

IN RE: PETITION FOR SPECIAL HEARING *
W side of 50th Street, 170 feet N of German
Hill Road *
12th Election District
7th Councilmanic District *
(720 50th Street)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

Gray Manor Investments LLC; c/o Brian Behner
Petitioner *

CASE NO. 07-440-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner by Formal Demand for Hearing under Section 304.4 BCZR filed by an adjacent property owner after posting of the property on February 16, 2007 for the property located at 720 50th Street. The request for administrative approval was originally filed by Gray Manor Investments LLC; c/o Brian Behner, property owner, requesting permission to erect a single family dwelling on a lot having 50 feet width in lieu of the required 55 feet. After the Demand for Hearing was received the case was described as a Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an undersized lot of 50 feet wide in lieu of the required 55 feet.

The property was posted with Notice of Hearing on June 5, 2007, 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 June 5, 2007, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 304.4 of the B.C.Z.R. *Public Hearings.*

Public hearing. Within the fifteen-day posting period: (1) Any owner or occupant within 1,000 feet of the lot may file a written request for a public hearing with the Department of Permits and Development Management, or (2) the Director of Permits and Development Management may require a public hearing. The Department of Permits and Development Management shall notify the applicant within 20 days of the receipt of a request for a public

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hearing. A hearing before the Zoning Commissioner shall be scheduled within 30 days from receipt of the request for public hearing. At the public hearing, the Zoning Commissioner shall make a determination whether the proposed dwelling is appropriate.

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

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

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) Comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated April 13, 2007 which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file. That Office does not oppose the Petitioner's request as there appears to be several existing undersized lots in the neighborhood.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing were Gray Manor Investments LLC; c/o Brian Behner, Petitioner. Julia Ayd, the person requesting the hearing appeared at the hearing in opposition to the request. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property contains 0.143 acres +/- zoned DR 5.5 and is improved with two sheds belonging to persons other than the owner of the property. The property is composed of lots 276 and 277 of the Harborview subdivision which was recorded in the Land Records of the County in 1920 as shown by the Harborview subdivision plat, Petitioner's Exhibit 3. Each lot is 25 feet wide and 125 feet deep.

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As shown on Petitioner's Exhibit 1, the Petitioner would like to build a single family dwelling on the property which meets all setback and height regulations. However the two lots together only have 50 feet. DR 5.5 regulations require 55 feet. He indicated that he owned no adjacent property which could be combined with this property to meet the regulations and none was for sale. Regarding the sheds on the property he noted that he does not own the sheds which likely were erected by neighbors on his property. Finally he noted that the aerial photograph of the area, Petitioner's Exhibit 2 and the County zoning map in the file indicate that almost every home in the area is located on two 25 foot wide lots as proposed herein.

Ms Ayd, the adjacent property owner to the south, objected to the request for approval. She indicated that her neighbors, the Durets, believe they own the west half of the subject property. In addition she recalled the fact that the County required her to meet each regulation when she wanted to add to her home and that the Petitioner should not be afforded special treatment. She indicated the proposed house was too close to her property and presented letters and petitions signed by nearby property owners in opposition to the request. See Protestants' Exhibit 1. Finally she opined that the new house could reduce the value of her home.

At this point in the hearing the Parties began to discuss settlement of this matter. Eventually both agreed the Petitioner reduce the width of the house to 28 feet giving both Ms. Ayd and the opposite neighbor an additional foot of separation. The change is reflected in red on Petitioner's Exhibit 1.

Findings of Fact and Conclusions of Law

The Petitioner has clearly demonstrated that the property was created prior to 1955, that all other requirements of height and area regulations are complied with except lot width, and that he does not own nor can he purchase sufficient property adjacent to the property to comply with

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PZ

the regulations. Consequently I find the subject property meets the regulations of Section 304.1 of the BCZR.

The property was posted, a timely demand for hearing received and the matter was reviewed at public hearing pursuant to Section 304.4. This is an administrative process separate from the normal zoning procedures of variance or special hearing. I realize the Zoning Office converted the case to one of special hearing but the standard for review by this Commission are specified in Section 304.4 and not Section 500.7 of the regulations.

After considering the evidence and the settlement of the Parties, I find the proposed single family dwelling to be appropriate and will approve the Petitioner's request which will allow him to construct a 28 foot wide dwelling on the premises. It is clear that the pattern of development of the neighborhood is primarily one dwelling on two 25 foot lots. The Planning Office will review the design of the new home for compatibility with the neighborhood. Therefore I find allowing construction of the dwelling will not adversely affect the community although I understand the neighbors' reluctance to see the open space provided by the Petitioner's property disappear.

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 Petitioner, I find that the Petitioner's request for approval of a single family dwelling on the subject lot should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 21st day of June, 2007, that the Petitioner's request pursuant to Section 304.4 of the BCZR to erect a single family dwelling 28 feet wide on an undersized lot of 50 feet wide in lieu of the required 55 feet as shown on the redline plan marked as Petitioner's Exhibit 1, is hereby GRANTED, subject to the following:

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1. The Petitioner may apply for their permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Submit building elevations to the Office of Planning for review and approval prior to the issuance of 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.
3. Provide landscaping along the public road, if consistent with the existing streetscape.

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:pz

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6-21-07
Bj



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at # 720 50TH STREET
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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

TO PERMIT AN UNDERSIZED LOT OF 50 FEET WIDE IN LIEU OF THE REQUIRED 55 FEET.

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:

Legal Owner(s):

Name - Type or Print

GRAY MANOR INVESTMENTS LLC
Name - Type or Print

Signature

Signature

Address

Telephone No.

90 BRIAN BEHNER
Name - Type or Print

City

State

Zip Code

Signature

P.O. BOX 35405

410-388-9102

Address

Telephone No

BALTIMORE

MD

21222

City

State

Zip Code

Attorney For Petitioner:

Representative to be Contacted:

MERRITT DEVELOPMENT CONSULTANTS, INC.

90 WILLIAM A. BROCATO

Name

2416 E. JOPPA ROAD

410-663-5525

Address

Telephone No

BALTIMORE

MD

21234

City

State

Zip Code

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 07-440-SPH

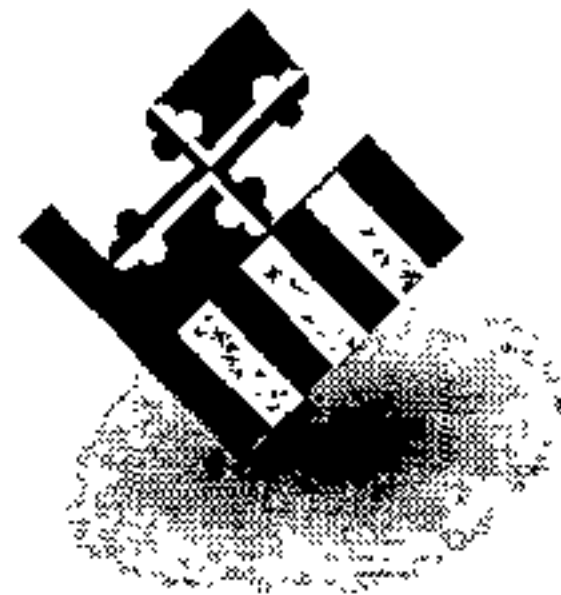
Reviewed By AK Taw Date 03/29/07

REV 9/15/98

FILED RECEIVED FOR FILING

10-21-07

PB



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 20, 2007

WILLIAM J. WISEMAN III
Zoning Commissioner

GRAY MANOR INVESTMENTS LLC
C/O BRIAN BEHNER
PO BOX 34505
BALTIMORE MD 21222

Re: Petition for Special Hearing
Case No. 07-440-SPH
Property: 720 50th Street

Dear Mr. Behner:

Enclosed please find the decision rendered in the above-captioned case.

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, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz

Enclosure

c: William Brocato, Merritt Development Consultants, Inc., 2416 East Joppa Road, Baltimore
MD 21234
Julia Ayd, 6952 German Hill Road, Baltimore MD 21222

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 720 50th Street

Beginning at a point on the West side of 50th Street at the distance of 170 feet north of the centerline of the nearest improved intersecting street, German Hill Road. Being Lots 276 & 277 of "Harborview", as recorded in Plat Book, #5, Folio # 80, containing 0.143 acres. Also known as 720 50th Street and located in the 12th Election District, 7th Councilmanic District.

440



FORMAL DEMAND FOR HEARING

LOT 720 50TH ST.

CASE NUMBER: _____

Address: LOT 720 50TH ST.

OWNER GRAY MANNER INVESTORS LLC
Petitioner(s): MERRITT DEV. CONSULT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Julia Ayd
Name - Type or Print

☒ Legal Owner OR ☐ Resident of

6952 German Hill Rd
Address

Balto MD 21222
City State Zip Code

410-284-058
Telephone Number

which is located approximately 5' feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

Julia L. Ayd 3/1/07
Signature Date

Signature
Revised 9/18/98 - wcr/scj

Date



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

March 1, 2007

Re: Demand for Public Hearing
Undersized Lot
(720) 50th Street
12th Election District

Merritt Development Consultants, Inc.
2416 East Joppa Road
Parkville, Maryland 21234-2922

To Whom It May Concern:

This letter is to officially notify you that the posting of the subject property has resulted in a timely demand, submitted on March 1, 2007, for a public hearing concerning your request to build on an Undersized Lot. Be advised, we are withholding the approval because it has been superseded by said demand for a public hearing pursuant to Section 304.4 of the Baltimore County Zoning Regulations.

If you wish to proceed with your request, you must file for a zoning Special Hearing (public Hearing) without delay. The filing fee for the Special Hearing is \$65.00. There is also a requirement the hearing be advertised for which you will be billed later by Patuxent Publishing. The property must be reposted with the hearing date, time, and location. I am enclosing the filing procedure, including the required forms and checklist, and when completed, you should call 410-887-3391 for an appointment to file your petition. A revised scaled site plan must be submitted, in accordance with the checklist.

If you decide to withdraw your request, please notify us in writing within 30 days using the above captioned reference so that the Undersized Lot file can be closed. If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink that reads "R. David Duvall".

R. David Duvall
Planner II
Zoning Review

RD:amf
Enclosures

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: 07-440-SPH
Petitioner: GRAY MANOR INVESTMENTS LLC % BRIAN BEHNER
Address or Location: 720-50TH STREET

PLEASE FORWARD ADVERTISING BILL TO:

Name: GRAY MANOR INVESTMENTS LLC % BRIAN BEHNER
Address: P.O. Box 35405

Telephone Number: 410-388-9102

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25057

DATE 03/29/07 ACCOUNT 001-0066150

AMOUNT \$ 65

RECEIVED FROM: Merritt Development Consultants, Inc

FOR: 720 50th street

Specins Hearing (underground lot)

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

07-440-SPH

PAID RECEIPT

BUSINESS NO. 001001 TIME 14:28:31
DATE 3/30/2007 3/29/2007 3/29/2007
RECEIPT NO. 510920 3/29/2007
DATE 3/30/2007 3/29/2007 3/29/2007
OR NO. 025057

Receipt Total \$65.00
\$65.00 CR
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: # 07-440-SPH
720 50th Street
West side of 50th Street,
170 feet north of German
Hill Road

12th Election District
7th Councilmanic District
Legal Owner(s): Gray
Manor Investments, LLC

Special Hearing: to permit an undersized lot of 50 feet wide in lieu of the required 55 feet.

Hearing: Wednesday,
June 20, 2007 at 2:00
p.m. in Room 407, County
Courts Building, 401
Bostey Avenue, Towson
21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommodations
Please Contact the
Zoning Commissioner's Office
at (410) 887-3868.

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

JT 6/6/07 June 5 137598

CERTIFICATE OF PUBLICATION

6/7/2007

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 6/5/2007.

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

S. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

ADMINISTRATIVE VARIANCE

TO PERMIT AN
UNDERSIZED LOT WITH
A SINGLE FAMILY
DWELLING

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON MARCH 3, 2007.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 867-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE





MERRITT DEVELOPMENT CONSULTANTS INC.

2416 EAST JOPPA ROAD, BALTIMORE MD, 21234

PHONE: 410-663-5525 FAX: 410-663-4315

MERRITDC@COMCAST.NET

TRANSMITTAL FORM

TO: ZONING

DATE: 6/7/07

PROJECT NAME: _____

OUR PROJECT NO.: _____

ATTN: KRISTEN

WE ARE SUBMITTING THE FOLLOWING:

FOR APPROVAL _____

FOR YOUR USE/FILE _____

FOR REVIEW _____

QUANTITY

DESCRIPTION

1	SIGN POSTING CASE NO. 07-440-SPH

RECEIVED

COMMENTS: _____

JUN 8 2007

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

SINCERELY,

Chuck

CHARLES MERRITT
PRESIDENT

CERTIFICATE OF POSTING

Date: 6/7/07

RE: Case Number: 07-440-SPH

Petitioner/Developer: GRAY MANOR INVESTMENTS

Date of Hearing/Closing: JUNE 20, 2007

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 720 50th STREET

The sign(s) were posted on 6/5/07
(Month, Day, Year)

Charles E. Merritt
(Signature of Sign Poster)

Charles E. Merritt
9831 Mapledt Road
Baltimore, MD 21234
410-665-5562

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 5, 2007 Issue - Jeffersonian

Please forward billing to:

Gray Manor Investments LLC
C/o Brian Behner
P.O. Box 35405
Baltimore, MD 21234

410-388-9102

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: 07-440-SPH

720 50th Street

West side of 50th Street, 170 feet north of German Hill Road

12th Election District – 7th Councilmanic District

Legal Owners: Gray Manor Investments, LLC

Special Hearing to permit an undersized lot of 50 feet wide in lieu of the required 55 feet.

Hearing: Wednesday, June 20, 2007 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

~~MAY 7, 2007~~ TIMOTHY KOTROCO, Director
Department of Permits and
Development Management

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: 07-440-SPH

720 50th Street

West side of 50th Street, 170 feet north of German Hill Road

12th Election District – 7th Councilmanic District

Legal Owners: Gray Manor Investments, LLC

Special Hearing to permit an undersized lot of 50 feet wide in lieu of the required 55 feet.

Hearing: Wednesday, June 20, 2007 at 2:00 p.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: Brian Behner, Gray Manor Investments, LLC, P.O. Box 35405, Baltimore 21222

William Brocato, Merritt Development, 2416 E. Joppa Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 5, 2007.**
- (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.

ZONING NOTICE

CASE # 07-440-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
MONTGOMERY, MD

PLACE: PROWLETT COUNTY COURTS BUILDING,
401 BROADWAY, MONTGOMERY, MD 20924

DATE AND TIME: Wednesday June 20, 2007
At 2 PM

REQUEST: To Permit an UNDESIZED

Lot of 50 feet wide in lieu of

the required 55 feet

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CANCEL HEARING CALL 867-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

MAX. & HAZEL BUCHHOLTZ
723 49TH ST., BALTO., MD. 21224
MAP 96 PARCEL 168
TAX ACCT. 1202085115
PLAT 5/80

CHRISTINE & JAMES DURET
6450 GERMAN HILL RD.
BALTO., MD. 21224
MAP 96 PARCEL 168
TAX ACCT. 1208030540
PLAT 5/80

JULIA LYU AYD
6452 GERMAN HILL RD.
BALTO., MD. 21224
MAP 96 PARCEL 168
TAX ACCT. 1218072880
PLAT 5/80

TAISTO E. WUORINEN
718 SOTH. ST.
BALTO., MD. 21224
MAP 96 PARCEL 168
TAX ACCT. 1223092071
PLAT 5/80

POINT OF BEGINNING
170 TO 6 GERMAN HILL RD.

25' 25' 25' 25'

FRONT

EX. 15" D

EXISTING HOUSE
#718

6240 SF
(0.143 AC)

PROPOSED HOUSE
#720

50TH STREET
(30' PAVING, 50' R/W)

EX. 13" D

EX. 8" S
EX. 3" W

OWNER

GRAY MANOR INVESTMENTS LLC
P.O. BOX 35405
BALTO., MD. 21222
DEED REF. 23279/658
TAX ACCT. 1208030541

PLAN TO ACCOMPANY

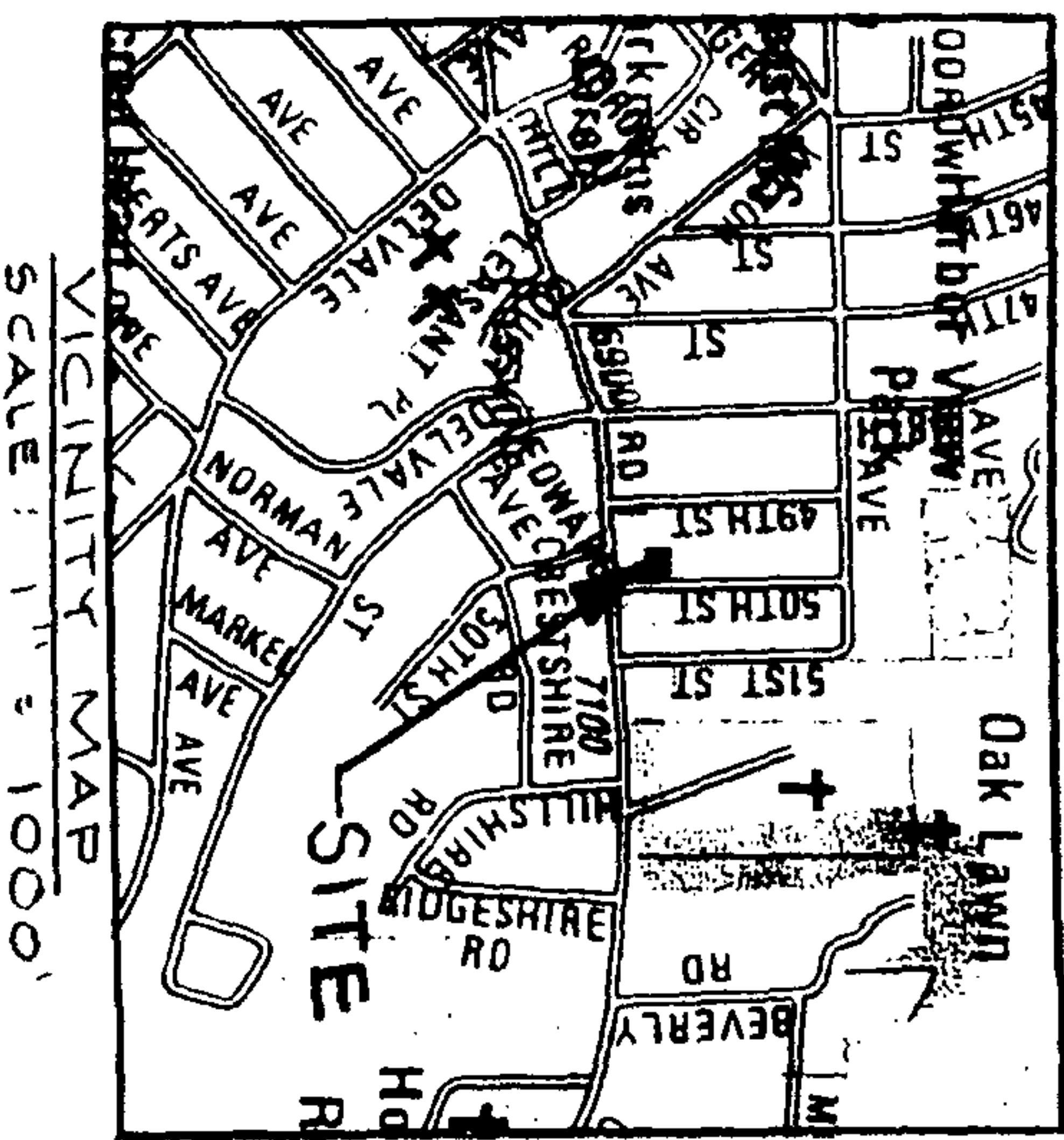
PETITION FOR

SPECIAL HEARING
720 SOTH STREET
PLAT 5/80

LOTS 276 & 277

DISTRICT-1267 BALTO.COMD.
SCALE-1"=20' 3-22-07

1. THERE ARE NO PRIOR ZONING CASES FOR THIS PROPERTY.
2. ZONING MAP 11-2001 #096B3
3. ENTIRE SITE IS ZONED DR5.5
4. LOT SIZE IS 0.143 AC. FOR 6250 S.F.
5. NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
6. NON-HISTORIC PROPERTY.
7. NOT CHESAPEAKE BAY CRITICAL AREA.



09-440-SPH

MERRITT DEVELOPMENT
CONSULTANTS, INC.

2416 E. Joppa Road
Baltimore, Maryland 21234
410-663-5525



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

June 13, 2007

Gray Manor Investments LLC
Brian Behner
P.O. Box 34505
Baltimore, MD 21222

Dear Mr. Behner:

RE: Case Number: 07-440-SPH, 720 50th Street

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 29, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf
Enclosures

c: People's Counsel
Merritt Development Consultants, Inc. William A. Brocato 2416 E. Joppa Road
Baltimore 21234

STANDARD TITLE & SETTLEMENT COMPANY, LLC

1820 Lancaster Street, Suite 210

Baltimore, MD 21231

Telephone: 410-675-6111 Fax: 410-675-7333

FACSIMILE COVER SHEET

TO: Christine Duref (410) 282-9186

FROM: Andrew Bramhall

DATE: 6/11/07

RE: Property

NUMBER OF PAGES: (including this page) 2

Please see attached for legal description

CONFIDENTIALITY NOTICE: This fax may contain confidential information which is legally privileged and which is intended only for the use of the addressee(s) named above. If you are not the intended recipient, you are hereby notified that any dissemination or copying of this fax, or the taking of any action in reliance on the information herein, is strictly prohibited. If you receive this fax in error, please notify us immediately at the number shown above. Thank you.

Petition

Petition against building a single-family dwelling on the undersized lot located at 720 - 50th Street.

1. Julia L. Ayd
2. Genevieve Ruluy
3. Clara Griffith
4. Joseph J. Ciesla
5. Charles Griffith
6. Florence Cosgrove
7. Ministry Ben
8. Arthur A. Bely
9. JEFF WENCK
10. Kelly Wack
11. Thomas M. Reed
12. Della Roudsater
13. Bill Roros
14. Mark R
15. Debbie Loukas
16. Pirki R
17. George Roros
18. Patricia Klappa
19. Kathleen A. Kuser
20. Sorothy Simms

21. By [Signature]
22. Mike Idwesterndi
23. Sean Rackson
24. Mike Rackson
25. Cathy Crowell
26. Barbara Ciesla
27. Delores Boniface
28. Ando Krotunow
29. Alex Korotunow
30. Dzennya Korotunow
31. _____
32. _____
33. _____
34. _____
35. _____
36. _____
37. _____
38. _____
39. _____
40. _____

Standard Title Insurance Company, LLC
File No. STC06-921
Tax ID# 12-1208030540

This Deed, made this 20th day of October, 2006, by and between Gray Manor Investments LLC., party of the first part, GRANTOR; and Christine Duret and James Duret, parties of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of TWO HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (\$230,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said Christine Duret and James Duret, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland, and described as follows, that is to say:

*legal
description*

Beginning for the first: Being known and designated as Lots Nos. 271 and 272, in section 4, as laid down on the Plat of Graceland Park, which Plat is duly recorded among the Plat Records of Baltimore County in Plat Book No. 6, page 122.

Beginning for the second: Being five feet of the westernmost end of Lot No. 273, in Section 4, as laid down on the Plat of Graceland Park, which Plat is duly recorded among the Plat Records of Baltimore County in Plat Book No. 6, folio 122. The said five feet fronting on the North side of German Hill Road with an even depth to the Northernmost end of said Lot No. 273.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Christine Duret and James Duret, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

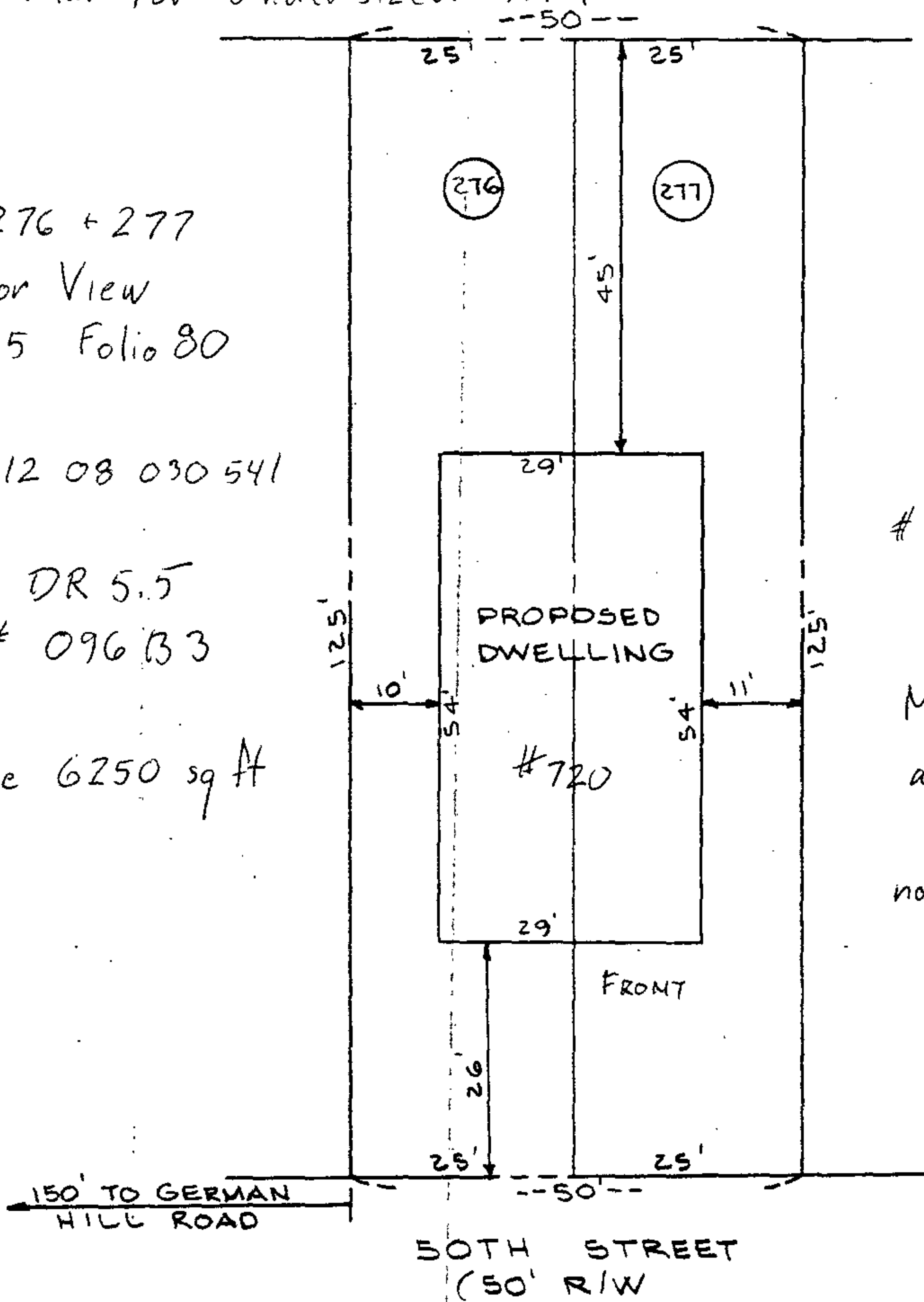
Plat for Undersized lot

Lots 276 + 277
Harbor View
Plat 5 Folio 80

Tax # 12 08 030 541

Zoned DR 5.5
Map # 096 B3

Lot size 6250 sq ft



718 50th St

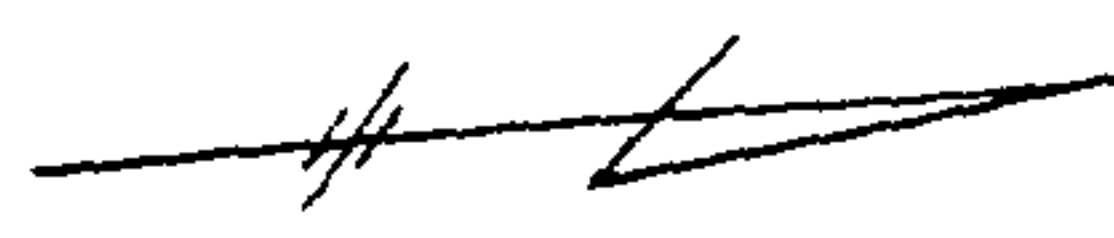
Meets front yard
average

no variance requested

Proposed 720 50th St.

MERRITT DEVELOPMENT
CONSULTANTS, INC.
2416 E. JOPPA ROAD
BALTO., MD 21234
410-663-5525

SITE PLAN
LOTS 276 & 277
50TH STREET
DISTRICT-12 BALTO.CO.,MD.
SCALE: 1"=20' 1-18-07
7th Councilmanic Dist



SITE PLAN
LOTS 276 & 277
50TH STREET
DISTRICT-12 BALTO.CO.,MD.
SCALE: 1"=20' 1-18-07

DATE 6-20-07

E-MAIL

Ba Ho., MD 21222

 ϕ

CASE NAME _____
CASE NUMBER _____
DATE _____

NAME:

ADDRESS

CITY, STATE, ZIP

E-MAIL

E-MAIL
Bm BEHNER @ 402

NAME
Brian Michael Behrson

Donald E. Wuorinen
129 Comanche Circle
Millsboro, DE 19966-9011

June 19, 2007

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Re: Administrative Variance to permit an undersized lot with a single family dwelling at 720 50th Street.

Gentlemen:

I am unable to attend the hearing due to health concerns. I am a cancer patient, and I am scheduled for a procedure at the time of the hearing.

As owner of the property at 718 50th Street, adjacent to the property in question, I strongly object to the issuance of the proposed variance.

Permitting the construction of this dwelling on an undersized lot will cause undue crowding and will most certainly lower the value of my property.

Please consider the effect of this action on myself and other neighbors before allowing such a variance.

Thank you,



Donald E. Wuorinen

June 19, 2007

Page 1 of 2

I am concerned that the construction of this house is going to close in my property to the stream. I moved into the Co. just so I didn't have someone on top of me. The law requires a 55' lot so why are we ~~even~~ even being discussing this matter. All the property in this area are of equal size and no one is closed in, and this dwelling will close in (3) houses - mine and the (2) neighbors. Lot #276 is an undersized lot and should not be permitted to be built on.

I am also concerned that this has already been decided for several reasons. (1) on March 1, 2007 at 11:30 AM I talked to Mr. Deval and he told me it had already been approved and I ask how was this possible since we had til March 3, 2007 at 5:00 p.m. to appeal. I then processed to file for a hearing. Then June 20TH @ 2:00 p.m.

was set for this hearing and the Hearing Notice was to remain on the property until this time but was taken down June 19, 2007. I have dated pictures to prove this. I feel with all due respect for the court that if under the circumstances this dwelling is approved after all the neighbors protest this construction I will have lost my faith in our Laws if they only apply to some and not to all.

Sincerely

Mrs. J. L. Ayed

WE ARE AGAINST ALLOWING A BUILDING VARIANCE
FOR THE PROPERTY AT 720 50th ST. DUNDALK, MD. 21224.

WE ARE CONCERNED THAT IF GRANTED, IT WILL
AFFECT OUR COMMUNITY IN A NEGATIVE WAY. ALL
OF THE HOMESITES ON OUR STREET ARE SIMILAR AND
WE DO NOT WISH TO DISTURB THE "SYMMETRY" WHICH
COULD AFFECT OUR PROPERTY VALUES NEGATIVELY.
THESE ARE ALL SINGLE HOMES THAT ARE PROPORTIONALLY
SPACED AND OF SIMILAR CONSTRUCTION. ALSO, THIS
IS AN OLDER ESTABLISHED NEIGHBORHOOD WHERE
NEIGHBORS TEND TO LOOK OUT FOR EACH OTHER. WE
FEEL THAT A DWELLING ON THIS UNDERSIZED LOT WOULD
BE AN EYE SORE. WE ALSO DO NOT WISH FOR THE
HARMONY OF OUR NEIGHBORHOOD TO BE DISTURBED
BY SOMEONE WHO HAS NO INTEREST IN OUR COMMUNITY
OTHER THAN MONETARY.

WE DO NOT FEEL THAT IT IS IN OUR NEIGHBORHOODS
BEST INTEREST THAT THIS VARIANCE BE GRANTED.

Alex Todorov

Andri Koutou

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. _____

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

Residential Processing Fee Paid
(\$50.00)

Accepted by [Signature]
Date 1/29/07

RE: Undersized Lots

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:

FAX 410-663-4315
410-663-5525
Telephone Number

MERRITT DEVELOPMENT CONSULTANTS, INC., 2416 E. JOPPA RD.
Print Name of Applicant Address

Lot Address (720) 50TH STREET Election District 12 Councilmanic District 7 Square Feet 6250

Lot Location: NE SW corner of 50TH STREET 150 feet from NE SW corner of GERMAN HILL RD.
(street) (street)

Land Owner: GRAY MANOR INVESTMENTS LLC Tax Account Number 1208030541

Address: PO BOX 35405 BALTO, MD 21222 Telephone Number () _____

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!

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
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: <u>DR 5.5</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:

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____

Revised 2/05/02

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

RE: PETITION FOR SPECIAL HEARING
720 50th Street, W/S 50th Street, 170'
N German Hill Road
12th Election & 7th Councilmanic Districts
Legal Owner(s): Gray Manor Investments
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 07-440-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 sent and all 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

RECEIVED

APR 16 2007

Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of April, 2007, a copy of the foregoing Entry of Appearance was mailed to, Merritt Development Consultants, Inc, 2416 E. Joppa Road
Baltimore, MD 21234, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMO

From: Aaron Tsui, Planner II

March 30, 2007

To: Zoning Commissioner/File

Re: Special Hearing Case no. 07-440-SPH
Undersized Lot
720 50th Street, 12th Election District

The Petitioner filed an Undersized Lot application on 01/29/07 for a proposed single-family dwelling. Sign posted from 2/16/07 thru 3/3/07. A Demand for Hearing was filed by owner at 6952 German Hill Road on 3/1/07. Enclosed are copies of this application and the Demand for Hearing for your perusal.

The Petitioner filed a Special Hearing on 3/29/07. The aerial photograph submitted by the Petitioner showed that there is a storage shed on the property. The Petitioner confirmed that the shed does not belong to the current owner.

The Petitioner also confirmed that the average front yard depth for the dwellings along 50th Street is 30 feet. Thus the submitted site plan for the proposed dwelling indicated a 30 feet front yard setback.

all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 Zones, 50 feet in D.R.3.5 Zones and 40 feet in D.R.5.5 Zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefor in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 Zones respectively. [Resolution, November 21, 1956]

- 303.2 In B.L., B.M. and B.R. Zones, the front yard depth of any building hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side, provided such adjoining lots are improved with permanent commercial buildings constructed of fire-resisting materials situate within 100 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all lots within 100 feet on each side thereof which are improved as described above.

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:
- 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.
- 304.2 Building permit application.
- A. Any person desiring to erect a dwelling pursuant to the provisions of this section shall file with the Department of Permits and Development Management, at the time of application for a building permit, plans sufficient to allow the Office of Planning to prepare the guidelines provided in Subsection B below. Elevation drawings may be required in addition to plans and drawings otherwise required to be submitted as part of the application for a building permit. Photographs representative of the neighborhood where the lot or tract is situated may be required by the Office of Planning in order to determine appropriateness of the proposed new building in relation to existing structures in the neighborhood.
 - B. At the time of application for the building permit, as provided above, the Director of the Department of Permits and Development Management shall request comments from the Director of the Office of Planning (the "Director"). Within 15 days of receipt of a request from the Director of the Department of Permits and Development Management, the Director shall provide to the

jm 6/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 13, 2007

RECEIVED
APR 17 2007

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

BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-440- Special Hearing

The Office of Planning has reviewed the subject request and has determined that the petitioner does not own sufficient adjoining land to conform to the minimum width and area requirements and therefore does meet the standards stated in Section 304.1.C of the BCZR. Additionally, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

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, if consistent with the existing streetscape.

For further questions or additional information concerning the matters stated herein, please contact Amy Mantay with the Office of Planning at 410-887-3480.

Prepared By:

Cindy Murray

Division Chief:

Lynn Larkin

CM/LL

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

April 10, 2007

ATTENTION: Zoning Review planners

Distribution Meeting of: April 9, 2007

Item No.: 439, 440, 441, 442, 443, 445, 446, 447, 448, 449, 450, 451, 452, and 453.

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.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
(O) 410-887-4880
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 16, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 16, 2007
Item Nos. 07-440, 442, 444, 445, 446, 447, 448, 451, and 452

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-04132007.doc



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: April 9, 2007

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

RE: Baltimore County
Item No. 7-440
720 50TH STREET
GRAY HANDE INVESTMENTS, LLC
SPECIAL HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-440 SPH

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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



SITE

12-B

SE 2-E

096B3

DR 5.5

BL

BR

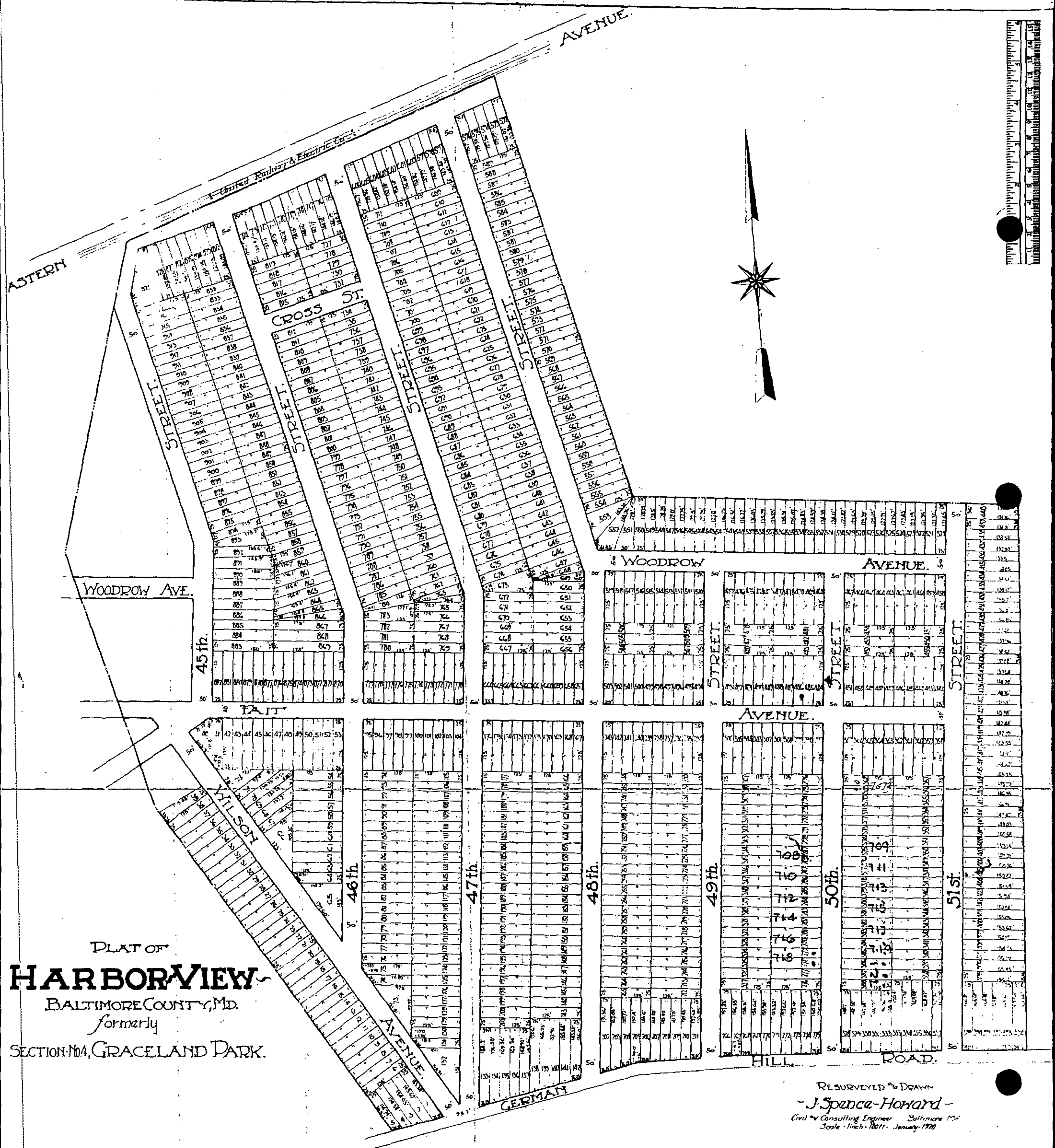
07-440-SPH

103B1

P.B.009017

P.B.01118A

P.B.028076



35 0520
25
521

Plot # 3

#440

Baltimore County - My Neighborhood



Det #7

#440

N. 4TH & BUCHHOLTZ
49TH ST., BALTO., MD, 21224
AP 96, PARCEL 16B
X ACC'T. 1202085115
PLAT 5/80

CHRISTINE & JAMES DURET
6950 GERMAN HILL RD.
BALTO, MD, 21224
MAP 96 PARCEL 168
TAX ACCT: 1208030540
PLAT 5/80

JULIA LYN AYD
6952 GERMAN HILL RD.
BALTO. CO. 21224
MAP 96 PARCEL 168
TAX ACCT. 1218072880
PLAT 5/80

TAISTO E. WUORINEN
718 SOUTH ST.
BALTO, MD. 21224
MAP 96 PARCEL 168
TAX ACCT. 1223092071
PLAT 5/80

EXISTING HOUSE -
718
FRONT

POINT OF BEGINNING
170' TO E GERMAN HILL RD

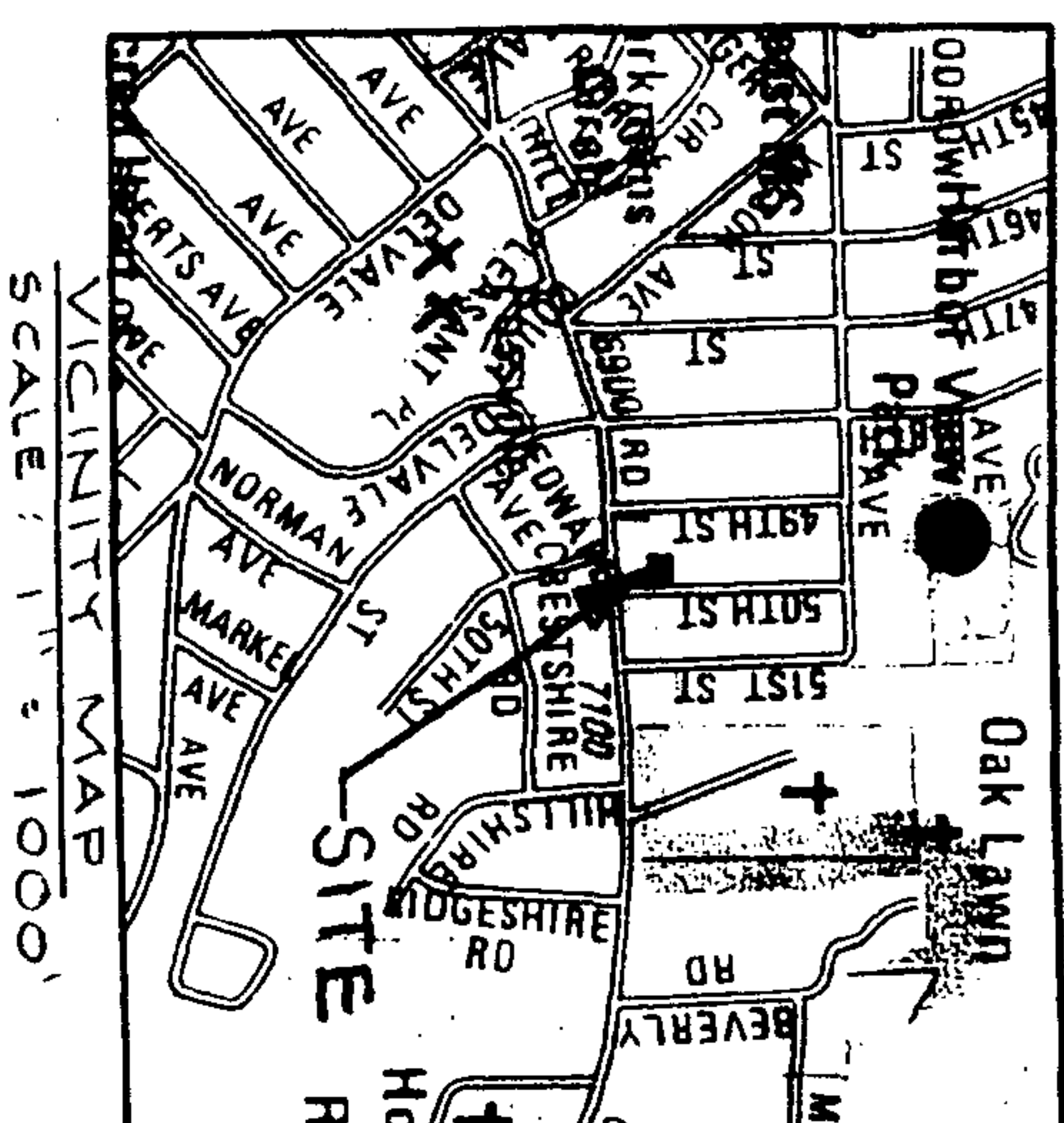
EX 1302
SOTH STREET
(30' PAVING, 50' R/W)

**MERRITT DEVELOPMENT
CONSULTANTS, INC.**
2416 E. Joppa Road
Baltimore, Maryland 21234
410-663-5525

OWNER
GRAY MANOR INVESTMENTS LLC
P.O. BOX 35405
BALTO., MD. 21222
DEED REF: 23279/658
TAX. ACCT: 1208030541

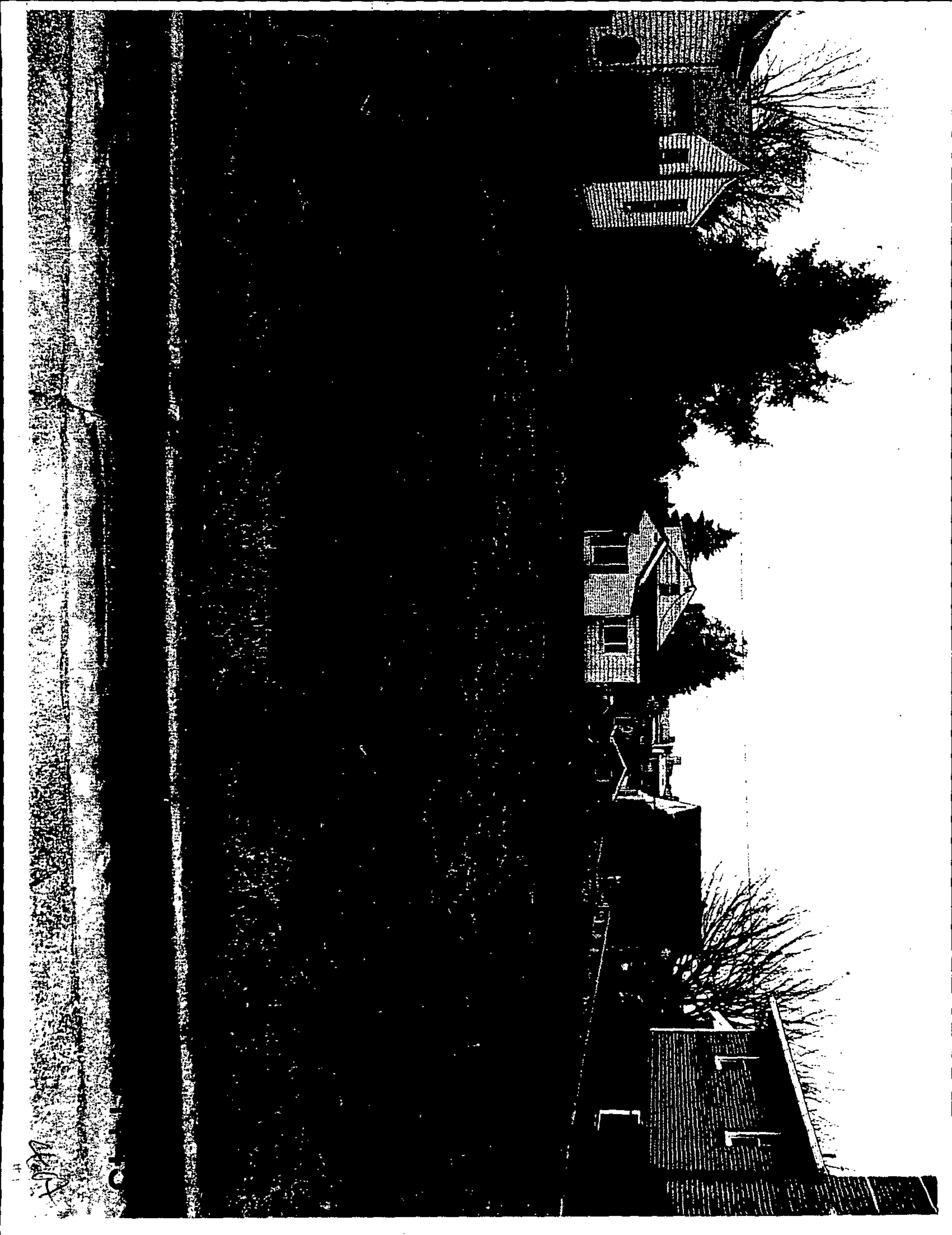
PLAN TO ACCOMPANY
PETITION FOR
SPECIAL HEARING
720 SOUTH STREET
PLAT 5/80
LOTS 276 & 277
DISTRICT-12C7 BAUTO.CO.,MD.
SCALE-1"=20' 3-22-07

1-THERE ARE NO PRIOR ZONING CASES FOR THIS PROPERTY.
2-ZONING MAP 11"=200' #096 B3
3-ENTIRE SITE IS ZONED DR.5.5
4-LOT SIZE IS 0.143AC.± OR 6250 S.F.
5-NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
6-NON - HISTORIC PROPERTY.
7-NOT CHESAPEAKE BAY CRITICAL AREA.





440



44
200



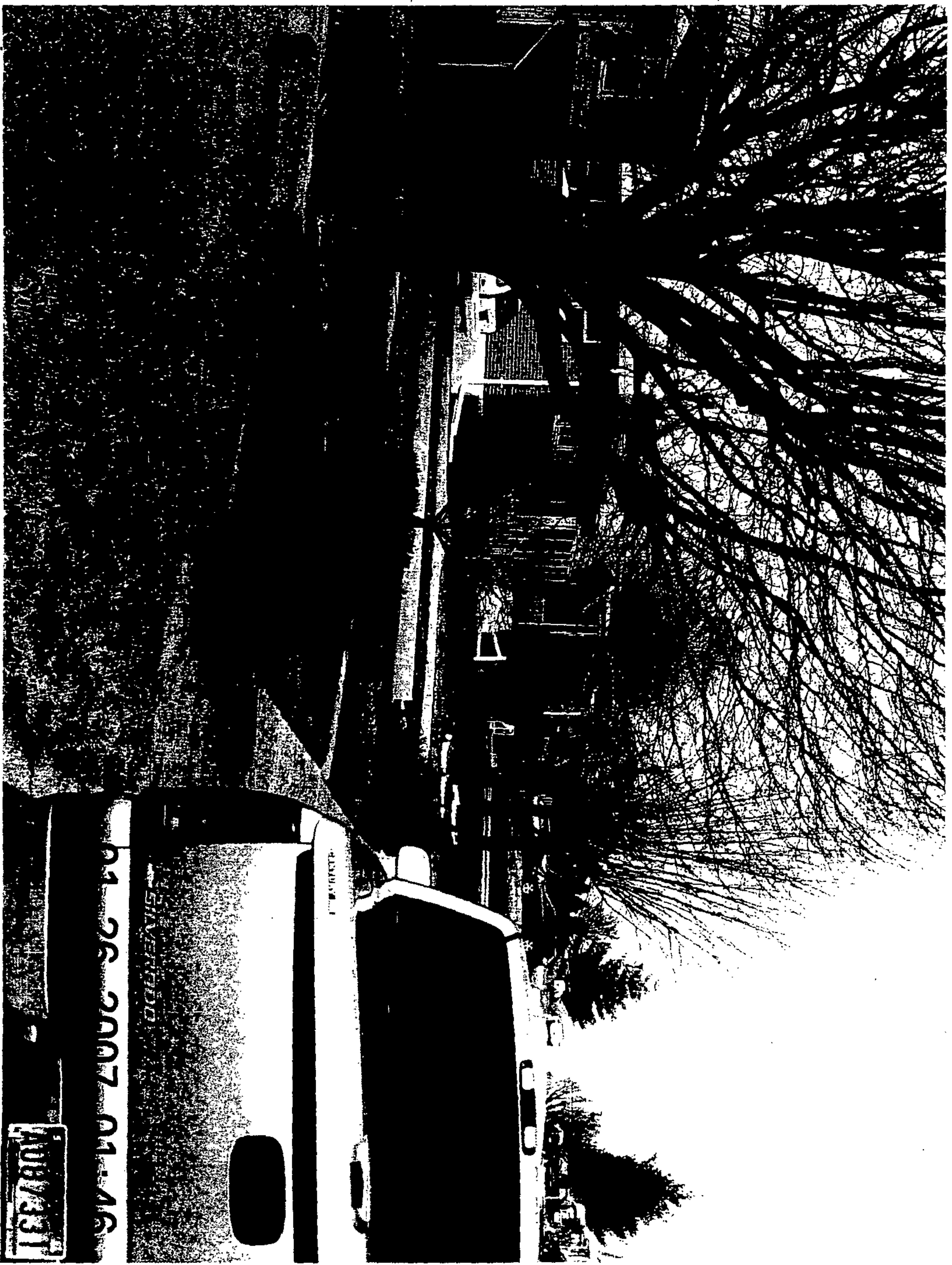
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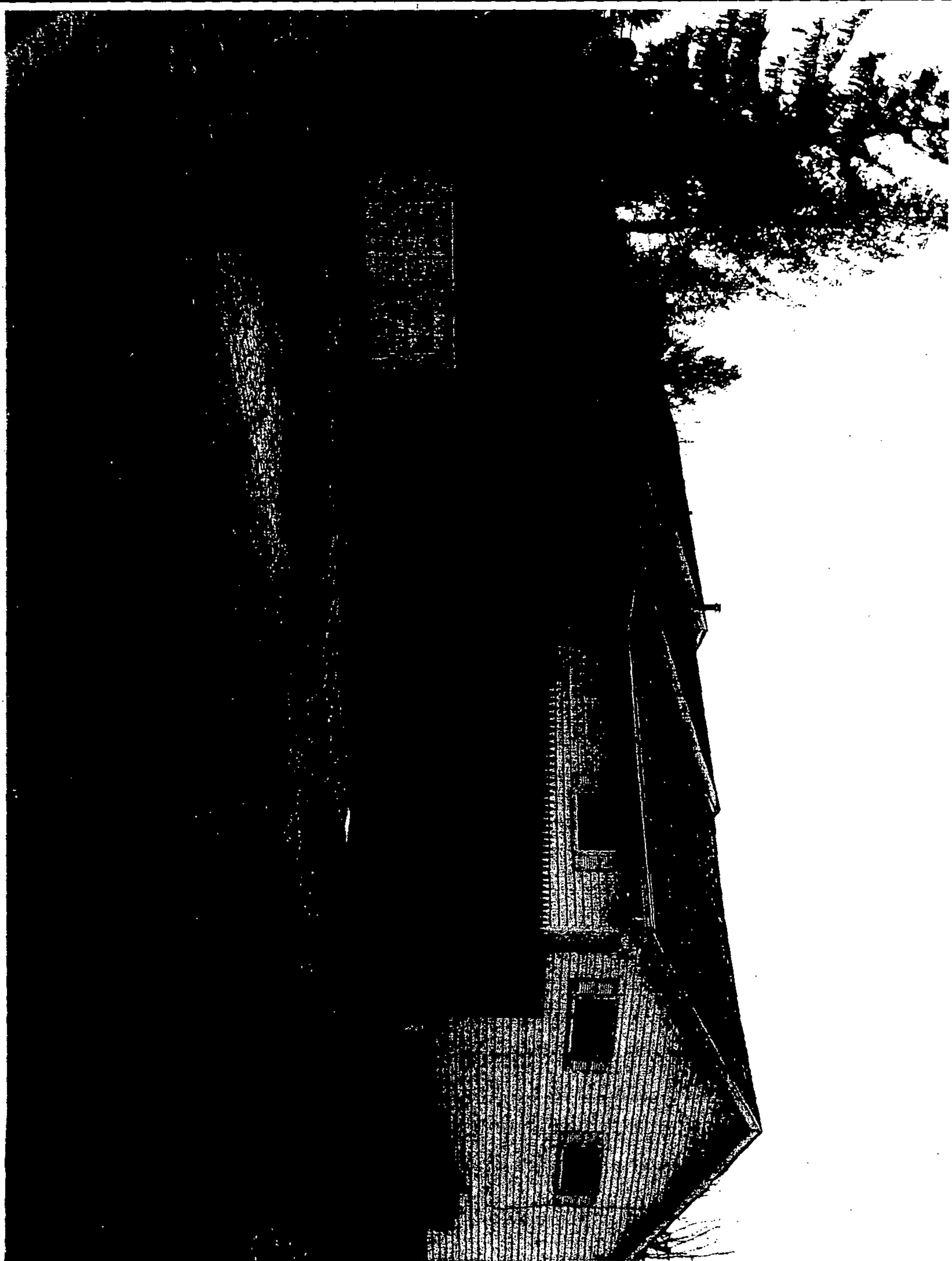
100-1331

01-26-2007 01:46

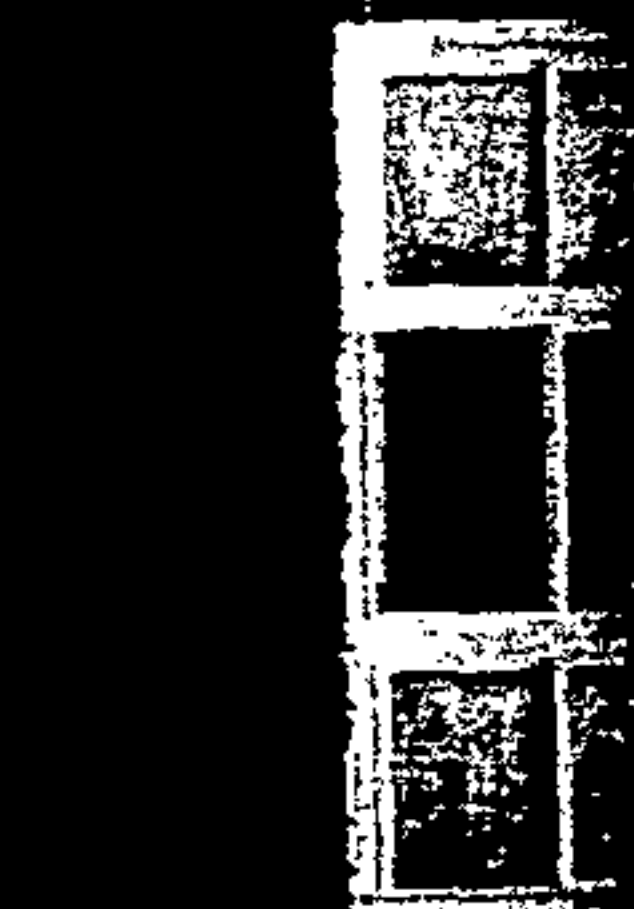
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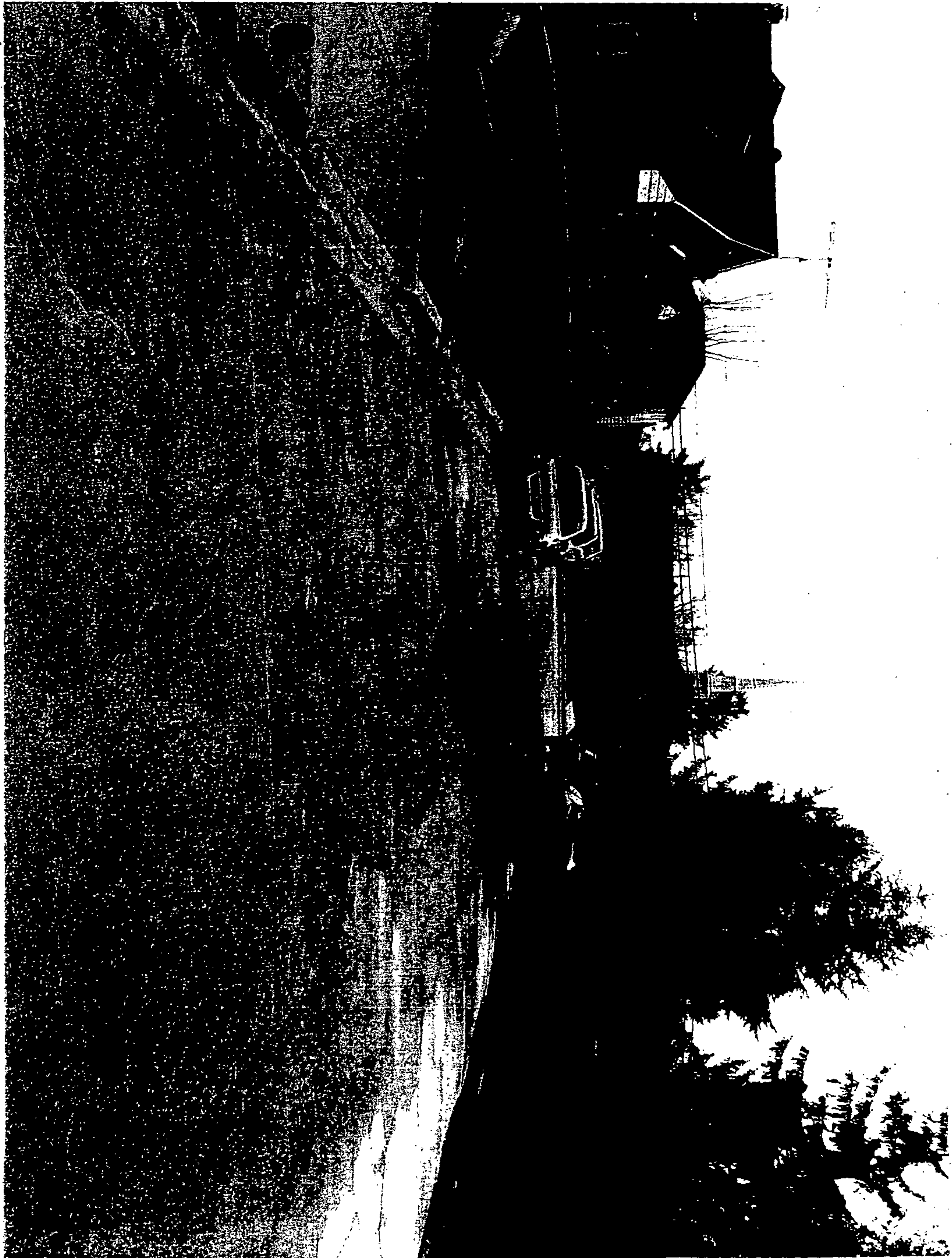




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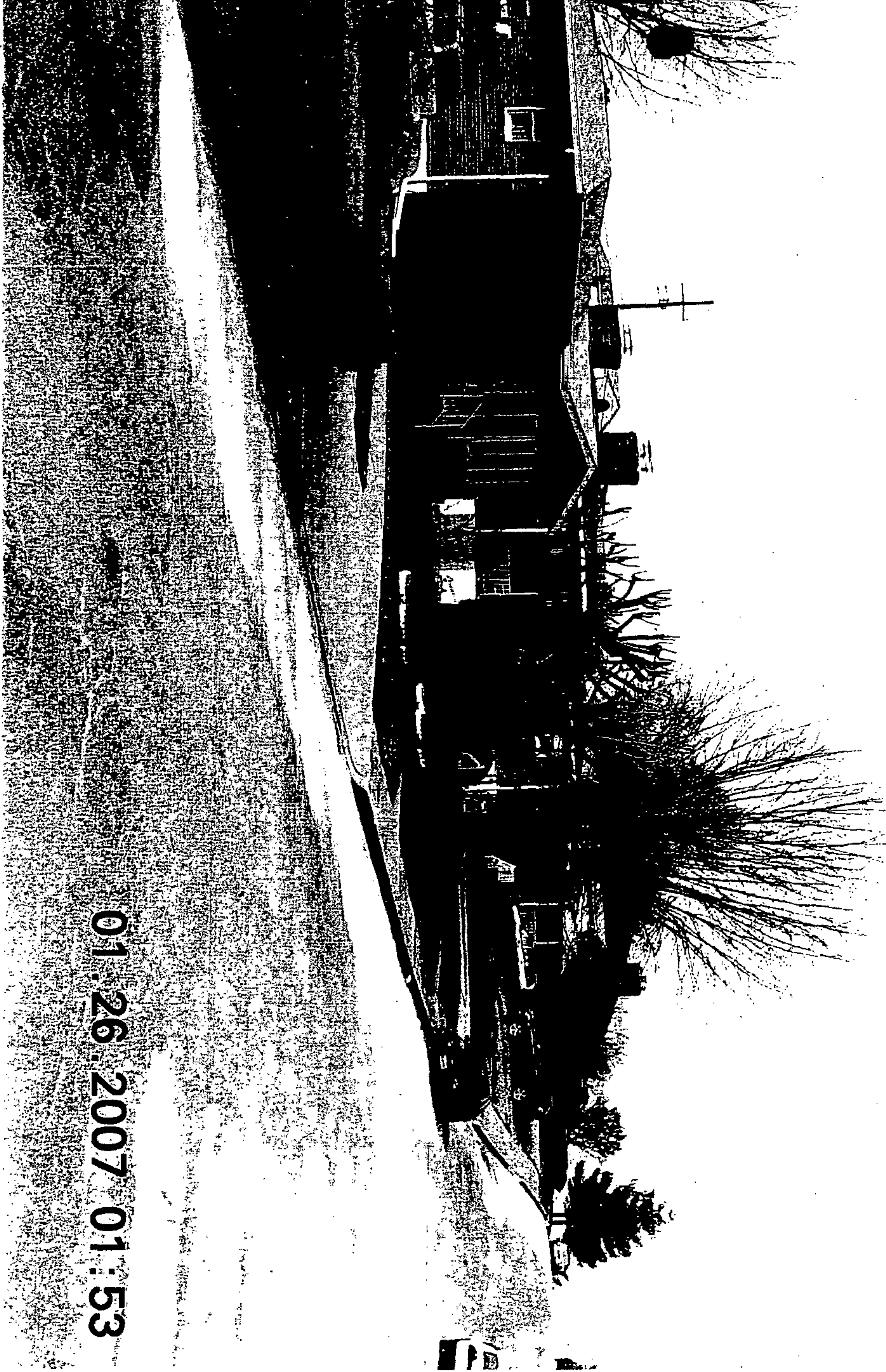
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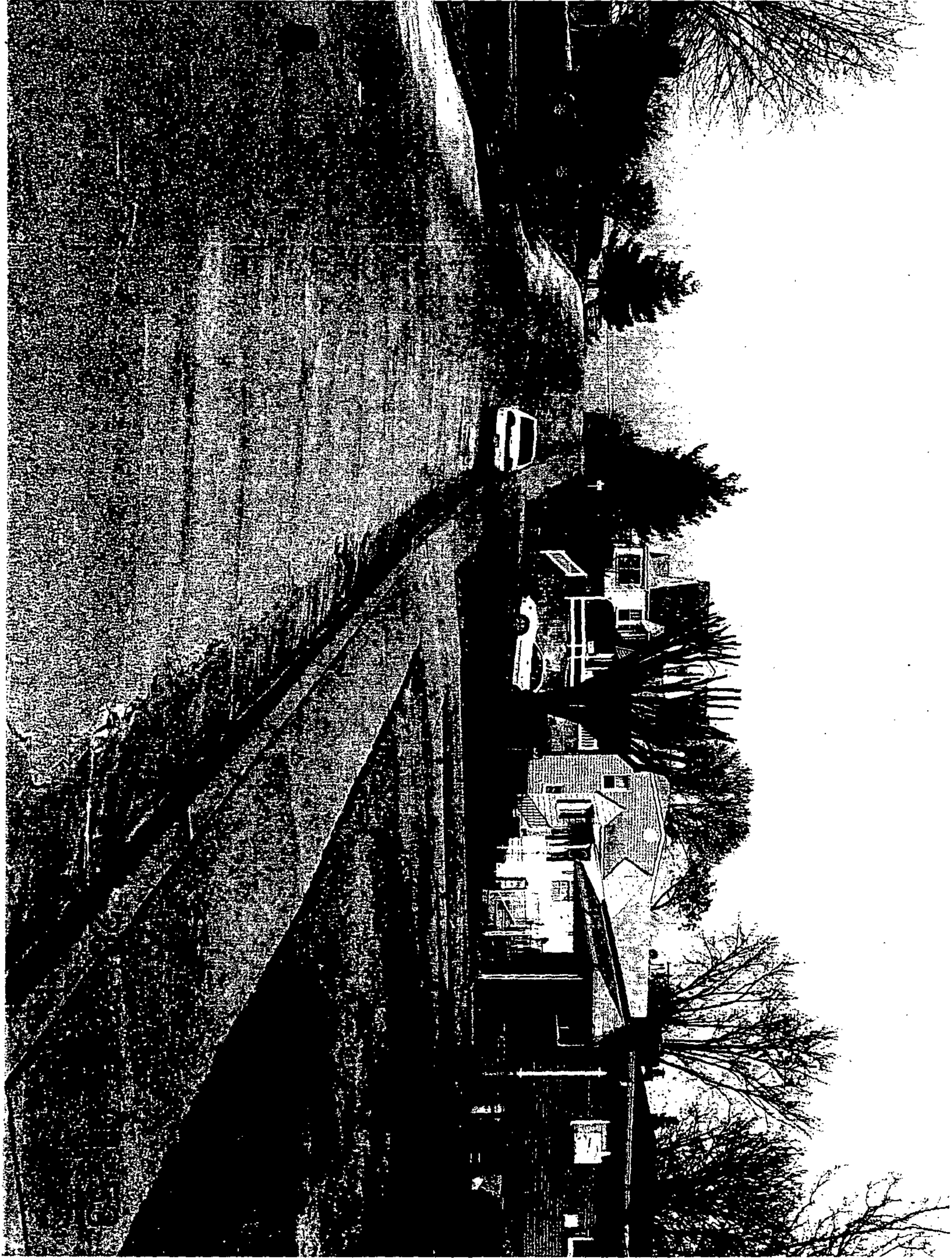




01-20-2007 01:47

01:26:2007 01:53





01-26-2007 01:47



PLAT 5180

PLAT 5/80

PLAT 5/80

75

PROPOSED
HOUSE

FRONT
←

PLAT 5/80

CONSULTANTS, INC.

2416 E. Joppa Road
Baltimore, Maryland 21234
410-663-5525

5073

0322

41

1-THERE ARE NO PRIOR ZONING CASES FOR THIS PROPERTY.
2-ZONING MAP 11-2001 #096 B3
3-ENTIRE SITE IS ZONED DR5.5
4-LOT-SIZE IS 0.143AC± OR 6250 S.F.
5-NOT LOCATED WITHIN A 100 FEET FLOODPLAIN.
6-NON - HISTORIC PROPERTY.
7-NOT CHESAPEAKE BAY CRITICAL AREA.

PLAN TO ACCOMPANY
PETITION FOR

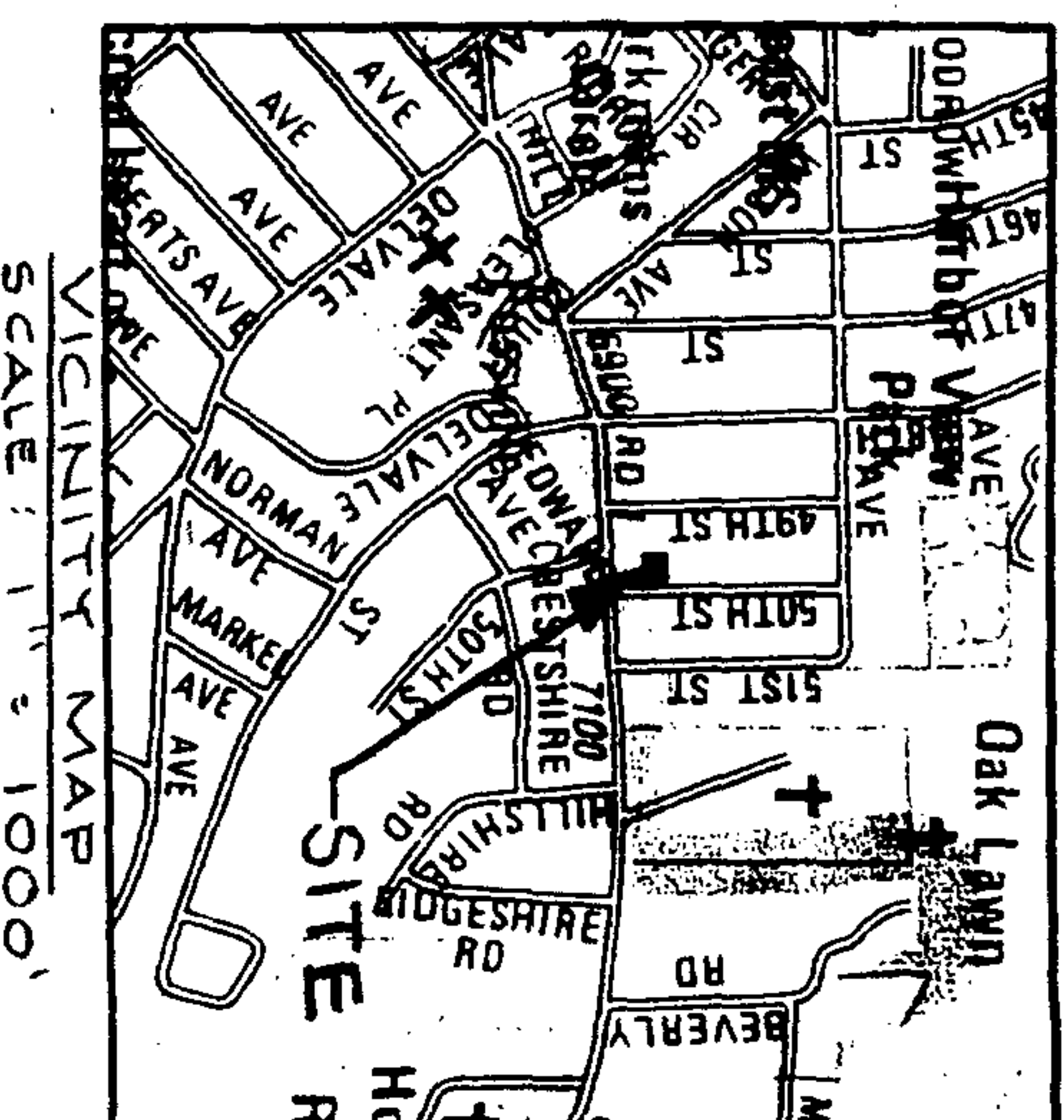
SPECIAL HEARINGS
720 SOUTH STREET

PLATS/80

LOTS 276 & 277

DISTRICT-12C7 BAUTO.CO,MD.
SCALE-1"=20' 3-22-07

5-22-07



VICINITY MAP
SCALE: 1" = 1000'

09-440-SPH