00

465.00 OK 1.00 CA

Baltimore County, Maryland

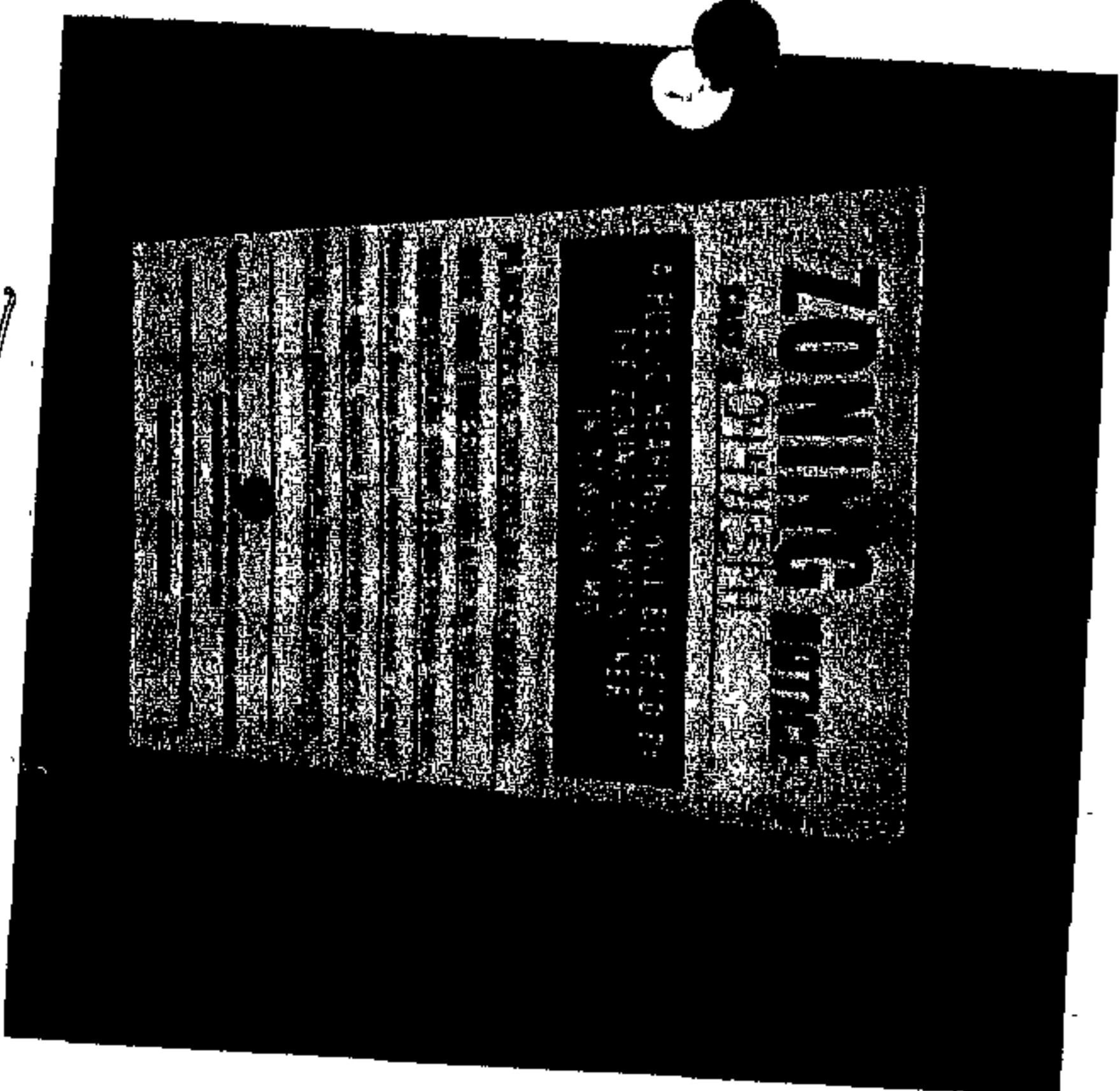
DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION



OF POSTING

RE: Case No.: 04-471-SPH

Petitioner/Developer: MELVIN &

JULIE KESTNER

Date of Hearing/Closing: JUNE 11, 2004

TOWSON, Maryland

ATTN: Kristen Matthews ((410) 887-3394)

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:

800 MIDDLE ROAD

The sign(s) were posted on

5/27/04
(Month, Day, Year)

Sincerely,

Robert Black 5/27/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



April 22, 2004

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: 04-471-SPH

800 Middle Road

At N/end of Middle Road, 450 feet n/of Reveloa Beach Road

15th Election District – 6th Councilmanic District

Legal Owners: Melvin & Julie Kestner

Special Hearing to permit accessory structures (proposed pool, existing garage and proposed garage) on a lot without a principal structure and to approve the location of an existing non-conforming principal dwelling on Lot 143 & 144.

Hearing: Friday, June 11, 2004, at 9:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Melvin & Julie Kestner, 800 Middle Road, Middle River 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 27, 2004.**
- (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 27, 2004 Issue - Jeffersonian

Please forward billing to:

Julie Kestner
5655 Harbor Valley Drive
Brooklyn Park, MD 21225

410-789-7116

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: 04-471-SPH

800 Middle Road

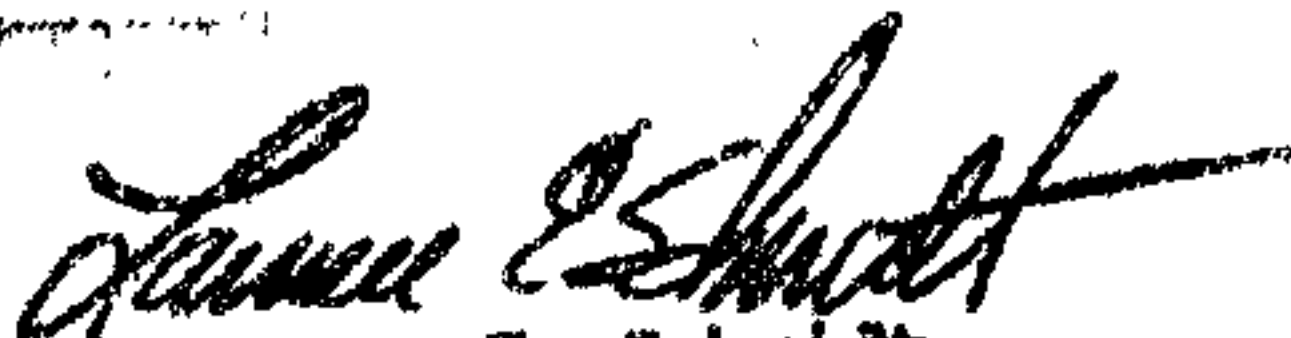
At N/end of Middle Road, 450 feet n/of Reveloa Beach Road

15th Election District – 6th Councilmanic District

Legal Owners: Melvin & Julie Kestner

Special Hearing to permit accessory structures (proposed pool, existing garage and proposed garage) on a lot without a principal structure and to approve the location of an existing non-conforming principal dwelling on Lot 143 & 144.

Hearing: Friday, June 11, 2004, at 9:00 a.m. in Room 106, County Office Building,
111 W. 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.
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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/neighborhood 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 04-471-SPH

Petitioner Melvin + Julie Kestner

Address or Location 800 Middle Road, Middle River, Md
21220

PLEASE FORWARD ADVERTISING BILL TO

Name Julie Kestner

Address 5655 Harbor Valley Drive
Brooklyn Park Md 21225

Telephone Number (410) 789-7116

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

June 1, 2004

Melvin Kestner
Julie Kestner
800 Middle River Road
Middle River, Maryland 21220

Dear Mr. and Mrs. Kestner:

RE: Case Number:04-471-SPH, 800 Middle River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 14, 2004.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: May 24, 2004

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

SUBJECT: Zoning Advisory Petitions

Case #: 4-471

RECEIVED

JUN - 1 2004

ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an existing nonconforming principal dwelling and the subject accessory structure provided the following conditions are met:

1. Submit building elevation (all sides) of the proposed structure to this office for review and approval prior to the issuance of any building permits.
2. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

Prepared by:

Mark A. Cunniff

Section Chief:

John T. Lukan

AFK/LL: MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: May 18, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For May 3, 2004
Item No. 471

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: May 18, 2004

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

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RWB:CEN:jrb

cc: File

ZAC-05-03-2004-ITEM NO 471-05182004

ORDER RECEIVED FOR FILING

Date

By

7/23/04

RWB



Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 28, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: April 26, 2004

Item No.: 470-481

Dear Ms. Hart:

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.

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

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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.26.04

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

RE: Baltimore County
Item No. 471 JRA

Dear Ms. Matthews:

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street Baltimore, Maryland 21202 Phone: 410.545.0300 www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: R. Bruce Seeley *RBS/JDD*
DATE: May 6, 2004
SUBJECT: Zoning Item *#04-471*
Address 800 Middle Road

Zoning Advisory Committee Meeting of April 26, 2004

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

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: April 30, 2004

RECEIVED FOR FILING
Date 7/23/04
By [Signature]

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

September 14, 2004

Mr. & Mrs. Melvin Kestner
800 Middle Road
Middle River, MD 21220

Dear Mr. and Mrs. Kestner:

RE: Case: 04-471-SPH, 800 Middle Road

Please be advised that an appeal of the above-referenced case was filed in this office on August 9, 2004 by the Office of People's Counsel of Baltimore County. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

c: Lawrence E. Schmidt, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Mr. & Mrs. William Elliott, 3514 Revolea Beach Rd., Baltimore 21220
Mike Vivirito, 3619 Bay Drive, Baltimore 21220
Chesapeake Bay Critical Areas Commission, 1804 West St., Ste. 100, Annapolis 21401

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



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

August 9, 2004

Timothy Kotroco, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Hand-delivered

Re: PETITION FOR SPECIAL HEARING
N/end Middle Road, 600' S of the c/l Revolea Beach Road
(800 Middle Road)
15th Election District; 6th Council District
Melvin Kestner, et ux- Petitioners
Case No.: 04-471-SPH

Dear Mr. Kotroco:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated July 23, 2004 by the Baltimore County Zoning Commissioner in the above-entitled case

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

RECEIVED

AUG 09 2004

Per. *[Signature]*

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/rmw

cc: Mr. & Mrs. Melvin Kestner
Mr. Michael Vivirito

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
800 Middle Road; North end of Middle Road, *
450' N of Reveloa Beach Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Melvin & Julie Kestner * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 04-471-SPH

* * * * *

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 and documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 29th day of April, 2004, a copy of the foregoing Entry of Appearance was mailed to Melvin & Julie Kestner, 800 Middle Road, Baltimore, MD 21220, Petitioner(s).

RECEIVED

APR 29 2004

Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN

The Bowleys Quarters Improvement Association, Inc.

P.O. Box 18051

Baltimore, Maryland 21220

(410) 335-9802

June 8, 2004

To: Baltimore County Zoning Commissioner

Re: Case Number 4-471-SPH

800 Middle Rd.

Middle River, Md. 21220

Owners – Melvin & Julie Kestner

This letter is to inform you that the Bowleys Quarters Improvement Association is not in favor of a variance being granted for a large garage on the address stated above. There is already an existing 2-car garage on lot # 144. After receiving a copy of the proposal and drawing from Baltimore County Planning Department, I questioned the size of this building. The planner agreed to call Mrs. Kestner and was told that they have a contracting business for street cleaning and that the building is needed to house their equipment. The planner then informed Mrs. Kestner that if that is the case, she must apply for a zoning change to commercial since this is a residential area.

We feel that if this variance is granted the building will be used commercially. Bowleys Quarters Improvement Association strongly supports Mr. & Mrs. Elliott and the Baltimore County Planning Department in their disapproval of this variance. Thank you in advance for your time and consideration in this matter.

Sincerely,



Michael Vivirito

President of BQIA

410-335-3371

3619 BAY DR.
21220

CASE # 4-471-SPH 800 MIDDLE ROAD
OWNERS - MELVIN & JULIE KESTNER

June 4, 2004

We William & Stella Elliott
3514 Revalea Beach Rd.
Balto, Md. 21220

We disapprove of permits for a large
garage, which most likely be use for there
business.

Our properte is on corner lots, 88, 89, 104 & 103.
There lots ar in back, Middle Rd. & Thaler Rd.
We use middle Rd. to go into our drine way.
We don't want a business working out of there.

Thank you.
William E. Elliott
Stella Elliott

BUYER Julie Kestner
ADDRESS 5655 Harbor Valley Dr
CITY, STATE, ZIP Brooklyn Park, MD 21225
COUNTY Baltimore
PHONE 410-789-7120
FAX

Legacy Steel
800-420-4145
 Phone 972-267-9200 Fax: 972-267-2926

BUILDING QUOTATION
SHOP/STORAGE

DATE 3/26/2004

BUILDING SPECIFICATIONS

WIDTH	<u>40</u>	ROOF SLOPE	<u>1:12</u>	LIVE LOAD	<u>20</u>
LENGTH	<u>50</u>	BUILDING CODE	<u>IBC</u>	SNOW LOAD	<u>25</u>
HEIGHT	<u>20</u>	YEAR	<u>2000</u>	WIND LOAD	<u>90</u>

FRAMED OPENINGS

	#1	#2	#3
QUANTITY	<u>2</u>		
WIDTH	<u>10</u>		
	<u>14</u>		

COLORS

COST

WALLS	<u>Color</u>	<u>No Charge</u>
TRIM	<u>Color</u>	<u>No Charge</u>
ROOF	<u>Gal</u>	

BUILDING PRICE

\$13,629.00

OPTIONS (NOT INCLUDED IN PRICE)

Select as needed

	DESCRIPTION	QUANTITY	
DOORS	3070 walk in	<u>1</u>	<u>\$360.00</u>
DOORS			
DOORS			
DOORS			
WINDOWS			
GUTTERS & DOWNS			
RIDGE VENTS			
SKY LIGHTS			
WINDOWS	<u>3" insulation</u>	<u>2</u>	<u>60.00</u>
INSULATION	<u>1" insulation</u>	<u>1</u>	

WE PROPOSE TO FURNISH MATERIALS IN COMPLETE ACCORDANCE WITH THE ABOVE SPECIFICATIONS FOR THE SUM OF:
 PLEASE CAREFULLY CHECK AND VERIFY THIS QUOTATION
 FOR COMPLETENESS AND ACCURACY

BUILDING PRICE
DELIVERY/FREIGHT
OPTIONS Selected from above

\$13,629.00
 Included
\$350.00

Solomon Roffe
 Account Executive



TOTAL



Legacy Steel™ Buildings®, LLC
16990 Dallas Parkway, #107
Dallas, TX 75248-1903
(800) 420-4145 • Fax (972) 267-2926
www.legacysteel.us

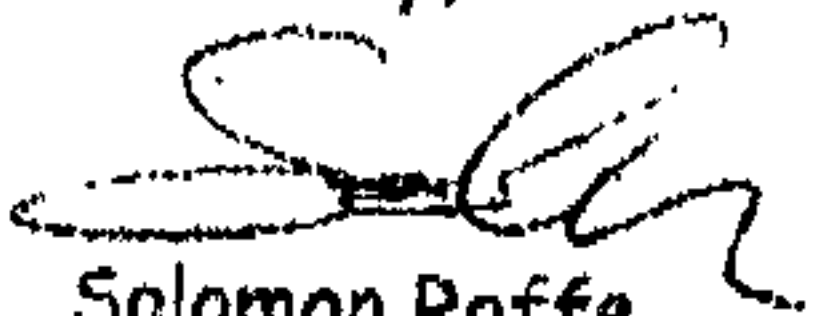
Dear Customer:

Thank you for your interest in Legacy Steel Buildings. I am enclosing a packet of materials that will describe our range of products and accessories.

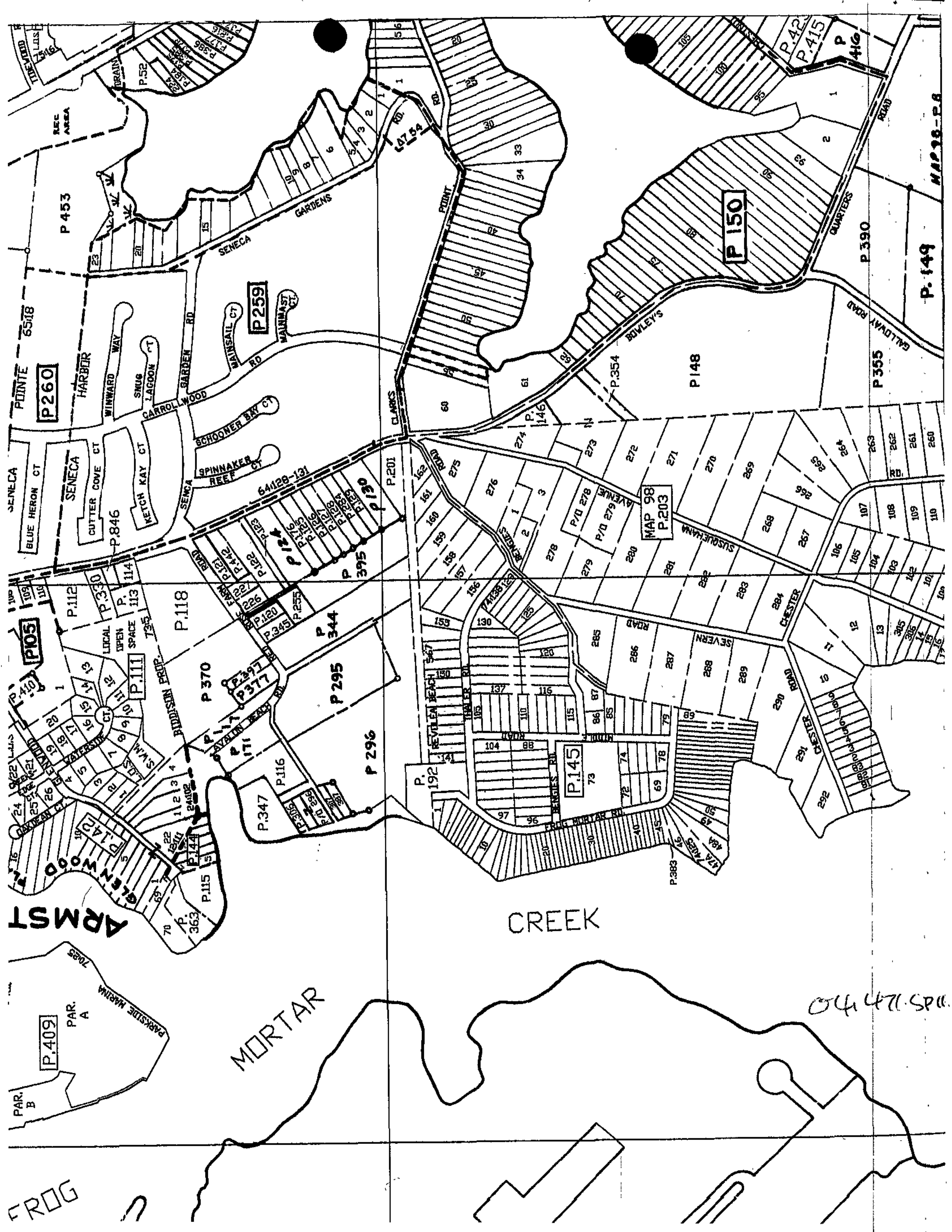
Our efficient and knowledgeable staff of sales, design, engineering and administrative personnel are ready to provide you with:

- Full sets of engineered drawings (stamped and approved) and ready for you to submit to local building permits within ten (10) workdays.
- The "NO WELD" system from the largest steel producers in the country recognized for strength and durability
- Four (4) week delivery after you approve plans
- All buildings are 26-Gauge steel and I-Beam construction
- 20-year guarantee against rust and corrosion
- Internet Blue Print and Anchor Bolt layout for your immediate approval
- Member in good standing with the Better Business Bureau

Sincerely,


Solomon Roffe
Account Executive

**GUARANTEED BEST VALUE IN THE INDUSTRY
EASY TO INSTALL
NO LONG LEAD TIMES
PRECISION MANUFACTURED**



$$11 = 202$$

33

OCTOBER 10, 2000

)

MS. 17.70

D.R. 3.5

1765

SUBS

20

00

MIDDLE

BEACH ROAD
REVOLEA

MORTAR

11/ BEACH

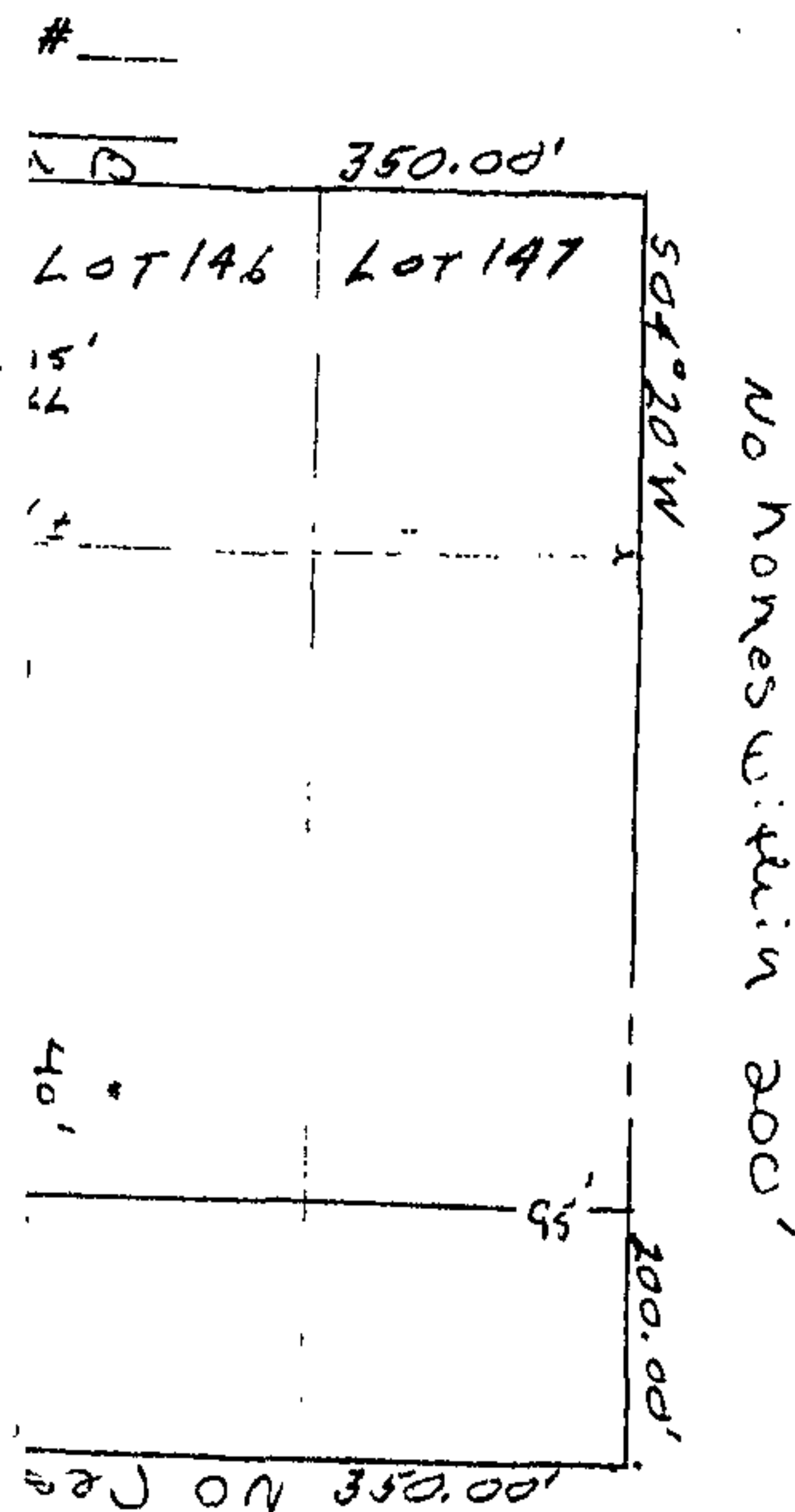
REVOLTA

14-00000

40

FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



SEE R.O.W.

DR 3.5

Red No!

Scale 1" = 50'

VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 6
1" = 200' SCALE MAP # NE 3K
ZONING DR 3.5
LOT SIZE 1.61 ACRES 70,000 SQUARE FEET

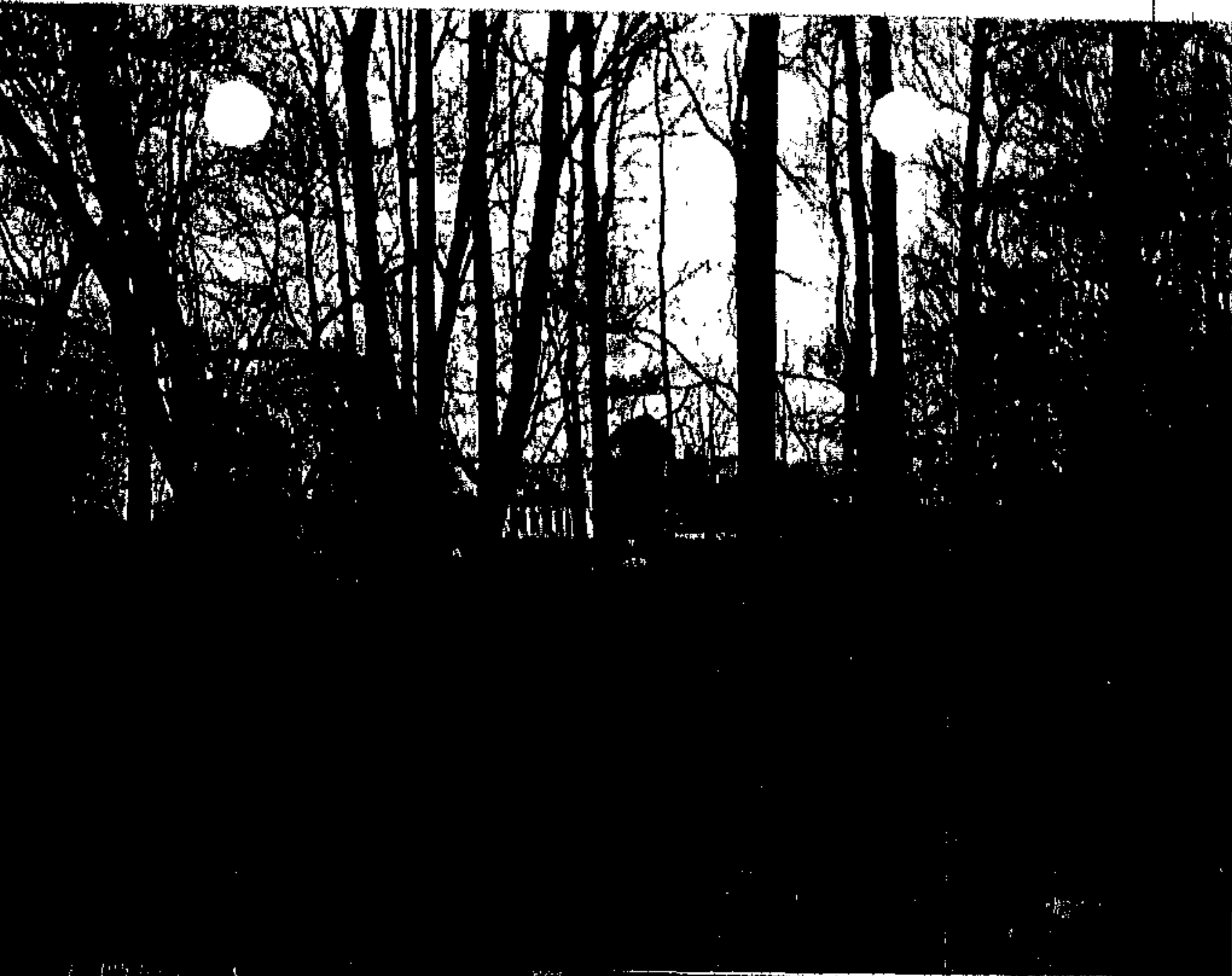
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SEWER	☒	☐
WATER	☐	☒

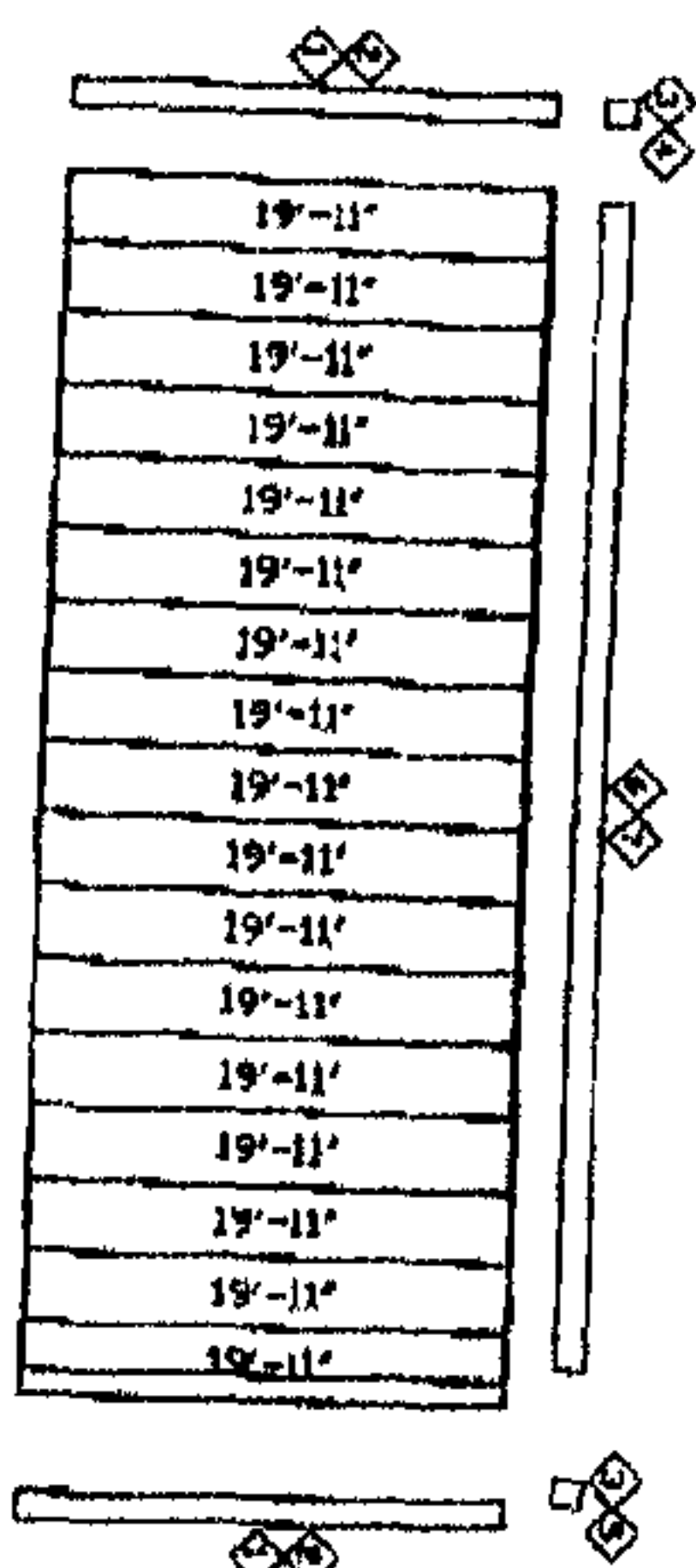
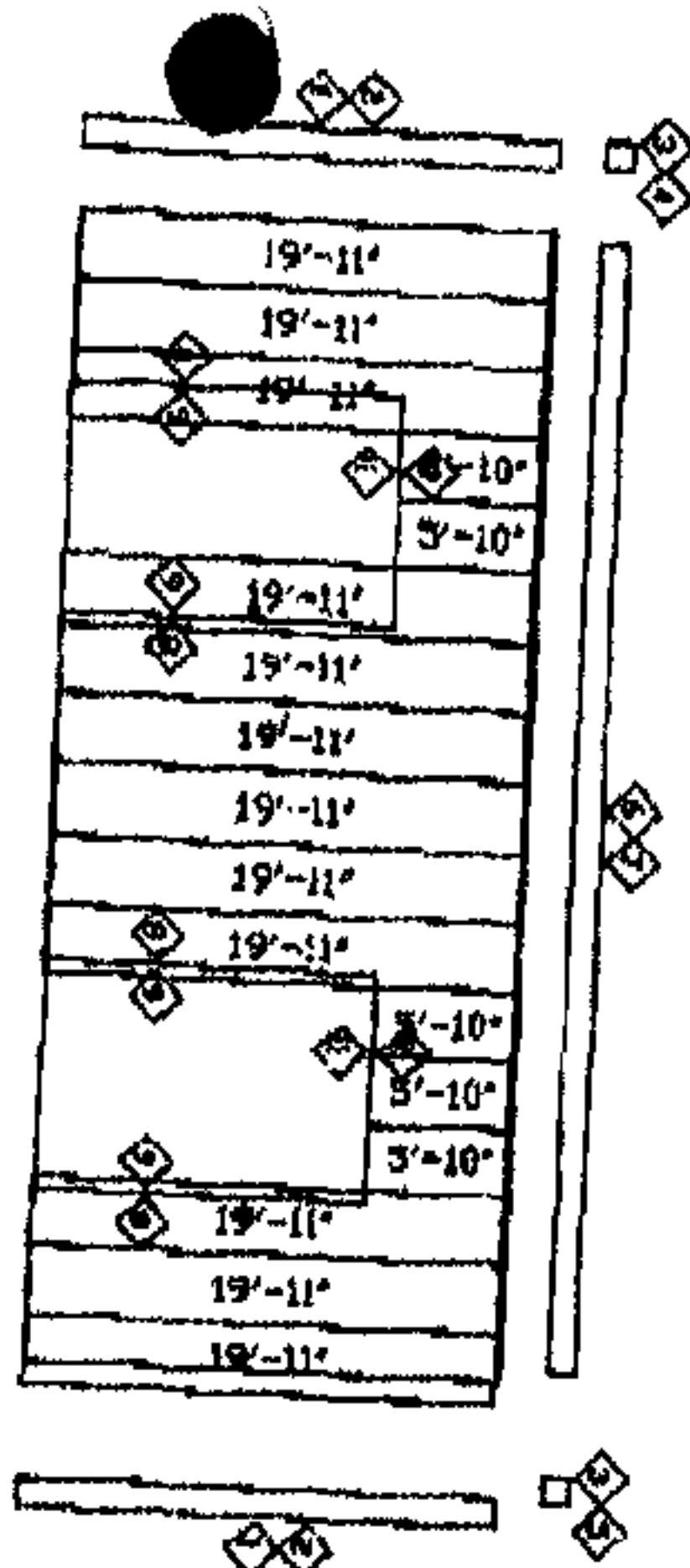
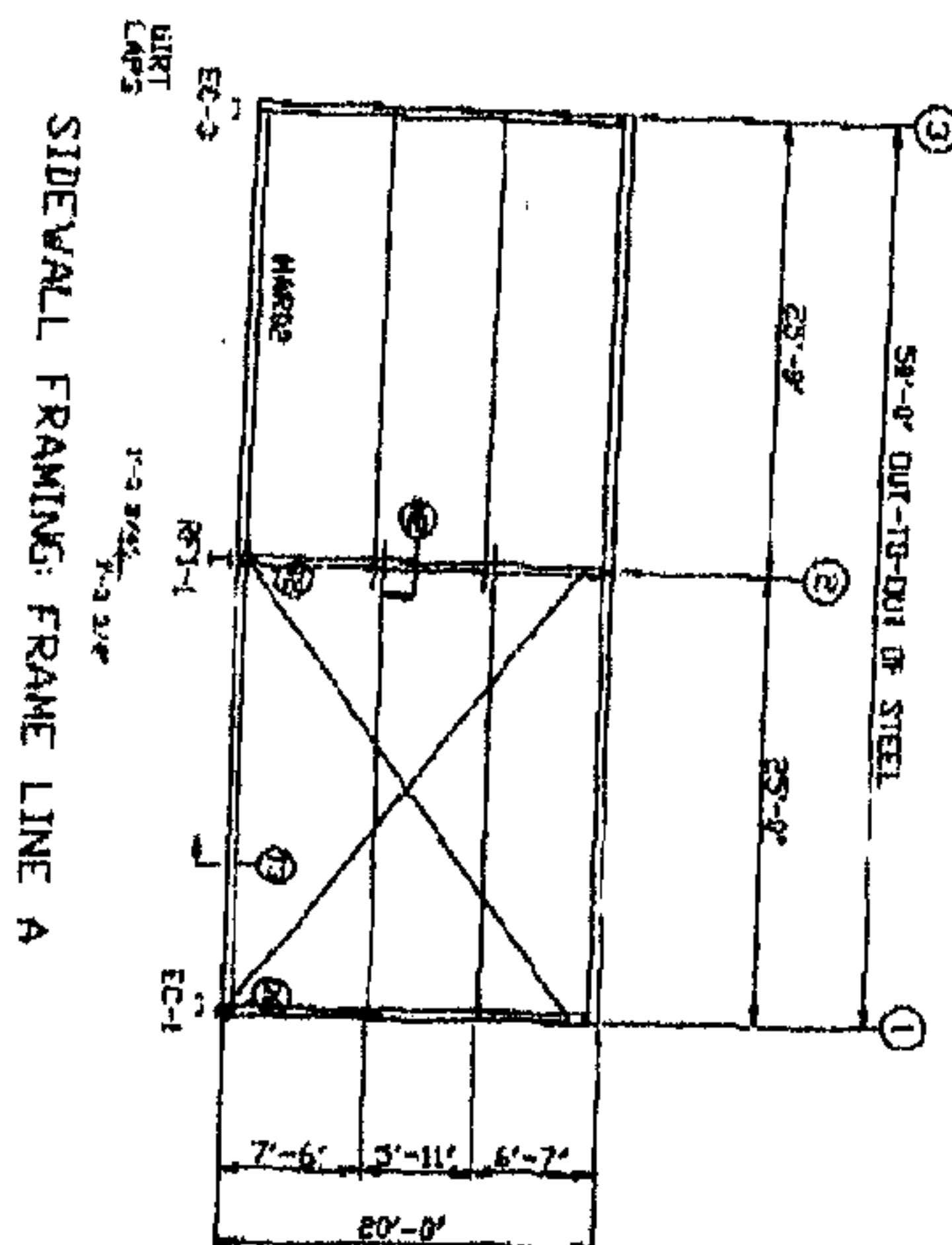
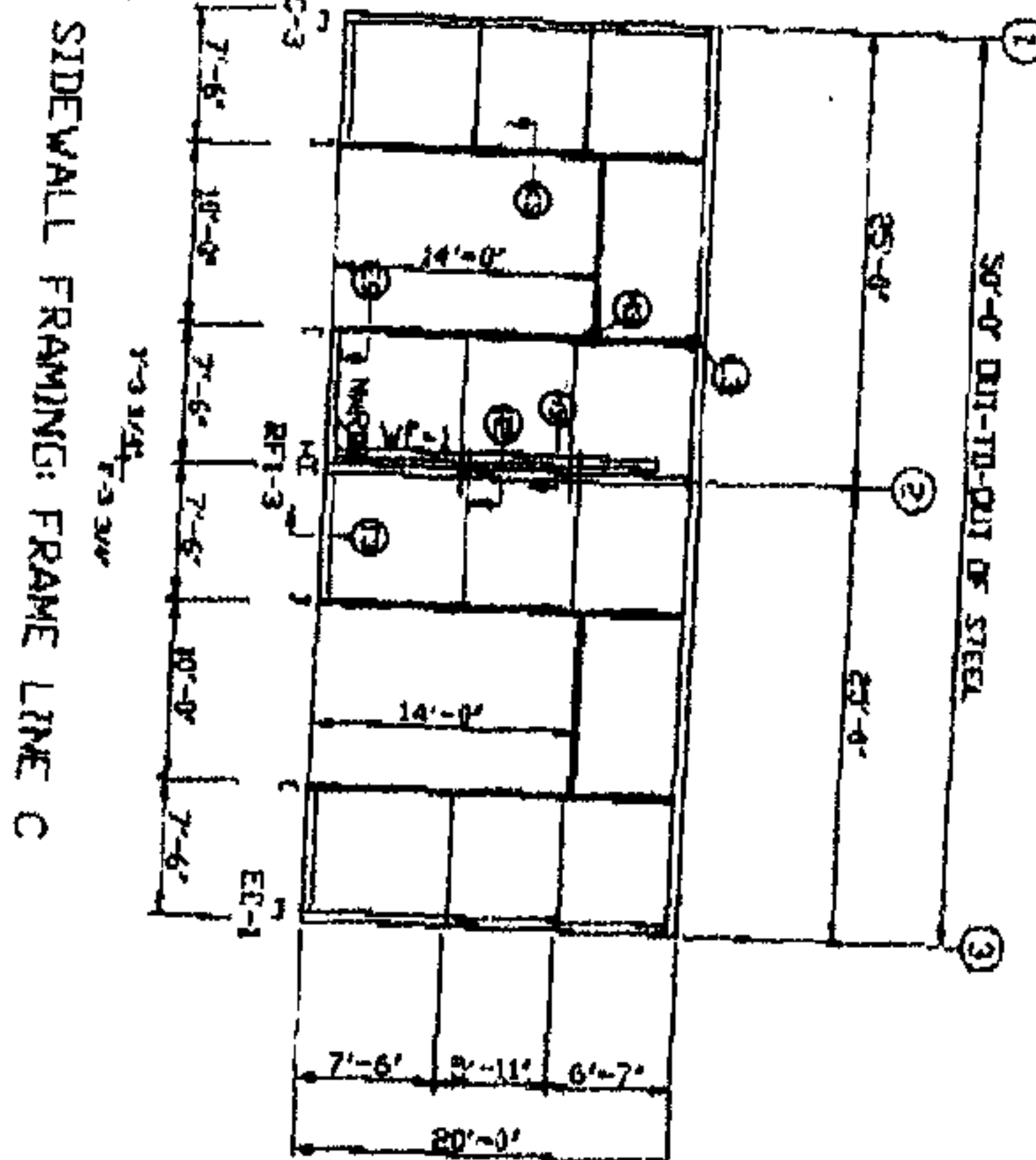
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING ☒ NO

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
SJA		04471 SPK





FRAME LINE C & A			DETAIL
CH	PAIR	LENGTH	
1	100A01	20'-2"	TRIM_7
2	100B01	10'-1"	TRIM_900
3	100C01	10'-7/8"	
4	100D01	8'-7/8"	
5	100E01	8'-7/8"	
6	100F01	10'-2"	TRIM_5
7	100G01	10'-1"	TRIM_5
8	100H01	14'-1"	TRIM_19
9	100I01	14'-1"	TRIM_11
10	100J01	10'-1"	TRIM_19
11	100K01	10'-2"	TRIM_14

MEMBER TABLE		
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364	365	366

SIDEWALL FRAMING PLAN

GENERAL NOTE

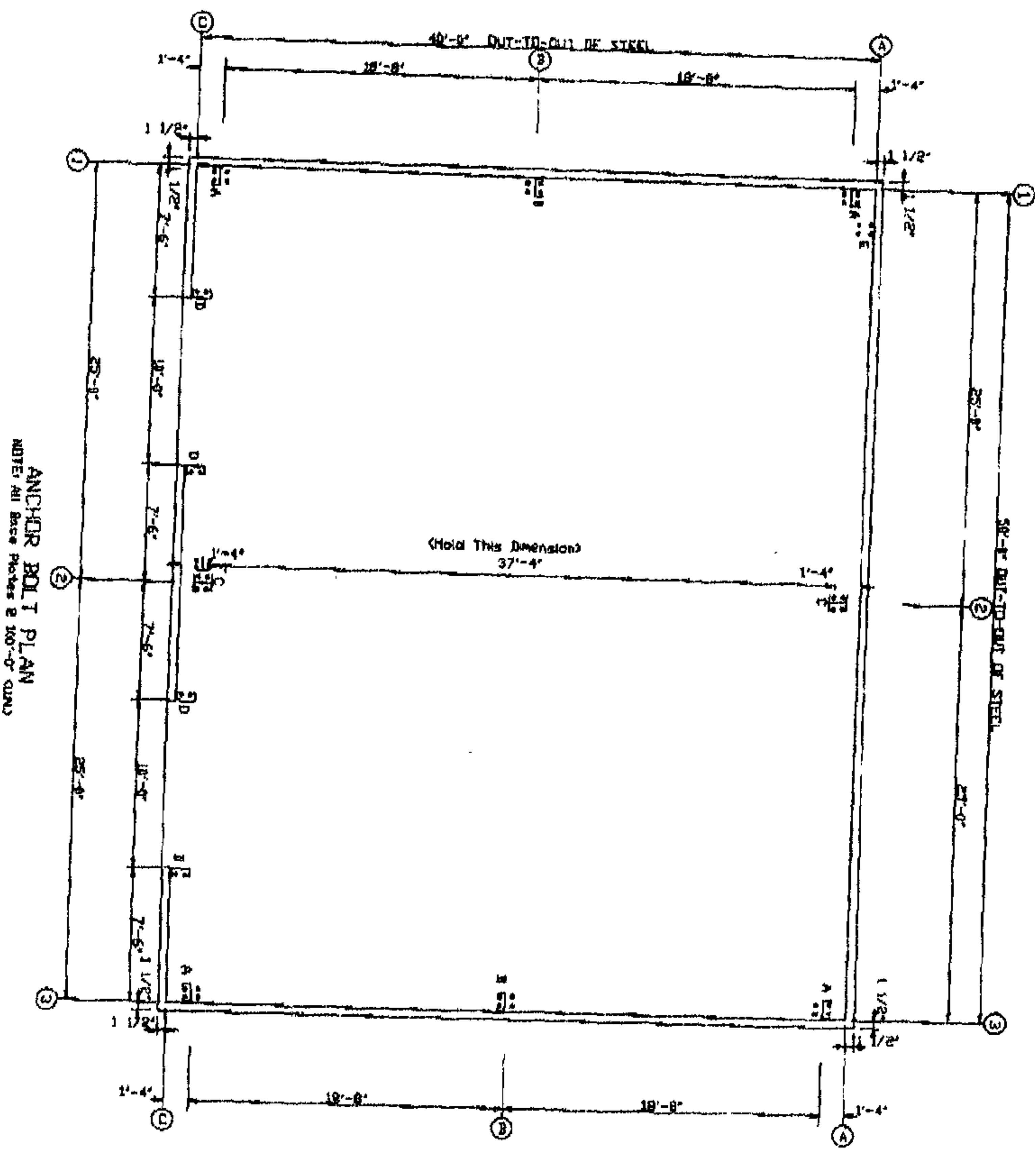
- | 1. STD. SHEET/CABLE SIZES FOR 200T FIELD PDS | |
|--|-------------------|
| STD. | CABLE |
| R00- = 3/8" STD | C00- = 1/4" CABLE |
| R01- = 3/4" STD | C01- = 3/8" CABLE |
| R02- = 7/8" STD | C02- = 1/2" CABLE |
| R03- = 1" STD | |
| R04- = 1 1/4" STD | |

2. FIVE-STAR RATING BY A JUDGE OF FIELDS OR BEST LOW COUNTRY FOR REPORTED FIELD SURVIVAL OF GOLF CARTS TO ALL IN FOR SERVICE.
3. FIVE-STAR RATING WHICH ARE FIELDS LOCATED WITH AROUND FIELD COUNTRY BY BENTS AND SOUTHERN.
4. THIS RATING IS NOT TO SCALE.

SIDEWALL FRAMING

[illegible]

- Dia = 1/2"
- Dia = 3/8"
- Dia = 1"



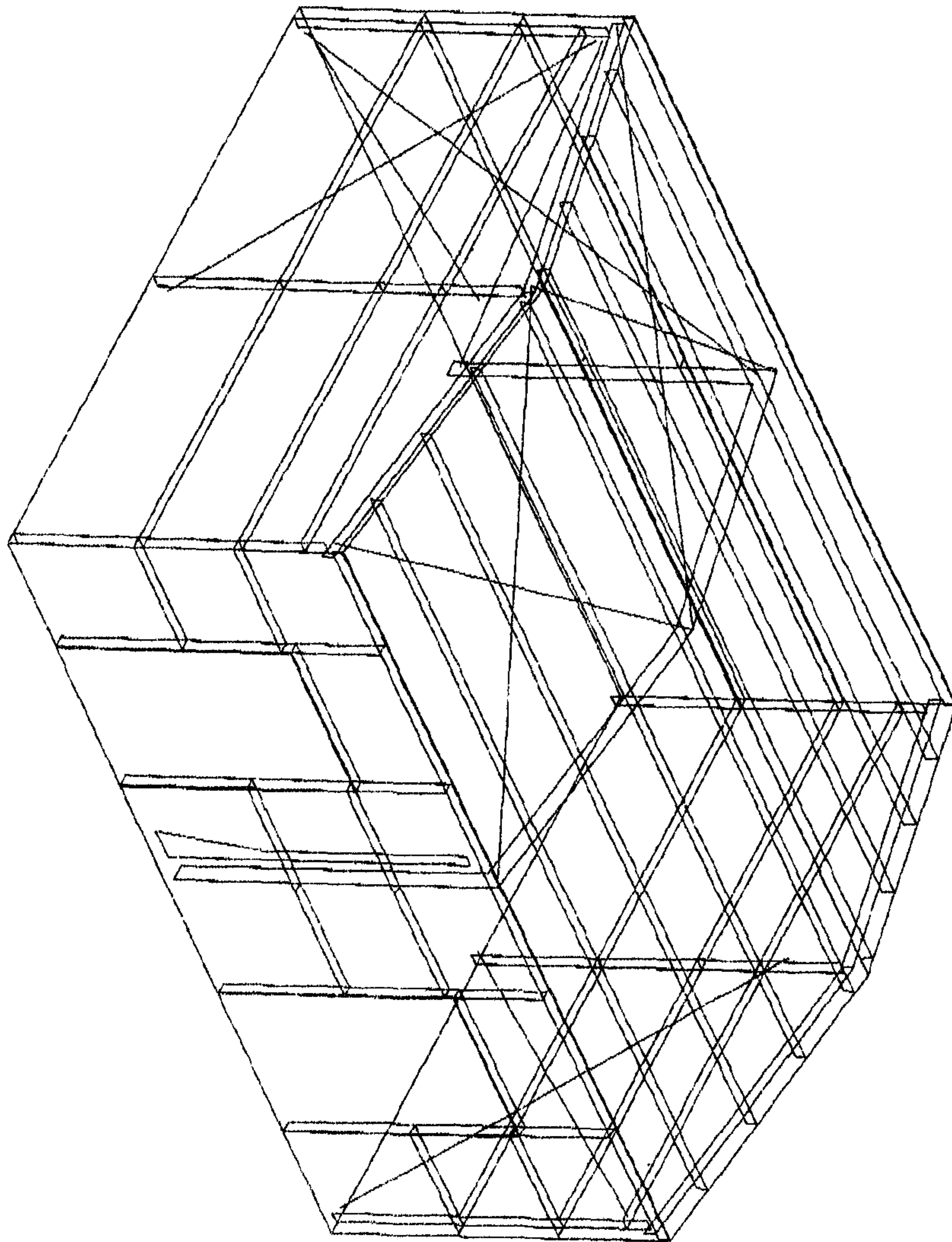
ANCHOR BOLT PLAN
NOTE: All Base Plates & 100'-0" QMS

ANCHOR BOLT SUMMARY			
NO.	QTY	DESCRIPTION	REMARKS
1	1	ANCHOR BOLT	
2	1	ANCHOR BOLT	
3	1	ANCHOR BOLT	
4	1	ANCHOR BOLT	

NO.	QTY	DESCRIPTION	REMARKS
1	1	ANCHOR BOLT	
2	1	ANCHOR BOLT	
3	1	ANCHOR BOLT	
4	1	ANCHOR BOLT	



ANCHOR BOLT PLAN			
NO.	QTY	DESCRIPTION	REMARKS
1	1	ANCHOR BOLT	
2	1	ANCHOR BOLT	
3	1	ANCHOR BOLT	
4	1	ANCHOR BOLT	



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 800 Middle Road

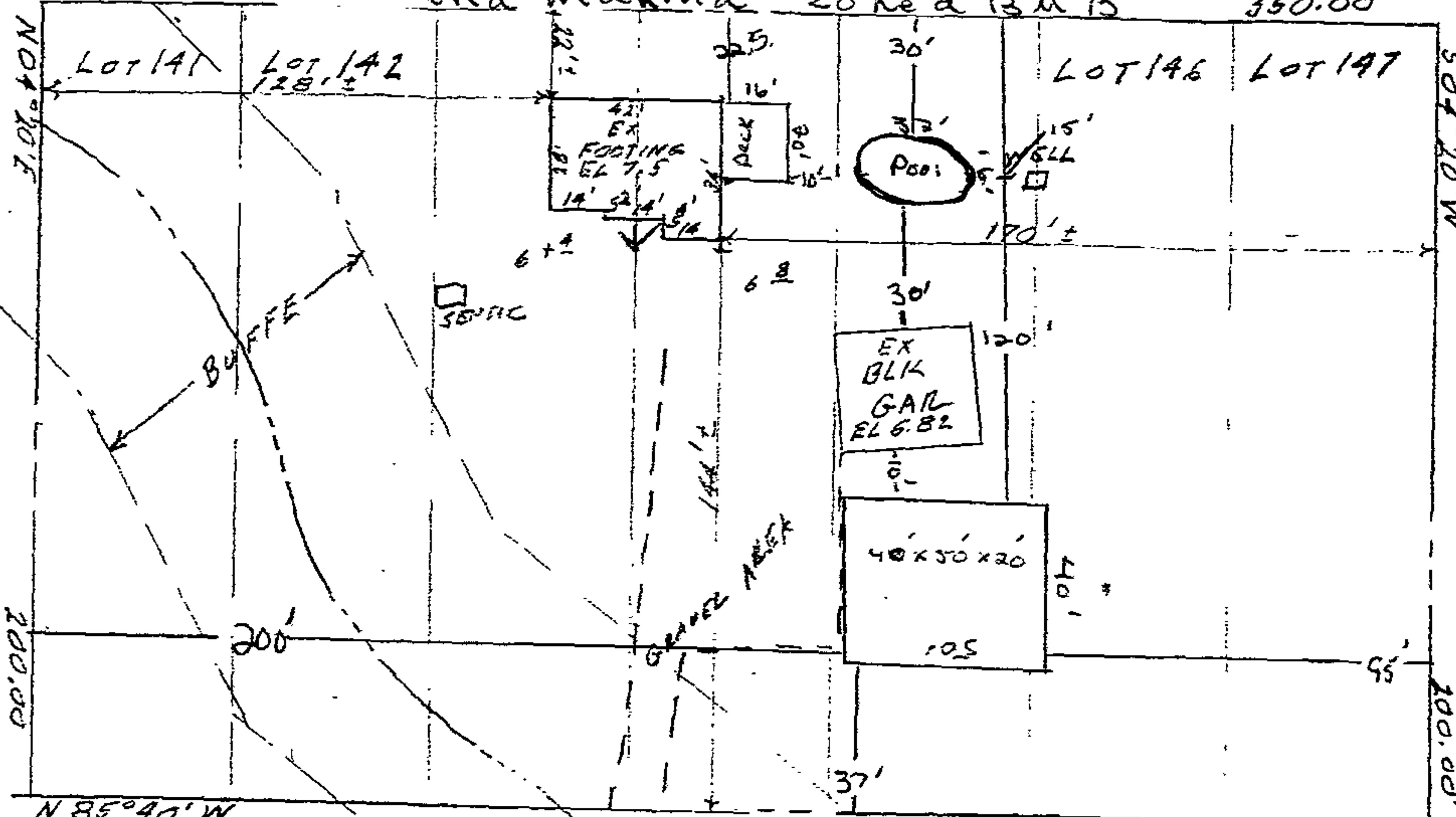
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Revelea Beach

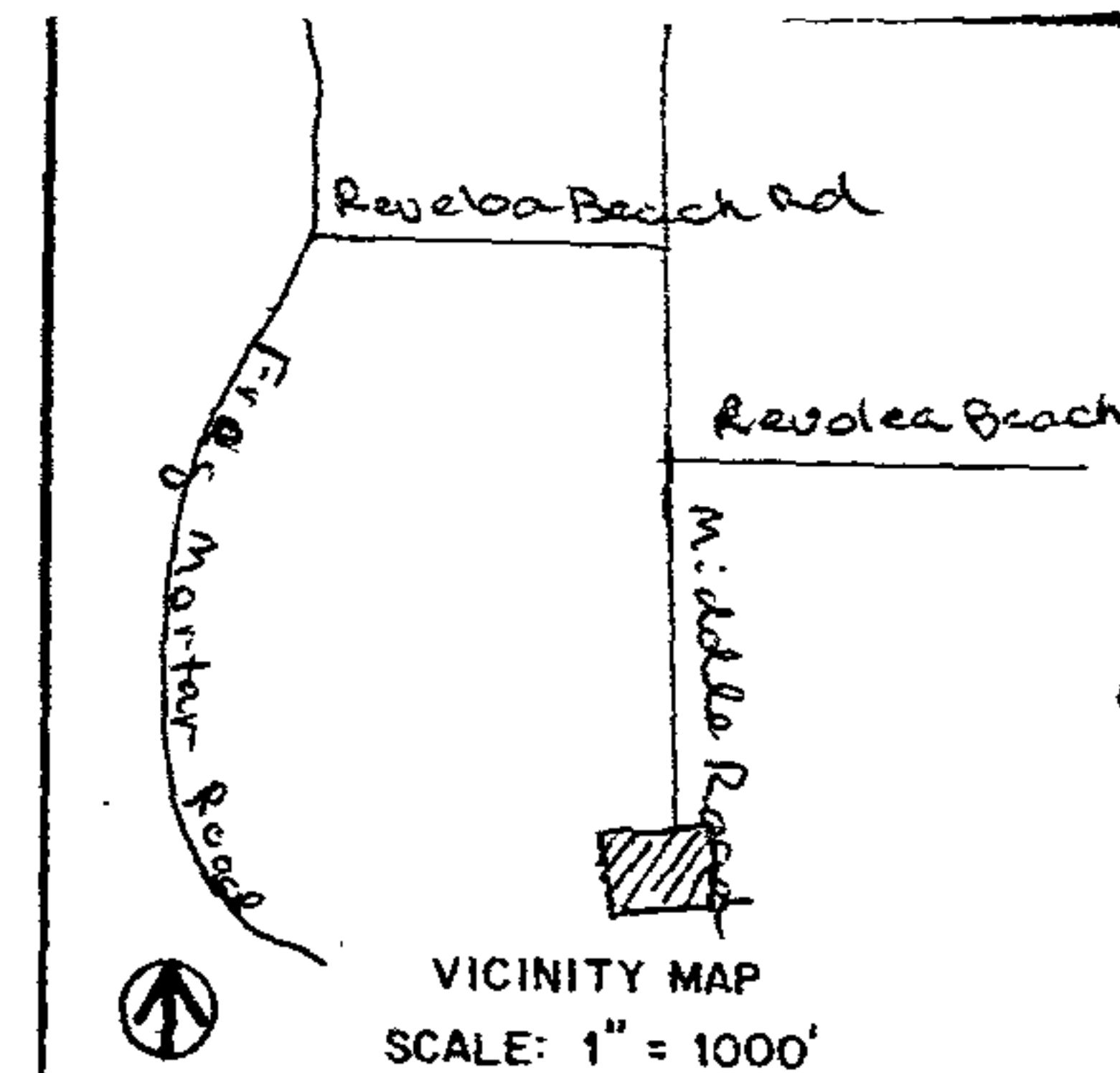
PLAT BOOK # 5 FOLIO # 67 LOT # 142 SECTION # 141

OWNER Melvin + Julie Kestner

585°40'E Maryland Marina Zone a B M D



No homes within 200'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1"=200' SCALE MAP # NE 3K

ZONING DR 3.5

LOT SIZE 1.61 70,000
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING NO

ZONING OFFICE USE ONLY
REVIEWED BY 500 ITEM # 04 471-874 CASE #

Scale 1" = 50'

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 800 Middle Road

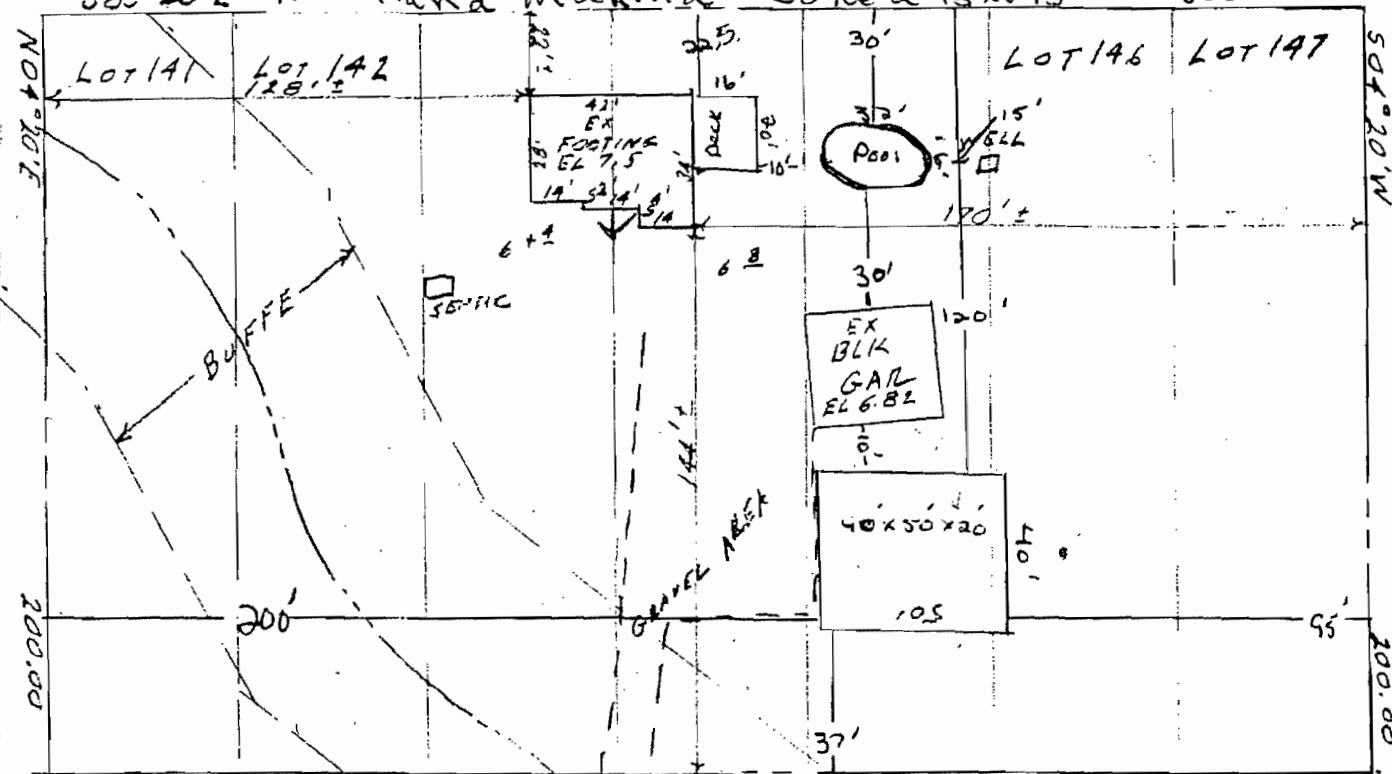
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Reveria Beach

PLAT BOOK # 5 FOLIO # 67 LOT # 147 SECTION # 141

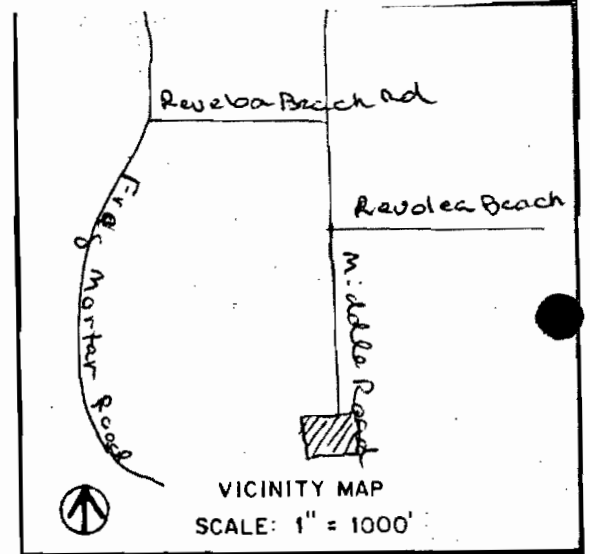
OWNER Melvin + Julie Kestner

585°40'E Maryland Marina zoned BMD 350.00'



No homes within 200'

Handwritten signature



LOCATION INFORMATION

ELECTION DISTRICT 15
 COUNCILMANIC DISTRICT 6
 1" = 200' SCALE MAP # NE 3K
 ZONING DR 3.5
 LOT SIZE 1.61 70,000
 ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☐	☒
CHESAPEAKE BAY CRITICAL AREA	YES ☒	NO ☐
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	☒ NO	

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

5007 04471-SPK

THALER

ROAD (40' PAPER R.O.W.)

Zoned DR 3.5

CBA
 Pet. 1

Scale 1" = 50'

Handwritten 'Z' with an arrow pointing up

MIDDLE ROAD (40' ROW)