

IN RE: PETITION FOR VARIANCE

S/S of Clarks Point Road, 1,650 +/- ft.,
E C/L of Bowleys Quarters Road
(3803 Clarks Point Road -#341)

and

S/S of Clarks Point Road, 1,600 +/- ft.,
E C/L of Bowleys Quarters Road
(3801 Clarks Point Road -#342)

and

S/S of Clarks Point Road, , 1,550 +/- ft.,
E C/L of Bowleys Quarters Road
(3765 Clarks Point Road - #343)

15th Election District

6th Councilmanic District

Arnold C. Dumsha, *Legal Owner*

and

Christian Hayes, *Contract Purchaser*

Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* CASE NO. 05-341-A
* CASE NO. 05-342-A
* CASE NO. 05-343-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before this Deputy Zoning Commissioner as Petitions for Variance filed by the legal owner of the subject properties, Arnold C. Dumsha and Christian Hayes, contract purchaser. The Petitioners are requesting variance relief as follows:

Case No. 05-341-A: Property located at 3803 Clarks Point Road in the eastern area of Baltimore County. Variance relief is requested from Sections 1B02.3C (1) and 304.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a minimum lot width of 52 ft. +/- in lieu of the 55 ft. required and to approve an undersized lot per Section 304 of the B.C.Z.R.

Case No. 05-342-A: Property located at 3801 Clarks Point Road in the eastern area of Baltimore County. Variance relief is requested from Section 1B02.3C (1) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a minimum lot width of 48 ft. +/- in lieu of 55 ft. required and to allow a side yard of 7.1 ft. in lieu of 10 ft. required for an existing dwelling.

ORDER RECEIVED FOR FILING
3/1/05
Hay

Case No. 05-343-A: Property located at 3765 Clarks Point Road in the eastern area of Baltimore County. Variance relief is requested from Sections 1B02.3C (1) and 304.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a minimum lot width of 48 ft. +/- in lieu of the 55 ft. required and to approve an undersized lot per Section 304 of the B.C.Z.R

These properties were posted with Notice of Hearing on February 7, 2005, 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 February 8, 2005, to notify any interested persons of the scheduled hearing date.

Applicable Law

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."

Section 304 of the B.C.Z.R. – Use of Undersized Single Family Lots (Reference Only)

Section 304, Use of Undersized Single-Family Lots [BCZR 1955; Bill No. 47-1992]

304.1[Bill Nos. 64-1999; 28-2001] Except as provided in Section 4A03, a one-family detached or semidetached dwelling may be erected on a lot having an area or width at the building line less than that required by the area regulations contained in these regulations if:

ORDER RECEIVED FOR FILING
3/1/05
By Ray

A. Such lot shall have been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955;

B. All other requirements of the height and area regulations are complied with; and

C. The owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Bureau of Development Plans Review dated January 24, 2005, a copy of which is attached hereto and made a part hereof. A ZAC comment was also received from the Department of Environmental Protection & Resource Management (DEPRM) dated February 11, 2005 stating that the Petitioners must comply with the Chesapeake Bay Critical Area Regulations, a copy of which is attached hereto and made a part hereof. Finally, a ZAC comment was received from the Office of Planning dated February 18, 2005, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance request were Arnold Dumsha and Christian Hayes, Petitioners. J. Neil Lanzi, Esquire represented the Petitioners. There were no protestants or interested citizens in attendance at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. Lanzi proffered that these three cases involve three adjoining waterfront lots zoned DR 5.5 in the "Bowley's Quarter", subdivision which was recorded in the Land Records of Baltimore County in 1921. The Petitioner Dumsha has owned all three lots since 1963. Lot 28 (3803 Clarks Point Road) is 52 ft. wide by approximately 450 ft. long, containing 0.559 acres of land

ORDER RECEIVED FOR FILING
3/1/05
By [Signature]

and is vacant. Lot 29 (3801 Clarks Point Road) is 48 ft. wide by approximately 520 ft. long, containing of 0.589 acres, and is improved by Petitioner Dumsha's home. Lot 30 (3765 Clarks Point Road) is 48 ft. wide by approximately 540 ft. long, containing 0.624 acres and is vacant. See Petitioners' Exhibit No. 6 for the Bowleys Quarter subdivision and Petitioners' Exhibit Nos. 2A, 2B and 2C for the plan to accompany for each case. Also see Petitioners' photographs Exhibit 4 for pictures of the existing home and area. The cases were heard contemporaneously with one another and by agreement, all evidence and testimony in these case is applicable to all three.

Mr. Dumsha testified that he was retired and was no longer able to pay the taxes on his entire property but wanted to continue to live in the area. As a result, he would like to sell his existing home and two vacant lots so that he can erect a new, one-story home on one of the vacant lots. Mr. Hayes would like to purchase the other vacant lot and erect a new two-story home thereon for his family use. Mr. Lanzi proffered that the Petitioner met with neighbors on both sides, and the community association and found no one objected to the requested relief.

Mr. McCord indicated that these lots are served by public water and sewer and that the neighborhood is being redeveloped house by house. He noted that similar requests for variances have been granted in the area. He also indicated the new homes would be compatible with the neighborhood, which has a variety of styles and sizes. Mr. Lanzi indicated that he met with each County agency and they found no problems with the plan. In fact, Jeff Long from the Planning Office stopped by the hearing to indicate his office's support for the requested variances. He indicated that the Planning Office was satisfied with the proposal as shown in the ZAC comments from his Office subject to their review and approval of the building plans and

ORDER RECEIVED FOR FILING

3/1/05

Ray

landscaping. The final Planning Office comment of February 4, 2005 indicates that the neighborhood has been developed on 50 ft. lots.

Finally, Mr. Lanzi pointed out that these lots are approximately 500 ft. long, which is twice the length of comparable lots in the area. They are located on a point of land extending into the bay and as such are unique in a zoning sense. He noted that there would be a hardship on the Petitioners if the lots, which were recorded so many years ago could not be used to build homes. Mr. Dumsha indicated that he always intended to build homes on the vacant lots but has been stopped by the County for lack of sewerage. Now public sewer is available.

Findings of Fact and Conclusions of Law

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. These lots were part of a subdivision that was recorded in the Land Records of Baltimore County in 1921 much before the DR 5.5 zoning regulations were imposed. As such, I find that the imposition of the zoning regulations impact these lots differently than lots in the area laid out in accord with the DR regulations.

I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship on the Petitioners as they would not be able to build new homes on the vacant lots.

I further find that no increase in residential density beyond that otherwise allowable by the Zoning Regulations will occur as a result of granting these variances. Each lot is four times larger than the minimum DR 5.5 lot size of 6,000 sq. ft. Adding two homes on the now vacant lots will not result in an increase in density beyond that otherwise allowable.

ORDER RECEIVED FOR FILING

3/1/05

By: [Signature]

The problem in these cases is whether or not the proposed uses change the pattern of development in the neighborhood. If so the proposed uses violate the spirit and intent of the regulations and adversely affect the health, safety, and welfare of the community.

As I explained at the hearing, clearly the evidence shows that the pattern of development to the east towards the point is one home on one 50 ft. lot. Just as clearly, the pattern of development to the west is one house per two or more lots. Mr. Dumsha's home is a prime example of the latter. His home is centered on three lots. The three lots west of the Petitioner's are vacant. Next to these lots, the zoning map shows that the homes are widely spaced indicating the pattern of development in this direction is one home on multiple lots. Again, as mentioned at the hearing, the question in this case is whether to extend the one home on one lot pattern to the east down Clark's Point Road to the west?

The reason for my anxiety regarding pattern of development is that the neighborhood that develops as one home on one 50 ft. lot is entirely different from those with one home on multiple 50 ft. lots. Simple backyard privacy is drastically different when homes are 20 ft. apart as they are typically in a one house per lot pattern. These families have a great deal of interaction, which some people enjoy and others abhor. I predict that Mr. Dumsha would be shocked at the difference living so close to another home after living so far apart for so many years. What he has for lunch will likely be the subject of conversation for his neighbor.

Anxiety aside, I note that these lots are extraordinarily long which results in lots four times larger than the minimum DR 5.5 lot areas. This means to me, that unlike other cases where the lots are relatively short and there is no place to hide from the neighbors, here, at least one could go down to the water or back to the road to have some peace and privacy. I also note that the

Planning Office specifically indicates the neighborhood has developed as one home on one lot. Perhaps they have a larger view than the immediate pattern adjacent to the subject site. While this is a very close issue, I will grant the variance requested as I further find that these variances can be granted in strict harmony with the spirit and intent of the regulations, and in a manner as to grant relief without injury to the public health, safety, and general welfare.

As an aside, I note that the Petition requests approval of an undersized lot under Section 304 of the BCZR. I view this section as a separate process, different from variances to give administrative relief to isolated lots which meet the criteria set out in the regulation. I do not think that this section provides relief for this Petitioner as he owns three adjacent lots whose lot lines could be adjusted to conform to the regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance requests should be granted.

THEREFORE, IT IS ORDERED, this 1 day of March, 2005, by this Deputy Zoning Commissioner, that the Petitioners' requests for variance relief as follows:

Case No. 05-341-A: Property located at 3803 Clarks Point Road in the eastern area of Baltimore County. Variance relief is requested from Sections 1B02.3C (1) and 304.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a minimum lot width of 52 ft. +/- in lieu of the 55 ft. required.

Case No. 05-342-A: Property located at 3801 Clarks Point Road in the eastern area of Baltimore County. Variance relief is requested from Section 1B02.3C (1) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a minimum lot width of 48 ft. +/- in lieu of 55

ORDER RECEIVED FOR FILING

3/1/05

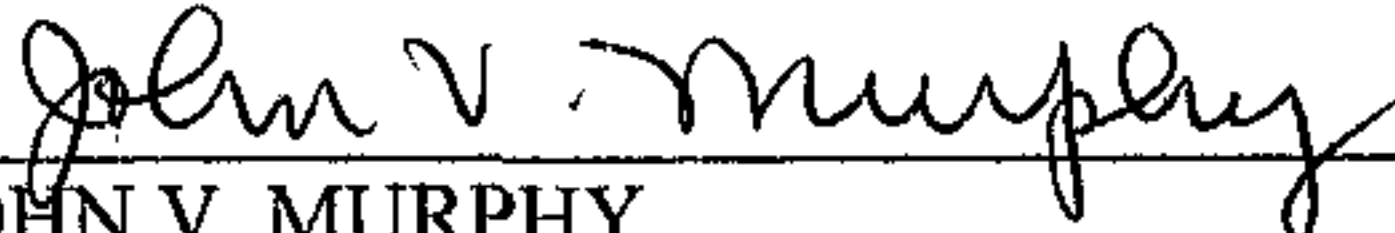
By: [Signature]

ft. required and to allow a side yard of 7.1 ft. in lieu of 10 ft. required for an existing dwelling.

Case No. 05-343-A: Property located at 3765 Clarks Point Road in the eastern area of Baltimore County. Variance relief is requested from Sections 1B02.3C (1) and 304.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a minimum lot width of 48 ft. +/- in lieu of the 55 ft., be and they are hereby GRANTED, subject, however, to the following restrictions, which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with the ZAC comments made by the Bureau of Development Plans Review dated January 24, 2005, a copy of which is attached hereto and made a part hereof;
3. Compliance with the ZAC comments made by DEPRM dated February 11, 2005, a copy of which is attached hereto and made a part hereof;
4. Compliance with the ZAC comments made by the Office of Planning dated February 18, 2005, a copy of which is attached hereto and made a part hereof
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.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

3/1/05

By



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
William J. Wiseman III, Zoning Commissioner

March 1, 2005

J. Neil Lanzi, Esquire
409 Washington Avenue, #617
Towson, Maryland 21204

Re: Petitions for Variance
Case Nos. 05-341-A, 05-342-A & 05-343-A
Property: 3765, 3801 & 3803 Clarks Point Road

Dear Mr. Lanzi:

Enclosed please find the decision rendered in the above-captioned cases. The petitions for variance have 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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Arnold C. Dumsha, 3801 Clarks Point Road, Middle River, MD 21220
Christian G. Hayes, 13804 Manor Glen Rd., Baldwin, MD 21013
Chris McCord, 402 N. Hickory Avenue, Bel Air, MD 21014

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3803 Clarks Point Rd
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3C(1) and 304.2 BCZR to allow a minimum lot width of 52' +/- in lieu of 55' required and to approve an undersized lot per Section 304 and to approve any other variances deemed necessary by the Zoning Commissioner.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty)
52' wide lot per 1921 subdivision pre-dates BCZR resulting in practical difficulty and for other reasons to be presented at the zoning hearing.

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:
Christian Hayes

Name - Type or Print Christian Hayes
Signature [Signature]
Address 14307 Jarrettsville Pike Telephone No. 443-463-6801
City Phoenix State MD Zip Code 21131

Attorney For Petitioner:

J. Neil Lanzi, Esq.

Name - Type or Print J. Neil Lanzi City
Signature [Signature]
J. Neil Lanzi, P.A.

Company
Address 409 Washington Ave. #617 Telephone No. 410-296-0686
City Towson State MD Zip Code 21204

Legal Owner(s):

Arnold C. Dumsha

Name - Type or Print Arnold C. Dumsha
Signature [Signature]

Name - Type or Print See Attached

Signature
Address 3801 Clarks Point Rd.
City Baltimore State MD Zip Code 21220

Representative to be Contacted:

J. Neil Lanzi

Name
Address 409 Washington Ave #617 Telephone No. 410-296-0686
City Towson State MD Zip Code 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JP Date 7/5/05

Case No. 05-341-A

REV 9/15/98

ORDER RECEIVED FOR FILING

3/1/05
[Signature]

Attachment

3803 Clarks Point Road

1. Ownership of this property is vested in Arnold C. Dumsha for his lifetime and Michael J. Dumsha, Arnold C. Dumsha, Jr., Gerard A. Dumsha, Carol Ann McLemore, Christine LeBrun, and Suzanne V. Kahler as his remainder persons upon the death of Arnold C. Dumsha, per Deed dated January 25, 2002 recorded in liber 0016135, folio 298.
2. Request the hearing on this variance be consolidated with the variance requests for 3801 and 3765 Clarks Point Road properties, all under common ownership.

**ZONING DESCRIPTION FOR
ARNOLD C. DUMSHA
0.559 AC.+/-
LOCATED: #3803 CLARKS POINT ROAD
LOT 28
BOWLEYS QUARTERS
FIFTEENTH ELECTION DISTRICT, SIXTH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning for the same at rebar & cap found on the south side of Clarks Point Road, 20' wide as shown on a Plat Entitled "Bowleys Quarter, Plat No. 2", as prepared by Edward V. Coonan and Company, dated April 16, 1921 and recorded among the Land Records of Baltimore County, Maryland in Plat Book W.P.C. 7 folio 13. The said rebar & cap also represents the northwesterly corner of lot 28 of the aforesaid plat. Thence, running and binding on the south side of Clarks Point Road:

1. **South 89°12'01" East 57.09 feet** to a rebar and cap found. Thence, leaving the said road, running and binding on the outlines of the aforesaid Lot 28 the following three courses,
2. **South 22°56'32" East 436.98 feet,**
3. **South 33°15'50" West 62.88 feet,**
4. **North 22°56'32" West 494.94 feet** to the beginning hereof, containing **0.559** acres of land, more or less.

Being part of that tract or parcel of land conveyed by Arnold C. Dumsha to Michael J. Dumsha et al, remainderpersons, dated July 8, 2002 and recorded among the Land Records of Baltimore County, Maryland in Liber 16135 folio 298.

Being also all of Lot 28 as shown on a Plat Entitled "Bowleys Quarter, Plat No. 2", as prepared by Edward V. Coonan and Company, dated April 16, 1921 and recorded among the Land Records of Baltimore County, Maryland in Plat Book W.P.C. 7 folio 13.

NOTE: DESCRIPTION PREPARED FOR ZONING PURPOSES ONLY.

#341



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 42681

DATE 1-7-05 ACCOUNT 001-006-6150

AMOUNT \$ 115.00

RECEIVED J. Neil Longzi
FROM 3803 Clarks Point Rd.
FOR VARIANCE + Undersized Lot Item # 341

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ADDRESS TIME DATE
1/07/2005 1/07/2005 10:29:12
FOR WALKIN KICK-KEY
CASHIER # 381578 1/07/2005 BFLA
DATE 3 529 7/07/05 VERIFICATION
BY MR. 000001

Receipt Tot \$115.00
\$115.00 OK 1.00
Baltimore County, Maryland

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: #05-341-A

3803 Clarks Point Road

S/side of Clarks Point Rd. at the distance of 1,650 +/- feet east of c/line of Bowleys Quarters Rd.

15th Election District - 6th Councilmanic District

Legal Owner(s): Arnold C. Dumsha

Contract Purchaser: Christian Hayes

Variance: to allow a minimum lot width of 52 feet +/- in lieu of the 55 feet required and to approve an undersized lot, and to approve any other variances deemed necessary by the Zoning Commissioner.

Hearing: Thursday, February 24, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN

Zoning Commissioner for Baltimore County

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT/2/639 Feb. 8 38676

CERTIFICATE OF PUBLICATION

2/9/, 2005

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 2/8/, 2005.

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

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-341-A

Petitioner/Developer: CHRISTIAN

HAYES

Date of Hearing/Closing: 2/24/05

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

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: _____

3803 CLARKS POINT ROAD

The sign(s) were posted on 2/7/05
(Month, Day, Year)

Sincerely,

Robert Black 2/9/05
(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)

RE: PETITION FOR VARIANCE * BEFORE THE
3803 Clarks Point Road; S/side Clarks Point *
Road, 1,650' E c/line Bowleys Quarters Rd * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Arnold C. Dumsha * FOR
Contract Purchaser(s): Christian Hayes *
Petitioner(s) * BALTIMORE COUNTY
* 05-341-A

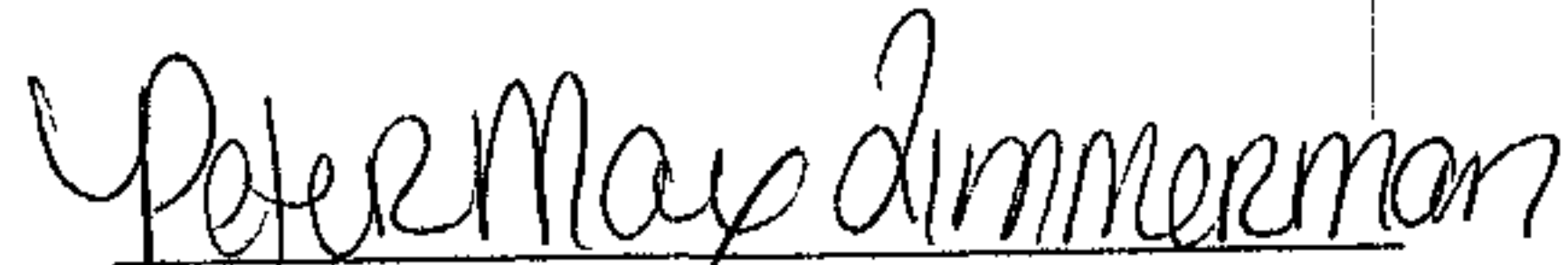
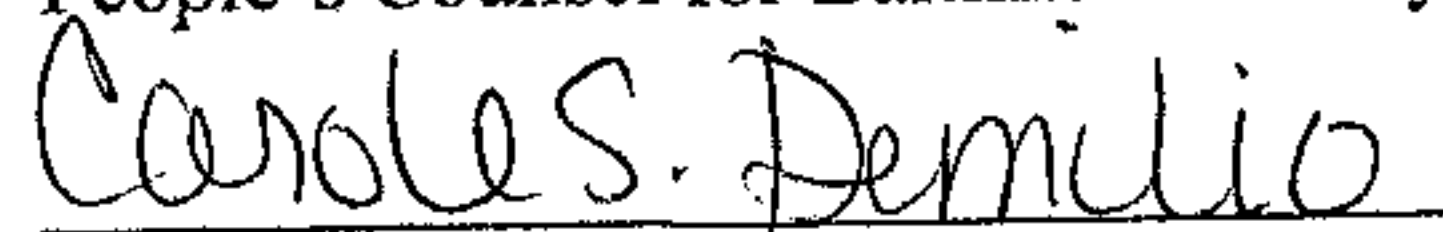
* * * * *

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 and all documentation filed in the case.

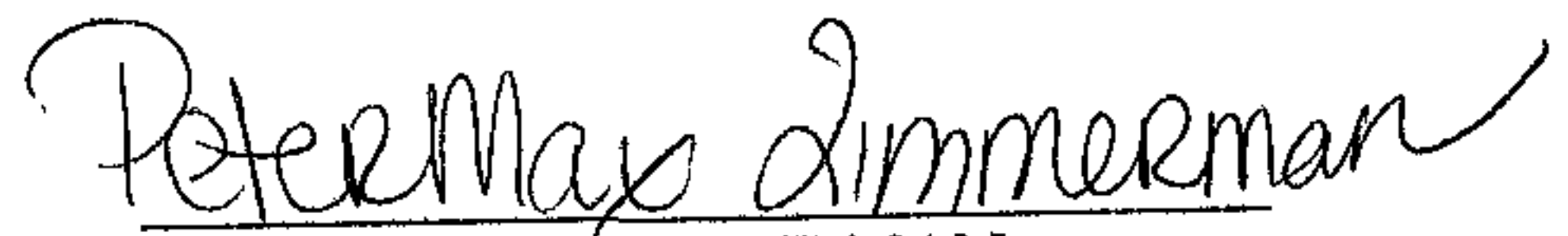
RECEIVED

Per.....


PETER MAX ZIMMERMAN
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 21st day of January, 2005, a copy of the foregoing Entry of Appearance was mailed 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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 8, 2005 Issue - Jeffersonian

Please forward billing to:

J. Neil Lanzi
409 Washington Avenue, 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: 05-341-A

3803 Clarks Point Road

S/side of Clarks Point Rd. at the distance of 1,650 +/- feet east of c/line of Bowleys Quarters Rd.

15th Election District – 6th Councilmanic District

Legal Owner: Arnold C. Dumsha

Contract Purchaser: Christian Hayes

Variance to allow a minimum lot width of 52 feet +/- in lieu of the 55 feet required and to approve an undersized lot, and to approve any other variances deemed necessary by the Zoning Commissioner.

Hearing: Tuesday, February 22, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN

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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 8, 2005 Issue - Jeffersonian

Please forward billing to:

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

410-296-0686

NEW 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: 05-341-A

3803 Clarks Point Road

S/side of Clarks Point Rd. at the distance of 1,650 +/- feet east of c/line of Bowleys Quarters Rd.

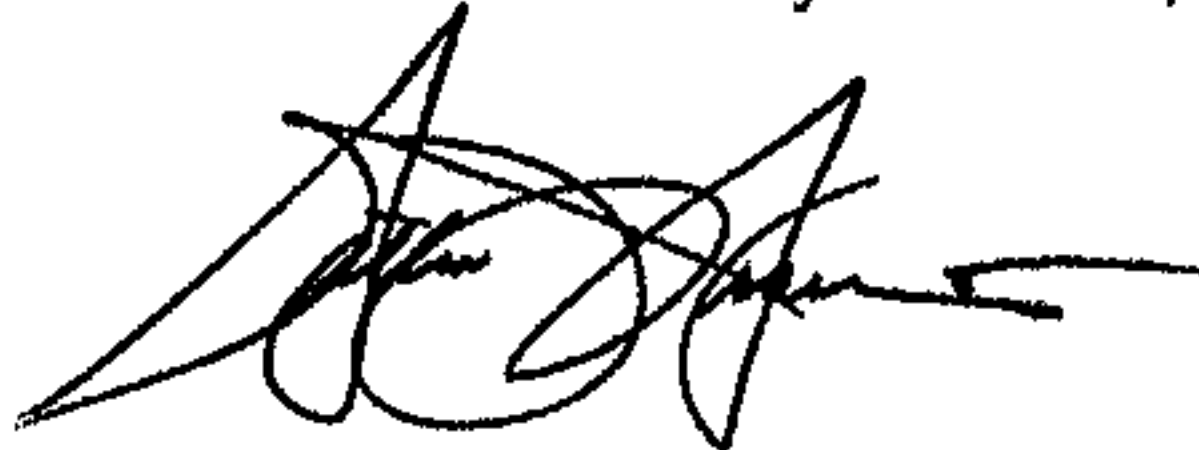
15th Election District – 6th Councilmanic District

Legal Owner: Arnold C. Dumsha

Contract Purchaser: Christian Hayes

Variance to allow a minimum lot width of 52 feet +/- in lieu of the 55 feet required and to approve an undersized lot, and to approve any other variances deemed necessary by the Zoning Commissioner.

Hearing: Thursday, February 24, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
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 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

January 19, 2005

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: 05-341-A

3803 Clarks Point Road

S/side of Clarks Point Rd. at the distance of 1,650 +/- feet east of c/line of Bowleys Quarters Rd.

15th Election District – 6th Councilmanic District

Legal Owner: Arnold C. Dumsha

Contract Purchaser: Christian Hayes

Variance to allow a minimum lot width of 52 feet +/- in lieu of the 55 feet required and to approve an undersized lot, and to approve any other variances deemed necessary by the Zoning Commissioner.

Hearing: Tuesday, February 22, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: J. Neil Lanzi, 409 Washington Ave., #617, Towson 21204
Arnold Dumsha, 3801 Clarks Point Rd., Baltimore 21220
Christian Hayes, 14307 Jarrettsville Pike, Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 7, 2005.**
- (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.**



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

January 26, 2005

NEW 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: 05-341-A

3803 Clarks Point Road

S/side of Clarks Point Rd. at the distance of 1,650 +/- feet east of c/line of Bowleys Quarters Rd.

15th Election District – 6th Councilmanic District

Legal Owner: Arnold C. Dumsha

Contract Purchaser: Christian Hayes

Variance to allow a minimum lot width of 52 feet +/- in lieu of the 55 feet required and to approve an undersized lot, and to approve any other variances deemed necessary by the Zoning Commissioner.

Hearing: Thursday, February 24, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: J. Neil Lanzi, 409 Washington Ave., #617, Towson 21204
Arnold Dumsha, 3801 Clarks Point Rd., Baltimore 21220
Christian Hayes, 14307 Jarrettsville Pike, Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 7, 2005.**
- (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.



**Department of Permits and
Development Management**



Baltimore County

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

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

January 26, 2005

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

Dear Mr. Lanzi:

RE: Case Number: 05-341-A, 3803 Clarks Point Road

The above matter, previously scheduled for February 22, 2005, has been postponed at your request. The hearing has been rescheduled and the new notice is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over a faint, larger version of the same signature.

Timothy Kotroco
Director

TK:klm

C: Arnold Dumsha, 3801 Clarks Point Road, Baltimore 21220
Christian Hayes, 14307 Jarrettsville Pike, Phoenix 21131



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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 05-341 -A
Petitioner: ARNOLD C. DUMSHA
Address or Location: 3803 CLARK POINT ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: J. NEIL LANZI
Address: 409 WASHINGTON AVE # 617
TOWSON MD 21204

Telephone Number: 410 296-0686

**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*

February 15, 2005

J. Neil Lanzi, Esquire
409 Washington Avenue, # 617
Towson, Maryland 21204

Dear Mr. Lanzi:

RE: Case Number: 05-341-A, 3803 Clarks Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 7, 2005.

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." in a cursive script.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Christian Hayes 14307 Jarrettsville Pike Phoenix 21131
Arnold C. Dumsha 3801 Clarks Point Road Baltimore 21220

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



Fire Department

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



Baltimore County

- James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

January 16, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 24, 2005

Item No.: 334-336, 338-344, 346

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 24, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For January 24, 2005
Item No. 341

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

A minimum 40-foot right-of-way for Clarks Point Road shall be shown, and the requested variances shall be modified accordingly.

The flood protection elevation (M.C.S.) 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

Jim
2/24

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO: Tim Kotroco

FROM: John D. Oltman, Jr. ^{JO}

FEB 16 2005

DATE: February 11, 2005

ZONING COMMISSIONER

SUBJECT: Zoning Item # 05-341
Address ~~3765~~ Clark Point Road
3803

Zoning Advisory Committee Meeting of February 18, 2005

_____ 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:

The property is in a Limited Development Area of the Chesapeake Bay Critical Area (CBCA) and it is limited to:

- 1.) Maximum of 15% impervious surface;
- 2.) Minimum of 15% tree cover.

In addition, and development proposed within the mandatory 100-foot buffer from the Mean High Tide Mark will require a Critical Area Administrative Variance.

Reviewer: Martha Stauss

Date: February 15, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 3, 2005

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-341 and 5-342

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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A. Cunningham

Division Chief:

[Signature]

MAC/LL

7/24
Jon

JFK
2/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 18, 2005

RECEIVED

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

FEB 18 2005

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-341, 5-342, and 5-343

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

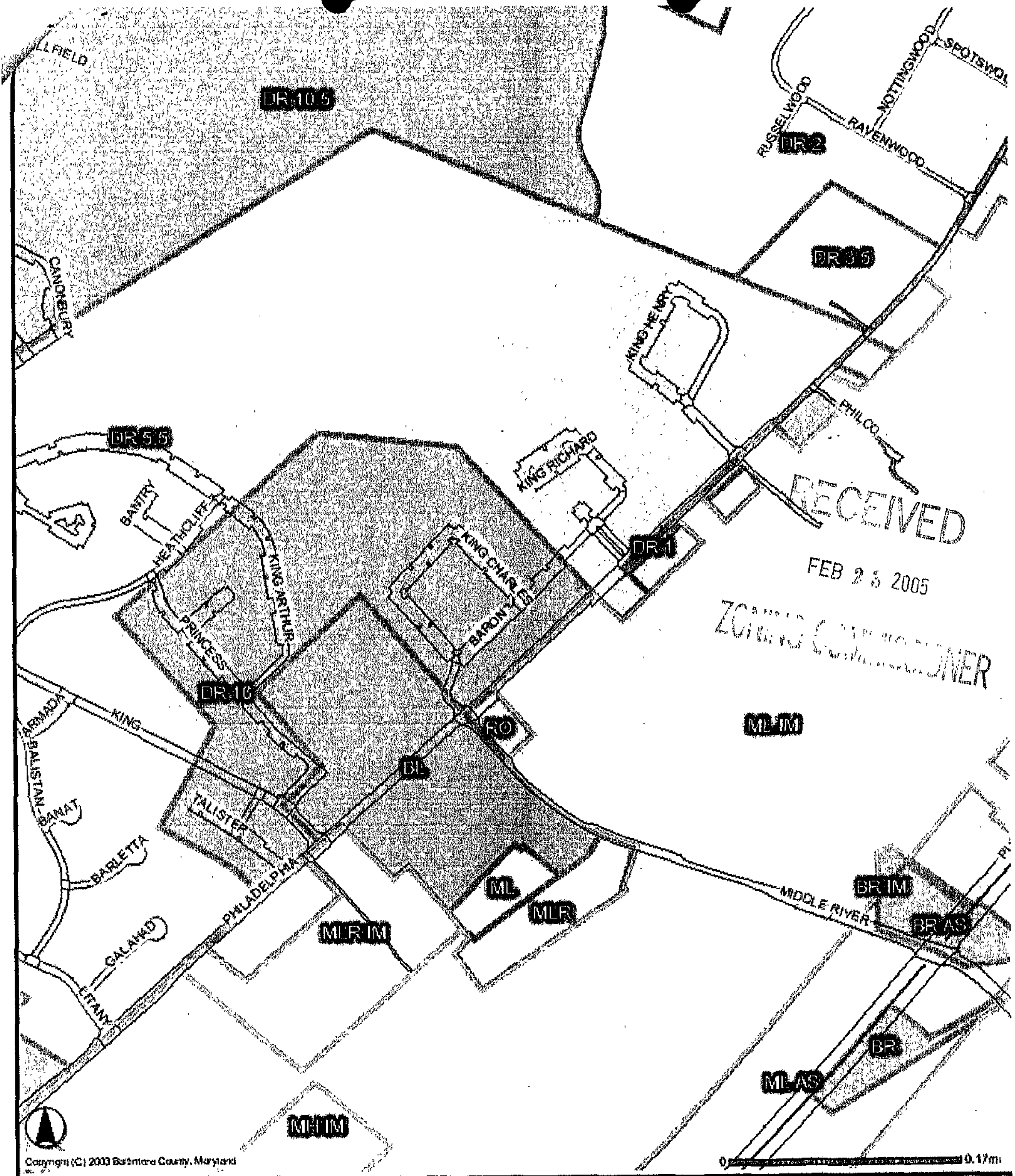
1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road.

For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By: Mark A. Cunningham

Division Chief: [Signature]

MAC/LL



INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 05-341-A

FROM: Arnold Jablon, Director
Department of Permits & Development Management

Residential Processing Fee Paid
(\$50.00)Accepted by JF
Date 1/7/05

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 26, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Arnold C. Dumsha 3801 Clarks Point Road 410-335-4014
Print Name of Applicant Address Telephone Number

3803 Clarks Point RD Election District 15 Councilmanic District 6 Square Feet 24,349
Lot Address

Lot Location: NE SW corner of Clarks Point Road 1650 ± feet from NE SW corner of Bowling Quarters Road
(street) (street)

Land Owner: ARNOLD C. DUMSHA Tax Account Number 150471

Address: 3801 Clarks Point Road BALTO MD 21220 Telephone Number (410) 335-4014

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

1. This Recommendation Form (3 copies)

YES

NO

2. Permit Application

3. Site Plan

Property (3 copies)

4. Building Elevation Drawings

5. Photographs (please label all photos clearly)

Adjoining Buildings

Surrounding Neighborhood

6. Current Zoning Classification: DQ 5.5

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval☐ Disapproval☒

Approval conditioned on required modifications of the application to conform with the following recommendations:

1) PROVIDE ARCHITECTURAL ELEVATIONS to the Office of Planning
FOR APPROVAL prior to the ISSUANCE OF BUILDING PERMIT.
2) SECTION 304.1, C MAY APPLY

Signed by: David P. [Signature]
for the Director, Office of Planning and Community Conservation

JAN 11 10 2004

OFFICE OF PLANNING

Date: 1/24/05

Revised 2/05/02

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

Hearing 2/22/05

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 400
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 05-343-A

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Undersized LotsResidential Processing Fee Paid
(\$50.00)Accepted by JE
Date 1/7/05

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

ARNOLD C. DUMSHA 3801 Clarks Point Road 410-335-4014
Print Name of Applicant Lot 30 Address Telephone Number
Lot Address 3765 Clarks Point Road Election District 15 Councilmanic District 6 Square Feet 27,169
Lot Location: NE (SW) side corner of Clarks Point Road 1550 ± feet from NE (S) W corner of Bowleys Quarters Rd
(street) (street)
Land Owner: ARNOLD C. DUMSHA Tax Account Number 1504751332
Address: 3801 Clarks Point Rd Baltimore MD 21220 Telephone Number (410) 335-4014

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<u>✓</u>	<u> </u>
2. Permit Application	<u> </u>	<u> </u>
3. Site Plan Property (3 copies)	<u>✓</u>	<u> </u>
4. Building Elevation Drawings	<u> </u>	<u>✓</u>
5. Photographs (please label all photos clearly) Adjoining Buildings	<u>✓</u>	<u> </u>
Surrounding Neighborhood	<u>✓</u>	<u> </u>
6. Current Zoning Classification: <u>DR 5.5</u>	<u> </u>	<u> </u>

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the application to conform with the following recommendations:

- 1) PROVIDE ARCHITECTURAL ELEVATIONS TO THE OFFICE OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT
- 2) MOVE THE PROPOSED HOME SO THAT THE FRONT (WATERSIDE) IS ADJACENT TO THE FRONT OF THE EXISTING PLUMBING ON LOT 29
- 3) SECTION 304.1.C MAY APPLY

Signed by [Signature]
for the Director, Office of Planning and Community Conservation

JAN 10 2004

Date: 1/24/05

OFFICE OF PLANNING

Revised 2/05/02

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

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



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

Maryland Department of Transportation

Date: 1.17.05

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

RE: Baltimore County
Item No. 341 JRF

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,

Steven D. Foster, Chief
Engineering Access Permits Division

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

J. Neil Lanzi

OF COUNSEL

Fred L. Coover*

*Also Admitted in District of Columbia

COLUMBIA

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

Reply to Towson

DATE: January 24, 2005

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

NAME: Department of Permits, ATTENTION KRISTEN

TELECOPIER NO.: 410-887-5708

FROM: Neil Lanzi, Esquire

Total Number of Pages, including this page: 2

DOCUMENTS TRANSMITTED:

Enclosed letter.

If you do not receive all pages, please call back as soon as possible at:
(410) 296-0686, Telecopier Number: (410) 296-0689.

ORIGINAL TO BE: MAILED FED. EX. HAND-DELIVERED RETAINED

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

FORMS\OFFICE\FA FORM

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

J. Neil Lanzi

OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

COLUMBIA

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

Reply to Towson

January 24, 2005

Sent Via Facsimile: 410-887-5708

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Attn: Kristen

*Kristen
OK to reset
JMK*

Re: My Client: Christian Hayes
Case Nos. 05-341-A, 05-342-A and 05-343-A
Property Address: 3801 Clarks Point Road, 3803 Clarks Point Road
and 3765 Clarks Point Road

Dear Kristen:

This letter is in follow up to our telephone conversation earlier today. I represent Christian Hayes, the contract purchaser of the above referenced properties. The hearing notice was just received in today's mail and indicates the hearings for the three cases have been scheduled for Tuesday, February 22, 2005 at 9:00, 10:00 and 11:00 a.m. Unfortunately, I have a pending hearing, day two, previously set before the Baltimore County Board of Appeals that same morning and respectfully request a postponement to a date hopefully that same week.

As I advised you today, the three cases above involve adjoining properties with the same issues and should be able to be heard in no more than two hours rather than three. My client and I are able available any day of the week of February 21, 2005 other than February 22, 2005. After that week, I am not available between Monday, February 28, 2005 and Tuesday, March 8, 2005. We are available March 9, 10 and 11, 2005.

Please give me a call should you wish to discuss the scheduling of these hearings.

Very truly yours,

J. Neil Lanzi
J. Neil Lanzi

JNL:mal
cc: Chris Hayes

ZONING COMMISSIONER
ROOM 405
COUNTY COURTS BLDG.
601 BOSLEY AVENUE
ANN ARBOR MI 48106-2104
734-769-5001

Photographs
Case # 05-34, 342, 343-A
Clark PC Rd.
94 4A-4T













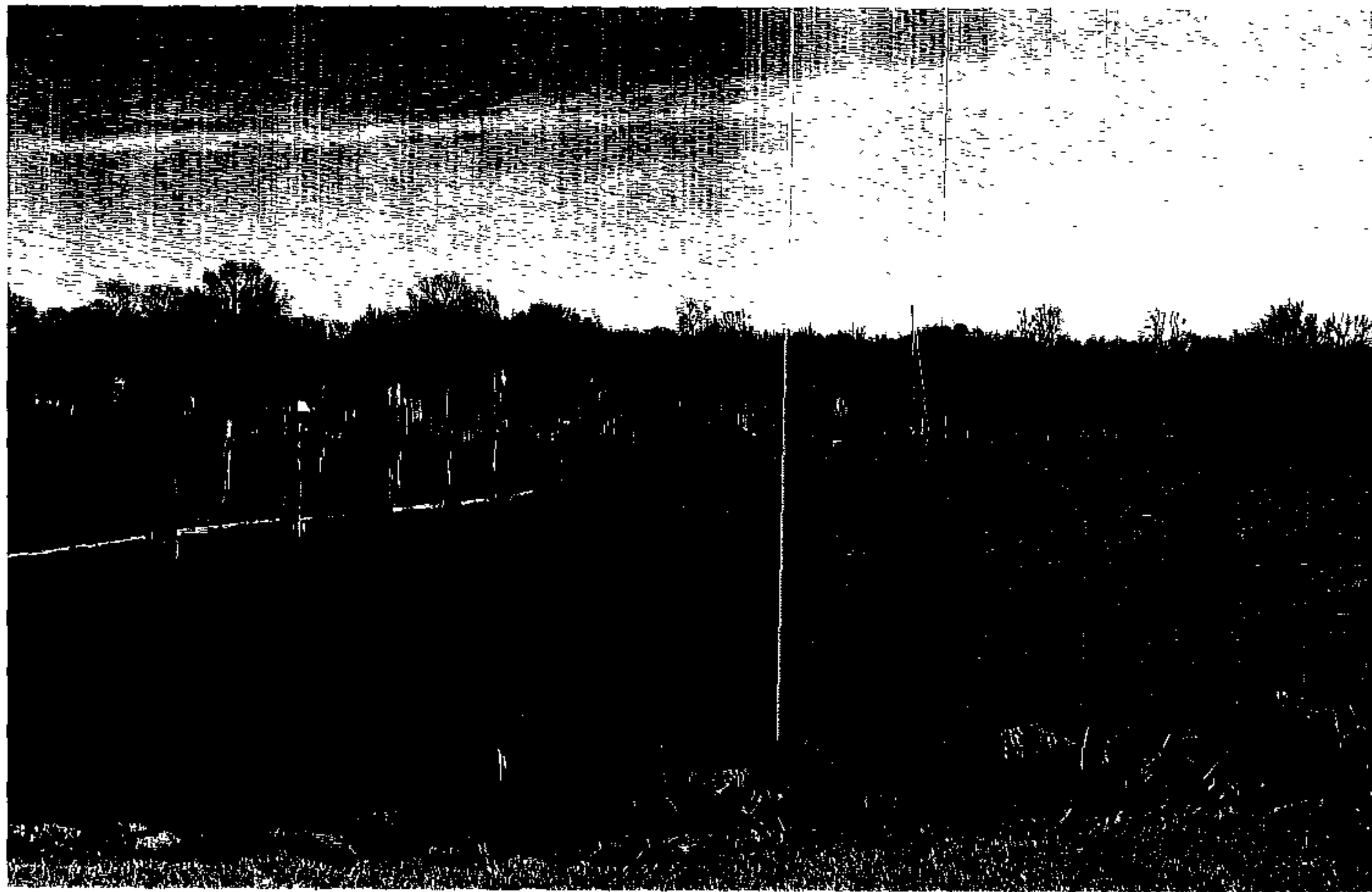








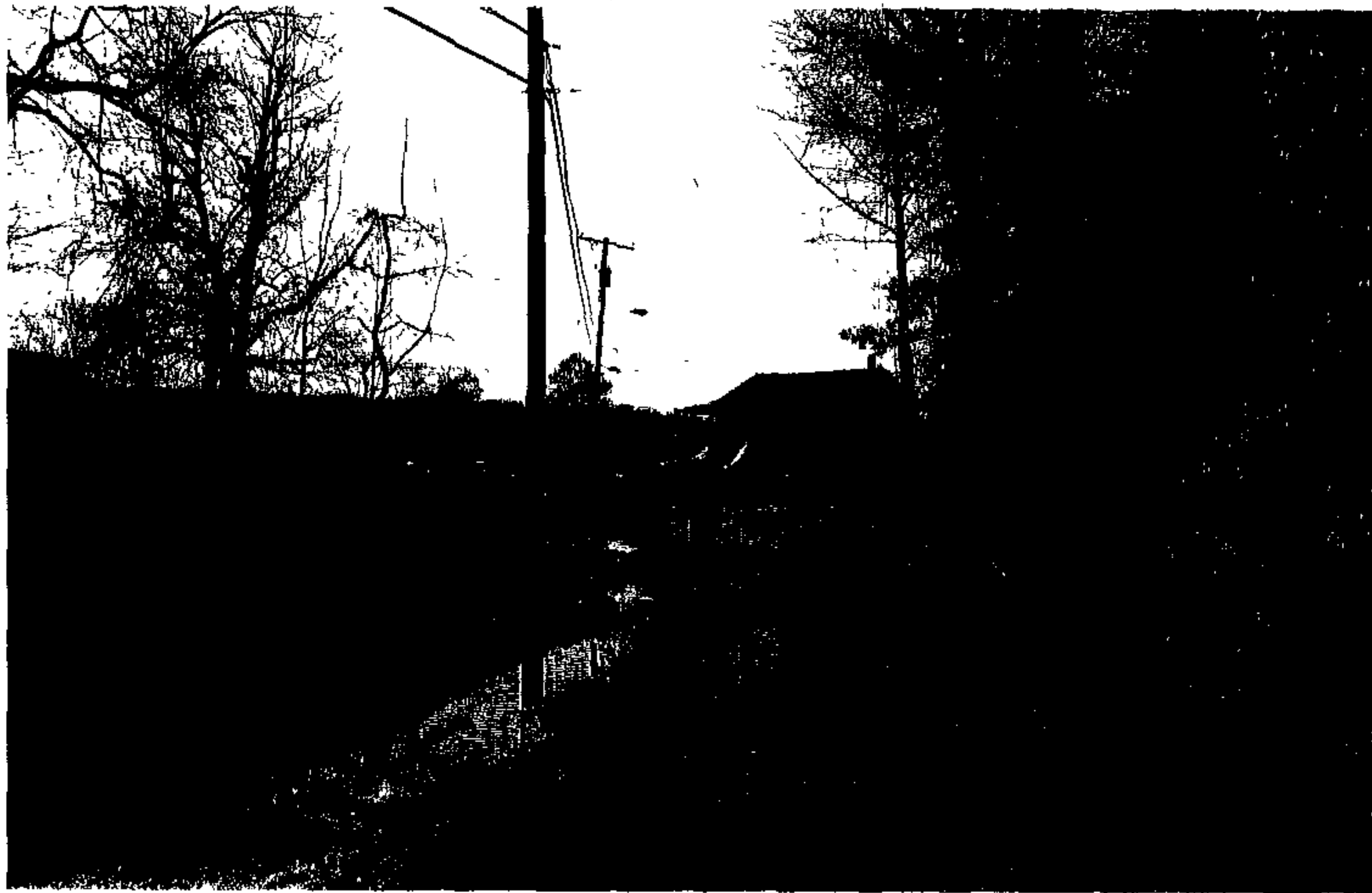




















Lumsna Property
3801 Clarks Point Road



Pet
5

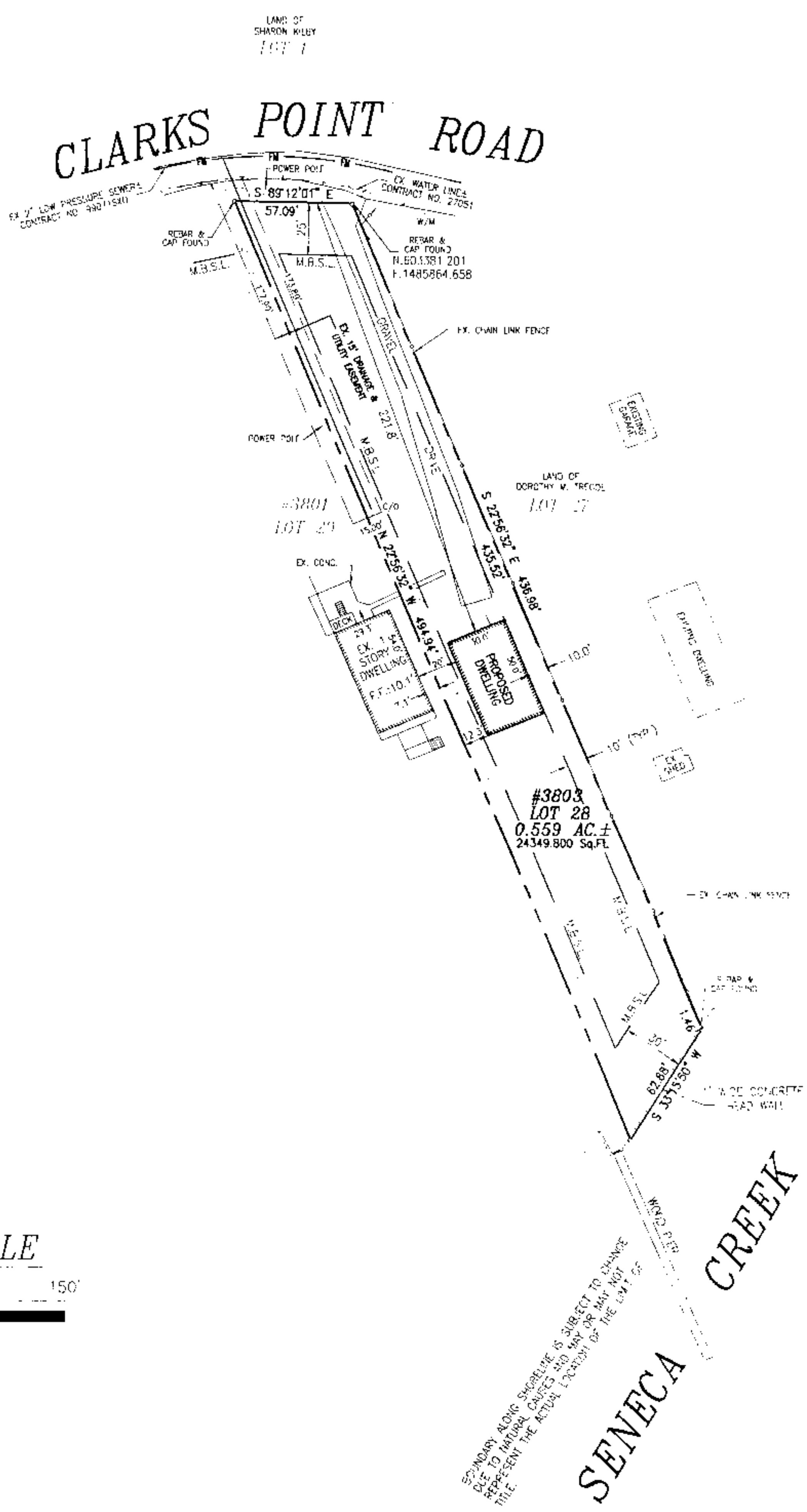
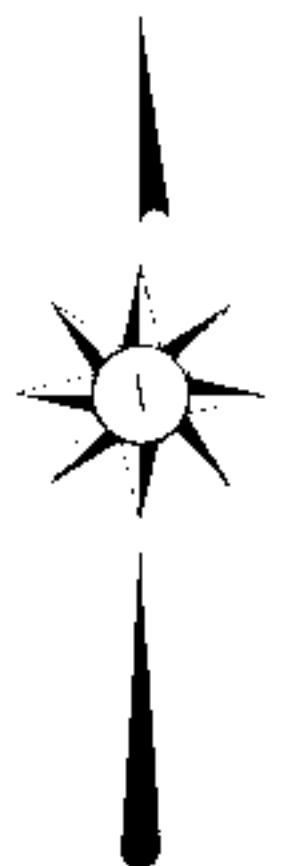
CASE NAME 3765, 3801, 3803 *Clarke*
CASE NUMBER 05-341, 342, 343-A *pt. Rm.*
DATE 02/24/65

PETITIONER'S SIGN-IN SHEET

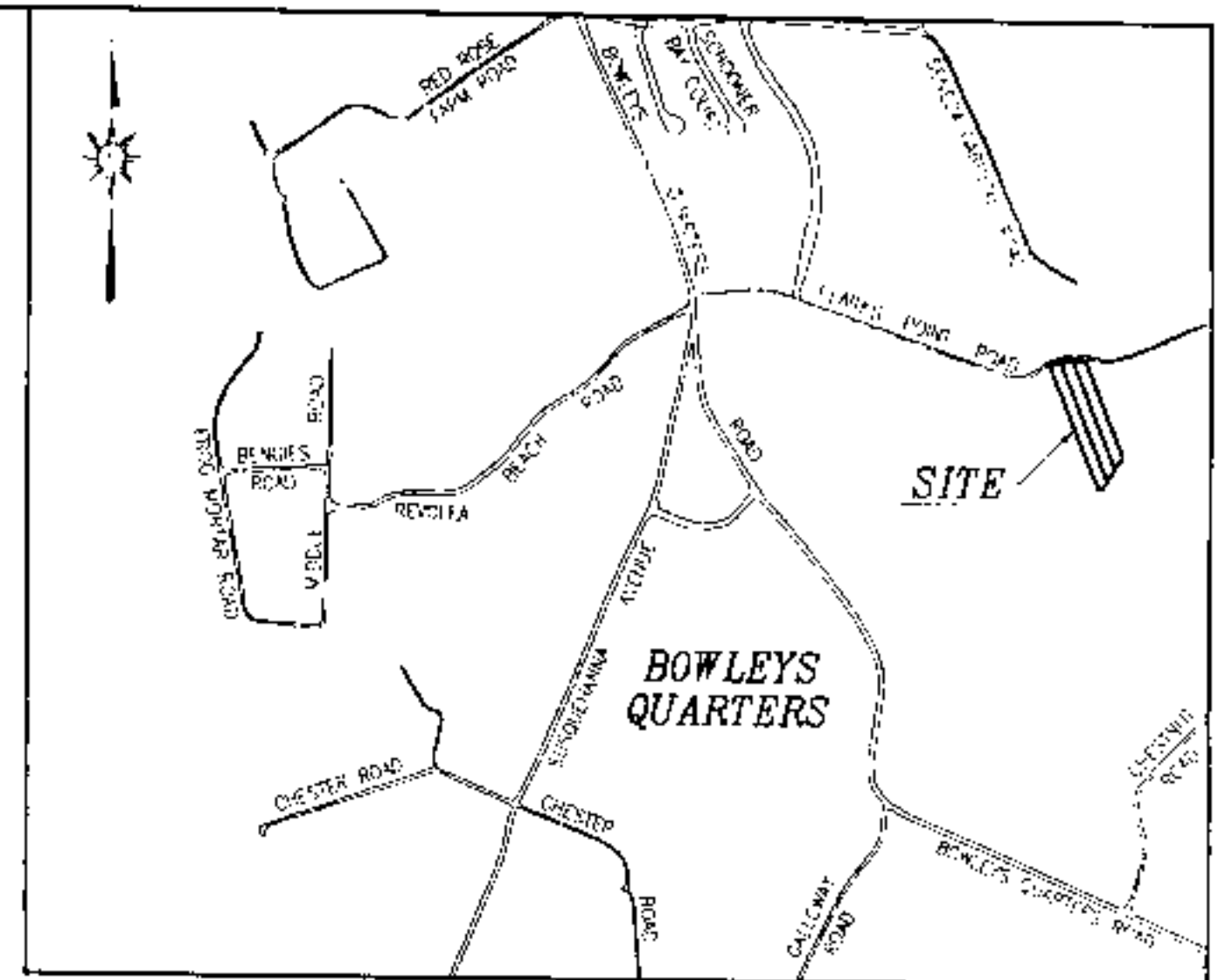
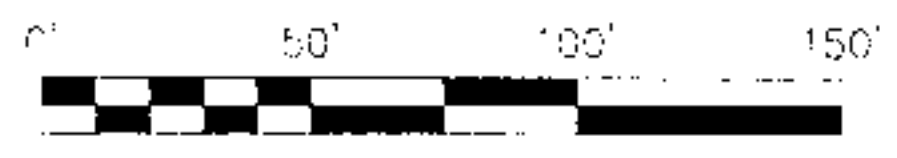
[illegible]

W.P.C. No 7 PA

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	1321	1322	1323	1324	1325	1326	1327	1328	1329	1330	1331	1332	1333	1334	1335	1336	1337	1338	1339	1340	1341	1342	1343	1344	1345	1346	1347	1348	1349	1350	1351	1352	1353	1354	1355	1356	1357	1358	1359	1360	1361	1362	1363	1364	1365	1366	1367	1368	1369	1370	1371	1372	1373	1374	1375	1376	1377	1378	1379	1380	1381	1382	1383	1384	1385	1386	1387	1388	1389	1390	1391	1392	1393	1394	1395	1396	1397	1398	1399	1400	1401	1402	1403	1404	1405	1406	1407	1408	1409	1410	1411	1412	1413	1414	1415	1416	1417	1418	1419	1420	1421	1422	1423	1424	1425	1426	1427	1428	1429	1430	1431	1432	1433	1434	1435	1436	1437	1438	1439	1440	1441	1442	1443	1444	1445	1446	1447	1448	1449	1450	1451	1452	1453	1454	1455	1456	1457	1458	1459	1460	1461	1462	1463	1464	1465	1466	1467	1468	1469	1470	1471	1472	1473	1474	1475	1476	1477	1478	1479	1480	1481	1482	1483	1484	1485	1486	1487	1488	1489	1490
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------



GRAPHIC SCALE



VICINITY MAP
1" = 1000'

NOTES

PRES. ZONING: D.R. 5.5
SETBACK REQUIREMENTS:
FRONT: 25'
SIDE: 10'
REAR: 30'
TAX ACCT. #1504151330
LOT 28
#3803 CLARKS POINT ROAD
1" = 200' SCALE MAP #NE3K (SFT ATTACHED)
SEWER: PUBLIC ☒ PRIVATE ☐
WATER: PUBLIC ☒ PRIVATE ☐
CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☐
100 YEAR FLOOD PLAIN YES ☒ NO ☐
HISTORIC PROPERTY YES ☐ NO ☒
LOT SUI. 0.559 AC. (24349.800 Sq. Ft.)
PREP. ZONING HEARINGS YES ☒ NO ☐

DIST. REV. 15135/298
PLAT REF. W.P.O. 7-13 (APRIL 16, 1921)

THE PROPERTY AS SHOWN HEREON LIES ENTIRELY WITHIN ZONE A10 (H-10) AS SHOWN ON THE FIRM MAP 240010 0431 R, DATED 3/2/81.

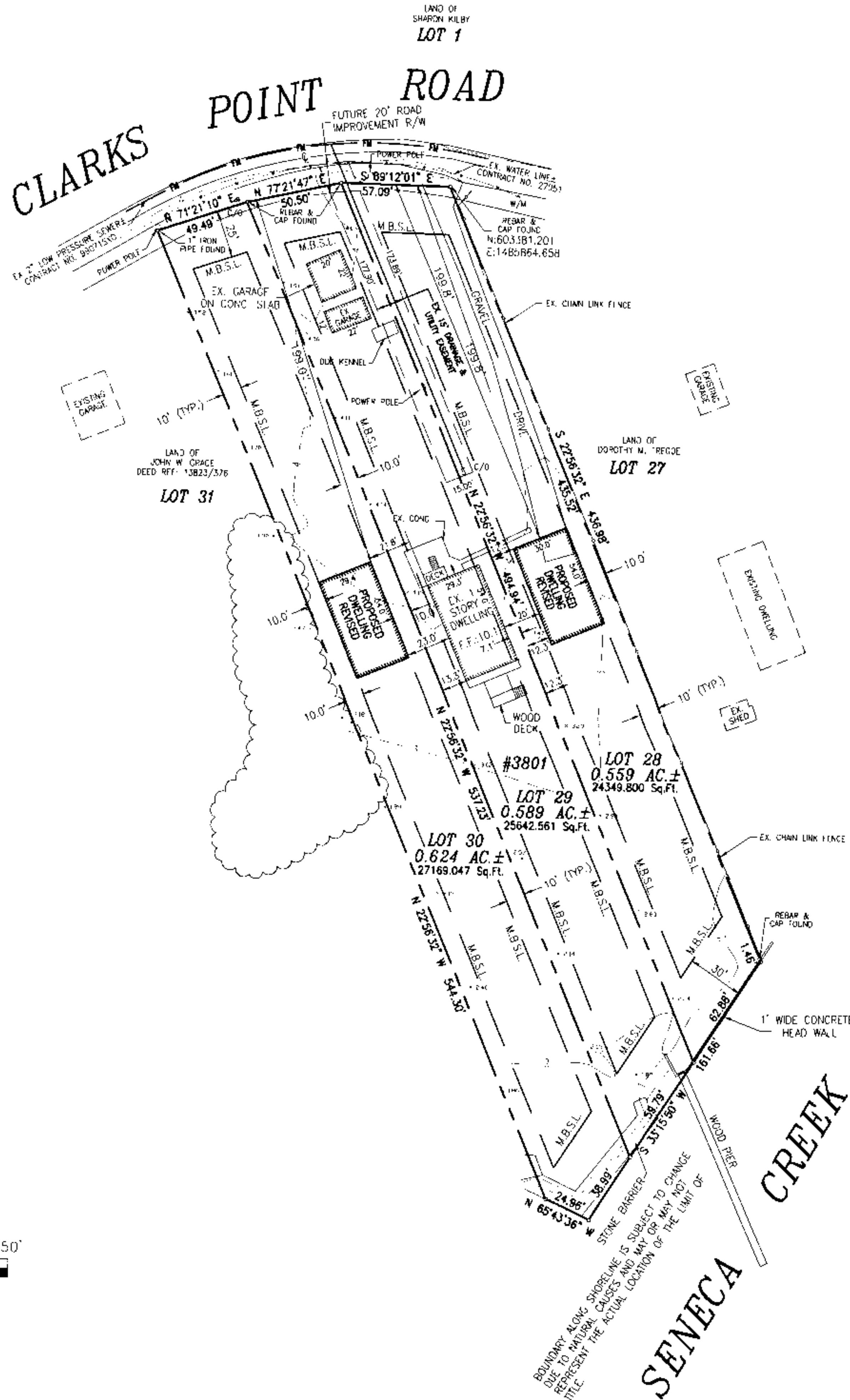
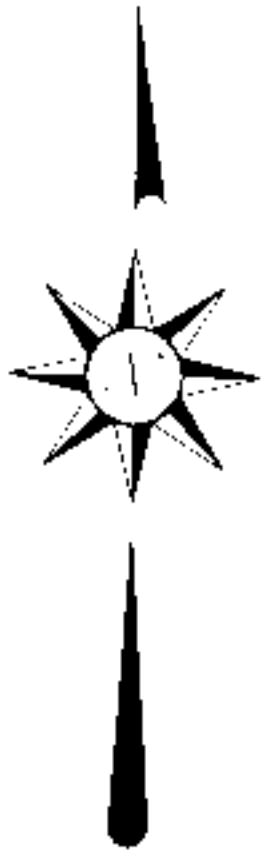
OWNER

ARNOLD C. DUMSHA
3801 CLARKS POINT ROAD
BALTIMORE, MD. 21220-4003

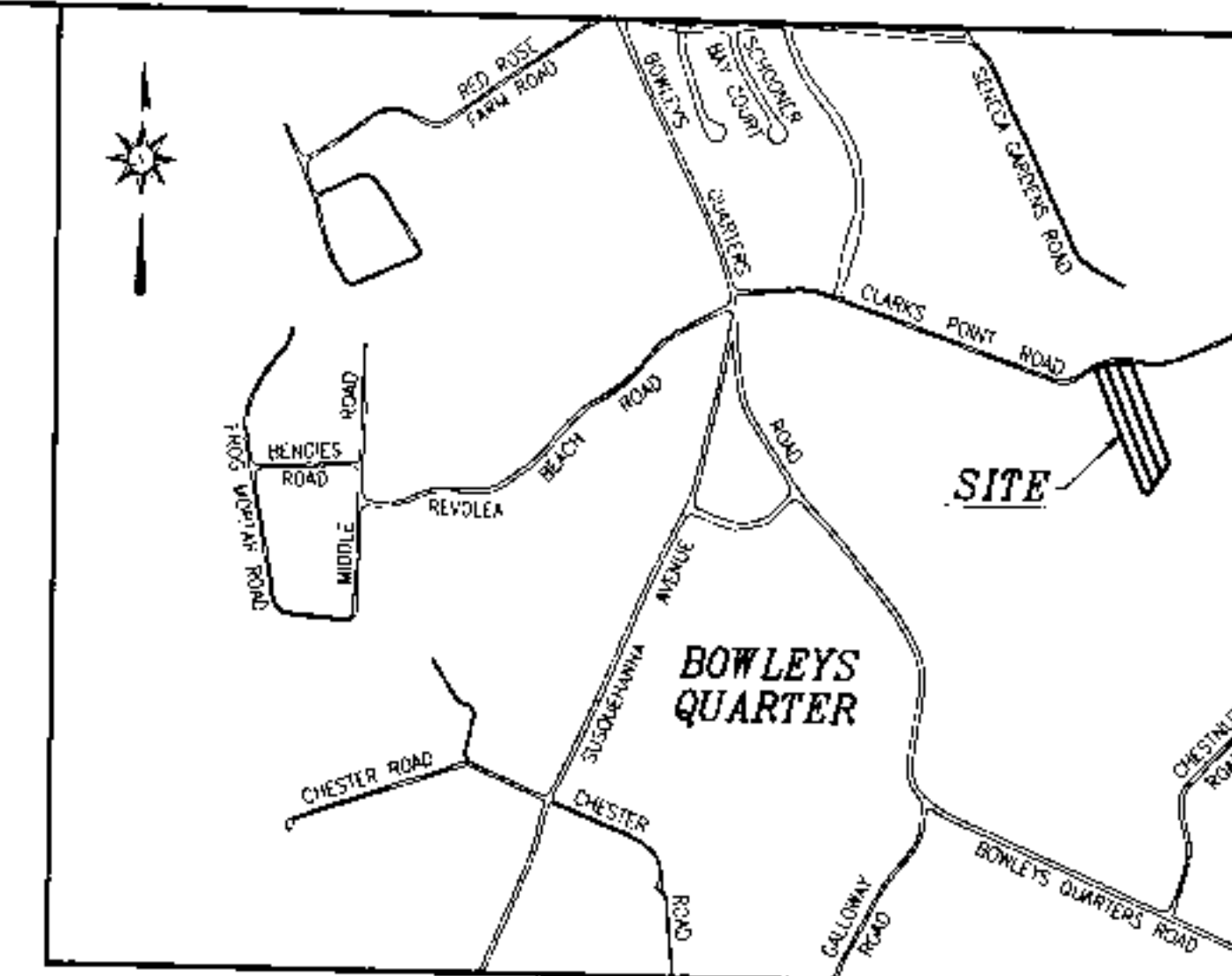
#341

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE LOT 28 - LAND OF DUMSHA	
COUNCILMANIC DISTRICT NO. 8 ELECTION DISTRICT NO. 15	BALTIMORE COUNTY, MD.
THOMPSON & McCORD ASSOCIATES, LLC LAND SURVEYORS & SITE DEVELOPMENT	402 N. HICKORY AVENUE SUITE B BEL AIR, MARYLAND 21014 (410) 803-0696
DRAWN: MCCORD	DATE: 12-27-04
CHECKED: THOMPSON	JOB NO.: 2620

NOT TO SCALE
WATER AND SEWER LINES SHOWN ARE APPROXIMATE
AND SHOULD BE VERIFIED BY FIELD SURVEY



GRAPHIC SCALE



VICINITY MAP

1" = 1000'

NOTES

PRESENT ZONING: D.R. 5.5
SETBACK REQUIREMENTS:
FRONT: 25'
SIDE: 10'
REAR: 30'

1M. 91 P.150 (1504751330)
(1504751331)
(1504751332)

DEED REF: 16135/298
PLAT REF: W.P.C. 7-13 (APRIL 16, 1921)
PUBLIC WATER AND SEWER SERVICES AS
SHOWN HEREON.
THE PROPERTY AS SHOWN HEREON LIES
ENTIRELY WITHIN ZONE A10 (EL. 10') AS
SHOWN ON THE F.I.R.M. MAP 240010
0435 B, DATED 3/2/81.

OWNER

MICHAEL J. DUMSHA ET AL
3801 CLARKS POINT ROAD
BALTIMORE, MD. 21220-4003

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

LAND OF

DUMSHA

COUNCILMANIC DISTRICT NO. 6
ELECTION DISTRICT NO. 9

BALTIMORE COUNTY, MD.

THOMPSON & McCORD
ASSOCIATES, L.L.C.
LAND SURVEYORS & SITE DEVELOPMENT

402 N. HICKORY AVENUE SUITE B
BEL AIR, MARYLAND 21014
(410) 803-0696

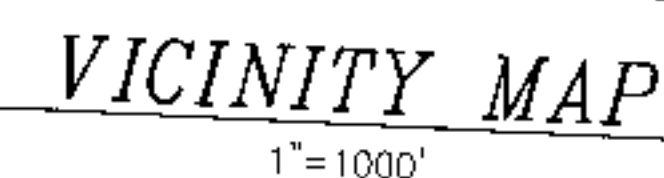
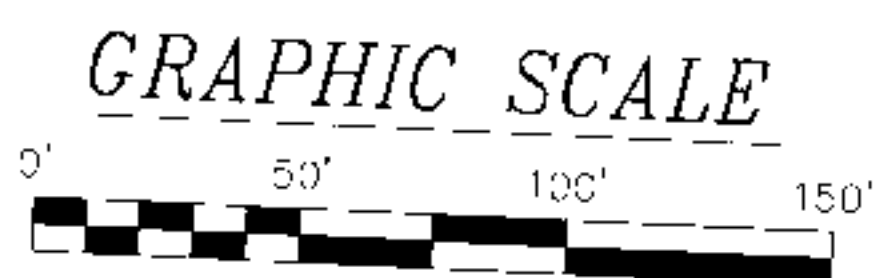
DRAWN: McCORD

DATE: 12-27-04
REVISED DATE: 2-23-05

CHECKED: THOMPSON

JOB NO.: 2620

Det #27

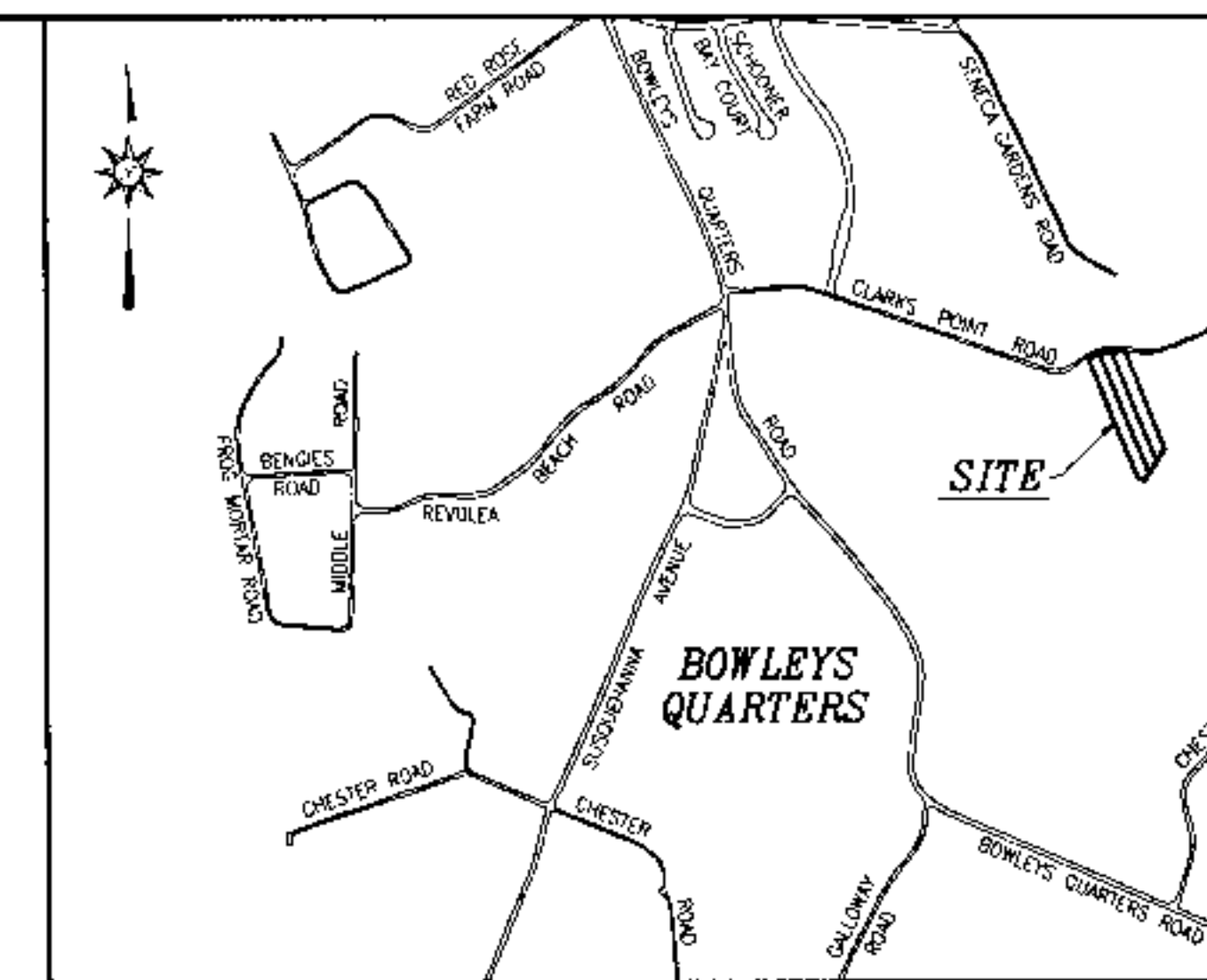
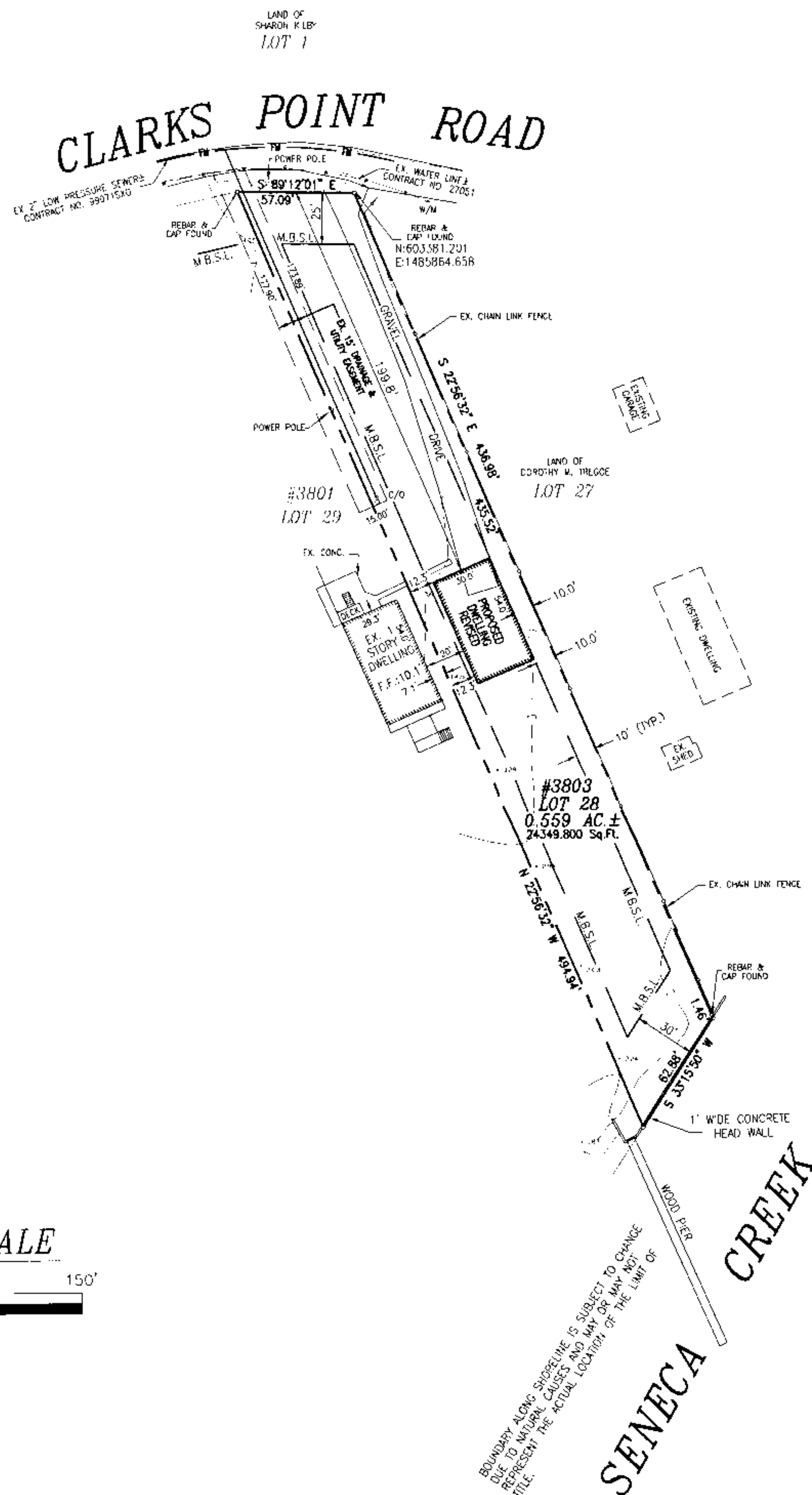
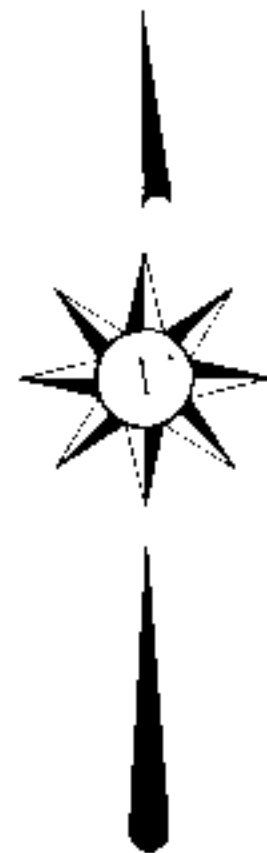


MICHAEL J. DUMSHA ET AL
3801 CLARK'S POINT ROAD
BALTIMORE, MD. 21220-4003

JOB NO.: 2620

Del # 28

812.7' & 272.7' & 172.7' & 172.7'
167.8' CAN MONUMENT
OFFICIAL D.C. MAP, 88



VICINITY MAP

1"=1000'

NOTES

PRESENT ZONING: D.R. 5.5
SETBACK REQUIREMENTS:

FRONT: 25'
SIDE: 10'
REAR: 30'

T.M. 91 P.150 (TAX ACCT. #1504751330)

LOT 28

#3803 CLARKS POINT ROAD

1"=200 SCALE MAP #NE3K (SEE ATTACHED)

SEWER: PUBLIC ☒ PRIVATE ☐

WATER: PUBLIC ☒ PRIVATE ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY YES ☐ NO ☒

LOT SIZE: 0.559 AC. ± (24,349.800 Sq. Ft.)

PRIOR ZONING HEARINGS YES ☐ NO ☒

DEED REF: 16135/298

PLAT REF: W.P.C. 7-13 (APRIL 16, 1921)

THE PROPERTY AS SHOWN HEREON LIES ENTIRELY WITHIN ZONE A10 (EL. 10') AS SHOWN ON THE F.I.R.M. MAP 240010 0435 B, DATED 3/2/81.

OWNER

ARNOLD C. DUMSHA
3801 CLARKS POINT ROAD
BALTIMORE, MD. 21220-4003

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
LOT 28 - LAND OF

DUMSHA

COUNCILMANIC DISTRICT NO. 6
ELECTION DISTRICT NO. 15

BALTIMORE COUNTY, MD.

THOMPSON & McCORD
ASSOCIATES, L.L.C.
LAND SURVEYORS & SITE DEVELOPMENT

402 N. HICKORY AVENUE SUITE B
BEL AIR, MARYLAND 21014
(410) 803-0696

DRAWN: McCORD

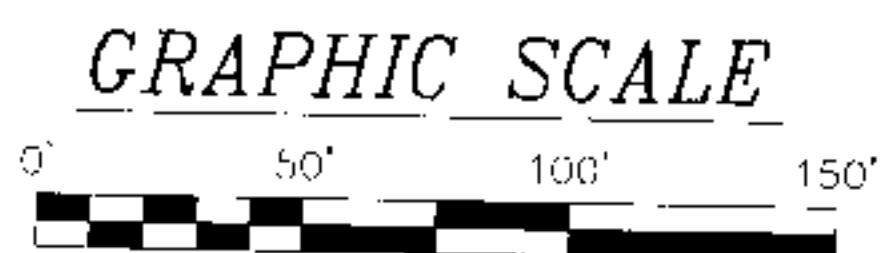
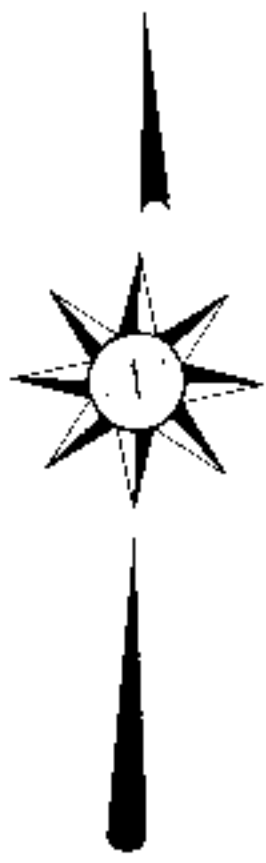
DATE: 12-27-04
REVISED DATE: 2-23-05

CHECKED: THOMPSON

JOB NO.: 2620

Ref 3A
1/2/06

GRID NORTH
MARIAND COORDINATE SYSTEM MAP 83/91
PER BALTIMORE COUNTY MONUMENTS #147 & #148
VERTICAL DATUM NAVD 83



CLARKS POINT ROAD

LAND OF
SHARON KILBY
LOT 1

EX. 2" LOW PRESSURE SEWER
CONTRACT NO. 89711540

EX. GARAGE
ON CONC. SLAB

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

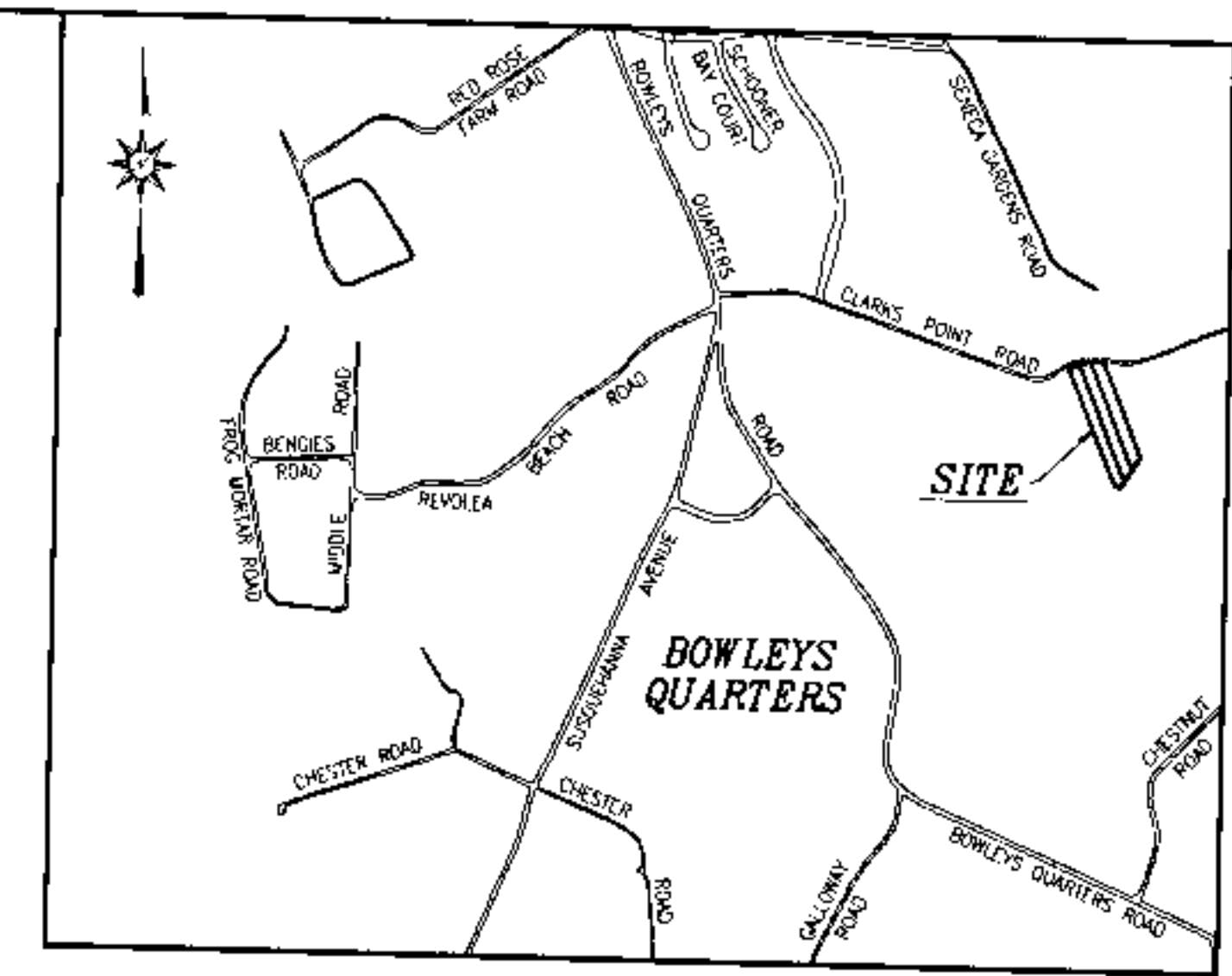
LOT 30
LAND OF
DUMSHA
DEED REF: 16135/298
PLAT REF: W.P.C. 7-13

LOT 29
0.589 AC.±
25642.561 Sq. Ft.

LOT 28
LAND OF
DUMSHA
DEED REF: 16135/298
PLAT REF: W.P.C. 7-13

BOUNDARY ALONG SHORELINE IS SUBJECT TO CHANGE
DUE TO NATURAL CAUSES AND MAY OR MAY NOT
REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF
TITLE.

SENECA CREEK



VICINITY MAP
1"=1000'

NOTES

PRESENT ZONING: D.R. 5.5
SETBACK REQUIREMENTS:
FRONT: 25'
SIDE: 10'
REAR: 30'

TM. 91 P.150 (TAX ACCT. #1504751331)
LOT 29
#3801 CLARKS POINT ROAD

1"=200 SCALE MAP #NE3K (SEE ATTACHED)
SEWER: PUBLIC ☒ PRIVATE ☐
WATER: PUBLIC ☒ PRIVATE ☐
CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☐
100 YEAR FLOOD PLAIN YES ☒ NO ☐
HISTORIC PROPERTY YES ☐ NO ☒
LOT SIZE: 0.589 AC.± (25642.561 Sq. Ft.)
PRIOR ZONING HEARINGS YES ☐ NO ☒

DEED REF: 16135/298
PLAT REF: W.P.C. 7-13 (APRIL 16, 1921)

THE PROPERTY AS SHOWN HEREON LIES
ENTIRELY WITHIN ZONE A10 (EL. 10') AS
SHOWN ON THE F.I.R.M. MAP 240010
0435 B, DATED 3/2/81.

OWNER

ARNOLD C. DUMSHA
3801 CLARKS POINT ROAD
BALTIMORE, MD. 21220-4003

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE LOT 29 - LAND OF DUMSHA	
COUNCILMAN/DISTRICT NO. 6 ELECTION DISTRICT NO. 15	BALTIMORE COUNTY, MD.
THOMPSON & McCORD ASSOCIATES, LLC LAND SURVEYORS & SITE DEVELOPMENT	402 N. HICKORY AVENUE SUITE B BEL AIR, MARYLAND 21014 (410) 803-0896
DRAWN: McCORD	
DATE: 12-27-04	
CHECKED: THOMPSON	
JOB NO.: 2620	

3B
Lot 29