

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
W side of 12th Street, 10 feet N of the	*	DEPUTY ZONING
intersection with c/l of Hilton Street		
15 th Election District	*	COMMISSIONER
7 th Councilmanic District		
(2810 A 12th Street)	*	FOR BALTIMORE COUNTY
 Joann and Lester R. Reeder, Sr.	*	Case No. 08-030-SPHA
<i>Legal Owner</i>		
* * * * *		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the legal owners of the subject property, Joann and Lester R. Reeder, Sr. The Special Hearing request was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) located on a lot not the same as the principal use or structure served (Section 101 of the B.C.Z.R.). The Variance request is from Section 400.3 of the B.C.Z.R. to permit an accessory strcuture (garage) with a height of 22 feet in lieu of the permitted 15 feet. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the special hearing and variance requests was David Billingsley on behalf of Petitioners Lester Reeder, Sr. and Joann Reeder. Mr. Billingsley, with Central Drafting & Design, Inc., also was involved in the preparation of the site plan. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property contains 10,505 square feet or 0.2412 acres; of that 0.713 acres is zoned B.L. and 0.1699 acres is zoned D.R.5.5. The property, also known as Lot 207, is unimproved and is located in the Millers Island area of

FROM RECEIVED FOR FILING
 11-19-07
 [Signature]

Baltimore County. Petitioners own the subject property as well as the adjacent property at 2810 12th Street, which is also known as Lot 206. Petitioners submitted the Real Property Data Search for each property showing their ownership of each, which were marked and accepted into evidence as Petitioners' Exhibits 2 and 3, respectively. The original plat was recorded in 1921 and the one and-a-half story existing dwelling on Lot 206 was constructed in 1929. At that time, the properties were side-by-side rectangular-shaped parcels and the division between Lots 206 and 207 consisted of a lot line bisecting the two lots down the middle. This is shown on the dotted line running between Lots 206 and 207 on the First Amended Plat which was prepared by Mr. Billingsley's firm on behalf of Petitioners in 2005 and marked and accepted into evidence as Petitioners' Exhibit 4. In addition, the aforementioned dwelling, built on Lot 206 prior to the zoning regulations, partly straddled Lot 207.

In 2005, in order to legitimize the placement of the dwelling on one lot, Petitioners requested an amendment of the plat that would revise the lot line between the lots. Instead of the lot line running lengthwise along the rectangular-shaped lots, the lot line would run across the lots and make them more square in shape. The new lot line would also create a panhandle on Lot 207 for ingress and egress to and from 12th Street. According to Mr. Billingsley, this amendment was approved by the Director of the Department of Environmental Protection and Resource Management ("DEPRM") and the Director of the Department of Permits and Development Management ("PDM").

At this juncture, Petitioners desire to construct a 22 foot by 36 foot two-car garage on Lot 207, even though it is currently unimproved and would serve as an accessory structure to the adjacent Lot 206, where Petitioners currently reside. They also desire to construct the garage with a height of 22 feet in lieu of the maximum allowable 15 feet, in order to provide additional

~~COPIES DESTROYED FOR FILING~~

~~11-19-01~~

~~pm~~

storage space above. Petitioners anticipate constructing a dwelling for themselves on Lot 207 in the future to accompany the garage, and selling Lot 206. The lots as now configured are unique from the other lots in the neighborhood in that they are square-shaped, with the subject Lot 207 situated behind Lot 206. Lot 207's means of ingress and egress is the thin panhandle running along the side of Lot 206. The dual D.R.5.5 and B.L. zoning of the subject Lot 207 also makes it unique from other lots in the neighborhood. As to the need for additional height for the garage, Petitioners indicate this is to allow for storage in a loft area above where cars will be parked, in order to protect against possible flooding. This will be accomplished by having the storage area above such potential flood elevations.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. The comment received from the Office of Planning dated August 9, 2007 indicates that it does not oppose Petitioners' request, but recommends as a condition of approval that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes. The comment also recommends that the structure be compatible in architecture to the existing structure, and that maintenance of the garage be the responsibility of the property owners of 2810 12th Street until a dwelling on the subject property at 2810A is built and occupied. The comment received from the Bureau of Development Plans Review dated July 30, 2007 indicates that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Finally, the comment from DEPRM dated September 17, 2007

~~RECEIVED FOR FILING~~
11-19-07
PB

indicates that development of the property must comply with the Chesapeake Bay Critical Area Regulations. Also, the property is within the Limited Development Area (LDA) and the lot is limited to 25% impervious surface area and 15% tree cover must be maintained. In addition, DEPRM advises that possible wetlands may exist on the adjacent property (Pural property).

In regard to the requested special hearing, I find there is justification for Petitioners' request to erect the accessory structure on the lot (Lot 207) that is not the same lot as the principal use or structure served. This situation presents unusual circumstances with respect to how the two lots were originally configured, and how the existing dwelling was placed on Lot 206, encroaching on a portion of the subject Lot 207. In addition, Petitioners plan to construct a dwelling on the subject property in the future, which will then serve as the primary use for the accessory structure. Petitioners have agreed that neither lot can be sold until such time as a dwelling has been erected on the subject property. Petitioners have also agreed to the conditions set forth in the ZAC comments, and in particular the Office of Planning comments that the accessory structure not be converted into a dwelling unit or apartment.

In regard to the request for variance, considering all the testimony and evidence presented, I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Therefore I find the property unique in a zoning sense. I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

Finally, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations and in a manner so as to grant relief without injury to the public health, safety and general welfare.

JUDICIAL RECEIVED FOR FILING

11-19-07

13

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 19th day of November, 2007, that Petitioners' request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) located on a lot not the same as the principal use or structure served (Section 101 of the B.C.Z.R.) be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioners' request for Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (garage) with a height of 22 feet in lieu of the permitted 15 feet be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.
4. The structure shall be compatible in architecture (style, materials and color) to the existing structure that it serves.
5. Petitioners agree that neither 2810 12th Street (Lot 206) nor the subject property, 2810A 12th Street (Lot 207), shall be converted or sold until such time as a dwelling has been constructed on 2810A 12th Street. In addition, maintenance of the accessory structure (garage) shall be the responsibility of Petitioners at 2810 12th Street until a dwelling on the subject property, 2810A 12th Street, is constructed and occupied.

ORDER RECEIVED FOR FILING

11-19-07
123

6. The base flood elevation for this site is 9.4 feet Baltimore County Datum. The flood protection elevation for this site is 10.4 feet. In conformance with *Federal Flood Insurance* Requirements, the first floor or basement floor must be at least one foot above the flood plain elevation in all construction.
7. 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.
8. The building engineer shall require a permit for this project.
9. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
10. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.
11. Development of the property must comply with the Chesapeake Bay Critical Area Regulations. Also, the property is within the Limited Development Area (LDA) and the lot is limited to 25% impervious surface area and 15% tree cover must be maintained. In addition, DEPRM advises of possible wetlands on the adjacent Pural property.

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

Thomas H. Bostwick / pz

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

11-19-07

pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 19, 2007

JOANN AND LESTER R. REEDER, SR.
2810 12TH STREET
BALTIMORE MD 21219

Re: Petition for Special Hearing and Variance
Case No. 08-030-SPHA
Property: 2810 A 12th Street

Dear Mr. and Mrs. Reeder:

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 that reads "Thomas H. Bostwick / pz".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood MD 21040



CBCA Flood

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2810 A 12TH STREET
which is presently zoned DR 5.5 & BL

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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

(SEE ATTACHED)

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

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

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

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

Legal Owner(s):

LESTER R. REEDER, SR.
Name - Type or Print _____
Lester R. Reeder Sr
Signature _____
JOANN REEDER
Name - Type or Print _____
J. Ann Reeder
Signature _____
2810 12TH STREET (410) 477-2180
Address _____ Telephone No. _____
BALTO. MD. 21219
City _____ State _____ Zip Code _____

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING & DESIGN, INC.
Name _____
601 CHARYWOOD CT. (410) 679-8719
Address _____ Telephone No. _____
EDGEWOOD MD 21040
City _____ State _____ Zip Code _____

OFFICE USE ONLY

Case No. 08-030 SPHA

ESTIMATED LENGTH OF HEARING _____

REV-9/15/98

UNAVAILABLE FOR HEARING

Reviewed By Aaron Tsui Date 07/17/2007

11-19-01

(P2)

AN ACCESSORY STRUCTURE (GARAGE) LOCATED ON A LOT NOT THE
SAME AS THE PRINCIPAL USE OR STRUCTURE SERVED (SECTION 101, BCZR)

08-030 SPHA



CBCA Flood Petition for Variance

Flood Zoning Commissioner of Baltimore County

for the property located at 2810 12TH STREET

which is presently zoned D.R.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)

(SEE ATTACHED)

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

TO BE PRESENTED AT 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

LESTER R. REEDER, SR.

Name - Type or Print

Signature

JOANN REEDER

Name - Type or Print

Signature

2810 12TH STREET (410) 477-2180

Address

Telephone No.

BALTO

MD

21219

State

Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY

CENTRAL DRAFTING & DESIGN, INC.

Name

601 CHARWOOD CT. (410) 679-8719

Address

Telephone No.

EDGEWOOD

MD

21040

City

State

Zip Code

OFFICE USE ONLY

Case No. 08-030 SPHA

ESTIMATED LENGTH OF HEARING _____

REV 9/15/98

Reviewed By Aaron Tsui Date 07/17/2007

UNAVAILABLE FOR HEARING

SPHA RECEIVED FOR FILING

8-11-19-07

RB

SECTION 400.3 (BCZR) TO PERMIT AN ACCESSORY BUILDING (GARAGE)
WITH A HEIGHT OF 22 FEET IN LIEU OF THE PERMITTED 15 FEET

08-030 SPHA

ZONING DESCRIPTION

2810A 12TH STREET

Beginning at a point on the west side of 12TH Street (future 40 feet wide) distant 10 feet northerly from it's intersection with the center of Hilton Avenue (15 feet wide), thence being all of lot 207 as shown on the plat entitled Amended Plat of Lots 206 and 207, Swan Point recorded among the plat records of Baltimore County in Plat Book 78 Folio 37. Containing 10,505 S.F. or 0.1699 acre of land, more or less.

Being known as 2810A 12TH Street. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Maryland.



08-030 SPHA

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: 408-030-8PMA

2810 A 12th Street

W/ide of 12th Street, 10 feet north of intersection with centerline of Hilton Street

15th Election District - 7th Councilmanic District

Legal Owner(s): Lester R. & Joann Reeder, Sr.

Special Hearing: to allow an accessory structure (garage) located on a lot not the same as the principal use of structure served. Variances: to permit an accessory building (garage) with a height of 22 feet in lieu of the permitted 15 feet.

Hearing: Monday, September 24, 2007 at 9:00 a.m. in Room 407, County Courthouse Building, 401 Bayley 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.

9/20/07 Sept. 6

147968

CERTIFICATE OF PUBLICATION

9/6/2007

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 9/6/2007.

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

J. Wilkinson

LEGAL ADVERTISING

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: #08-030-SPHA

2810 A 12th Street
W/side of 12th Street, 10 feet north of intersection with
centerline of Hilton Street
15th Election District - 7th Councilmanic District
Legal Owner(s): Lester R. & Joann Reader, Sr.

Special Hearing: to allow an accessory structure (garage) located on a lot not the same as the principal use of structure served. **Variance:** to permit an accessory building (garage) with a height of 22 feet in lieu of the permitted 15 feet.

Hearing: Thursday, October 18, 2007 at 9:00 a.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 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/10/609 Oct. 2 150705

CERTIFICATE OF PUBLICATION

10/4/2007

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 10/2/2007.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkins

LEGAL ADVERTISING

**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: 08-030 SPHA
Petitioner: LESTER R REEDER, JR.
Address or Location: 2810 A 12TH ST.

PLEASE FORWARD ADVERTISING BILL TO:

Name: LESTER R. REEDER, JR.
Address: 2810 12TH ST.
BALTO MD 21219

Telephone Number: (410) 477-2180

No. 1386

SECRET

Date: 07-030

7/17/2011 18:57:16 2

[illegible]

Total:

Rec
From:

Central Bookbinding & Design, Inc.

From:

For:

60

457

DISTRIBUTION

COF-030 SPH7

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: Case No: 08-030-SPNAPetitioner/Developer: LESTER R.
JOANN REEDER SRDate Of Hearing/Closing: 10/18/07

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

Attention:

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
at 2810 A 12th STREET

This sign(s) were posted on October 2, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 10/2/07
(Signature of sign Poster and Date)

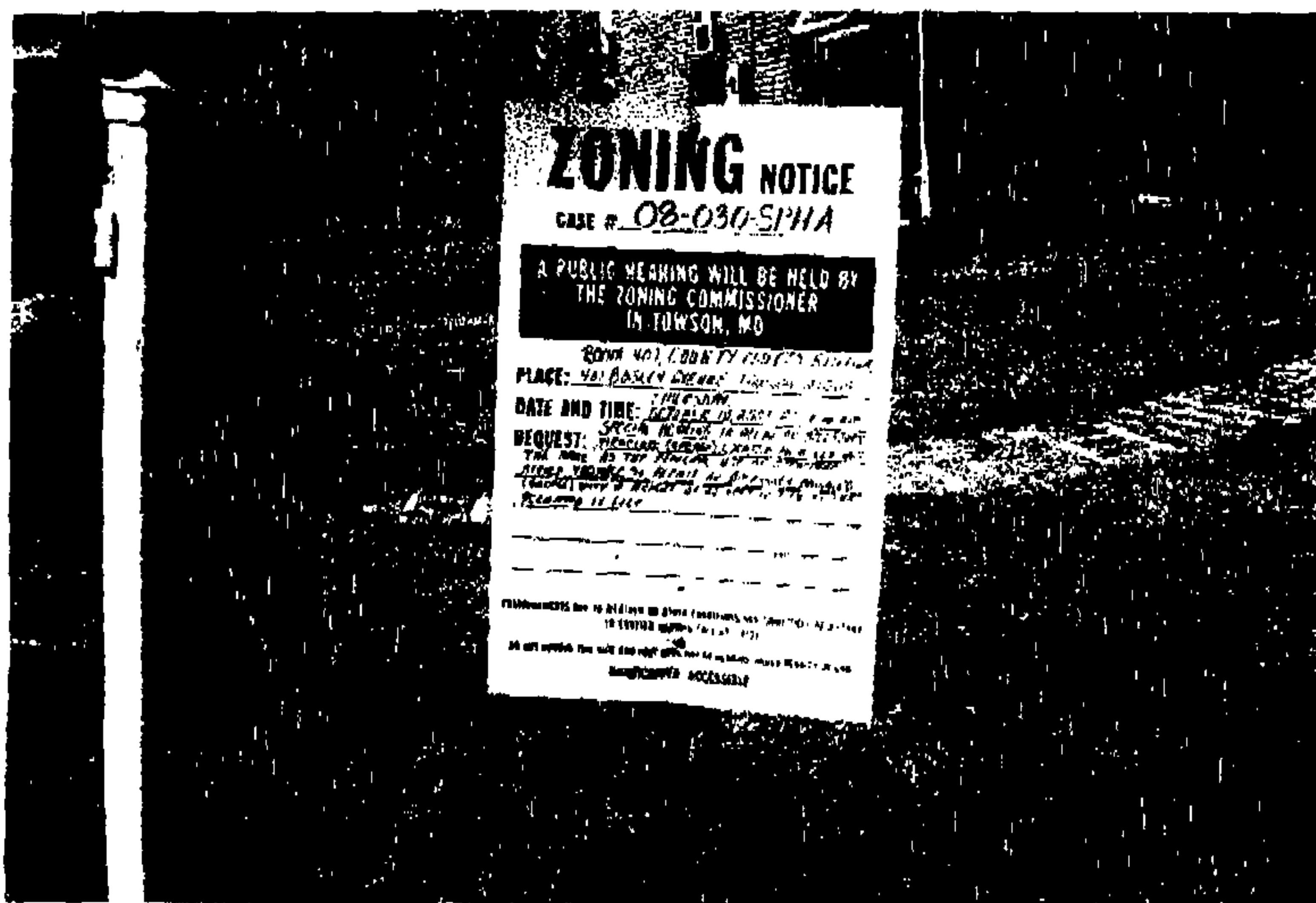
Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220(443-629 3411)





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

August 10, 2007
TIMOTHY M. 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: 08-030-SPHA

2810 A 12th Street

W/side of 12th Street, 10 feet north of intersection with centerline of Hilton Street

15th Election District – 7th Councilmanic District

Legal Owners: Lester R. & Joann Reeder, Sr.

Special Hearing to allow an accessory structure (garage) located on a lot not the same as the principal use of structure served. Variance to permit an accessory building (garage) with a height of 22 feet in lieu of the permitted 15 feet.

Hearing: Monday, September 17, 2007 at 11:00 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: David Billingsley, 601 Charwood Court, Edgewood 21040
Mr. & Mrs. Reeder, 2810 12th Street, Baltimore 21219

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 6, 2007 Issue - Jeffersonian

Please forward billing to:
Lester Reeder, Sr.
2810 12th Street
Baltimore, MD 21219

410-477-2180

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: 08-030-SPHA

2810 A 12th Street

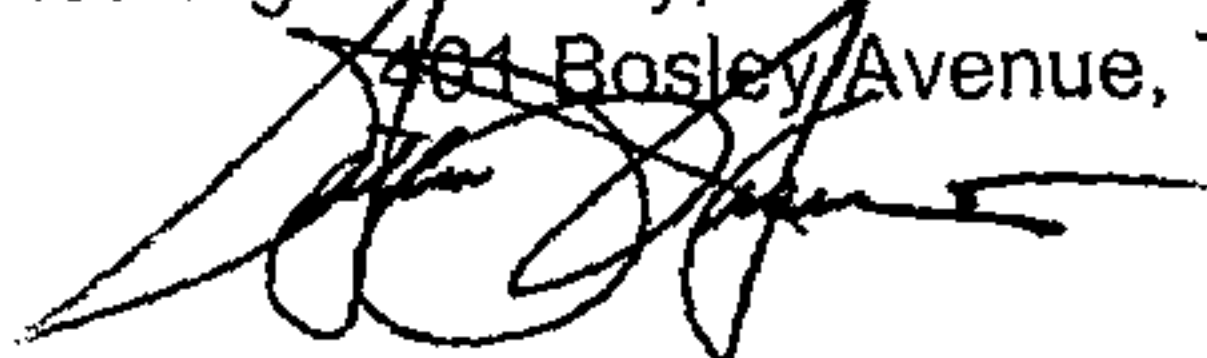
W/side of 12th Street, 10 feet north of intersection with centerline of Hilton Street

15th Election District – 7th Councilmanic District

Legal Owners: Lester R. & Joann Reeder, Sr.

Special Hearing to allow an accessory structure (garage) located on a lot not the same as the principal use of structure served. Variance to permit an accessory building (garage) with a height of 22 feet in lieu of the permitted 15 feet.

Hearing: Monday, September 24, 2007 at 9:00 a.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

September 17, 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: 08-030-SPHA

2810 A 12th Street

W/side of 12th Street, 10 feet north of intersection with centerline of Hilton Street

15th Election District – 7th Councilmanic District

Legal Owners: Lester R. & Joann Reeder, Sr.

Special Hearing to allow an accessory structure (garage) located on a lot not the same as the principal use of structure served. Variance to permit an accessory building (garage) with a height of 22 feet in lieu of the permitted 15 feet.

Hearing: Thursday, October 18, 2007 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Lester & Joann Reeder, 2810 12th Street, Baltimore 21219
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, OCTOBER 3, 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.**



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

October 10, 2007

Lester R. Reeder, Sr.
Jo Ann Reeder
2810 12th Street
Baltimore, MD 21219

Dear Mr. and Mrs. Reeder:

RE: Case Number: 08-030-SPHA, 2810 12th Street

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 17, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
David Billingsley Central Drafting & Design, Inc. 601 Charwood Ct. Edgewood 21040

Miscellaneous Permit & License Processing | County Office Building
111 West Chesapeake Avenue, Room 101 | Towson, Maryland 21204
Phone 410-887-3616 | Fax 410-887-4578 | Animal Licenses 410-887-3630
www.baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 9, 2007

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

SUBJECT: 2810 A 12th Street

INFORMATION:

Item Number: 8-030

Petitioner: Mr. And Mrs. Lester and Joann Reeder

Zoning: DR 5.5 and BL

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to have an accessory structure (garage) located on a lot that is not the same lot as the principle use or structure to which it is an accessory provided the following conditions are met:

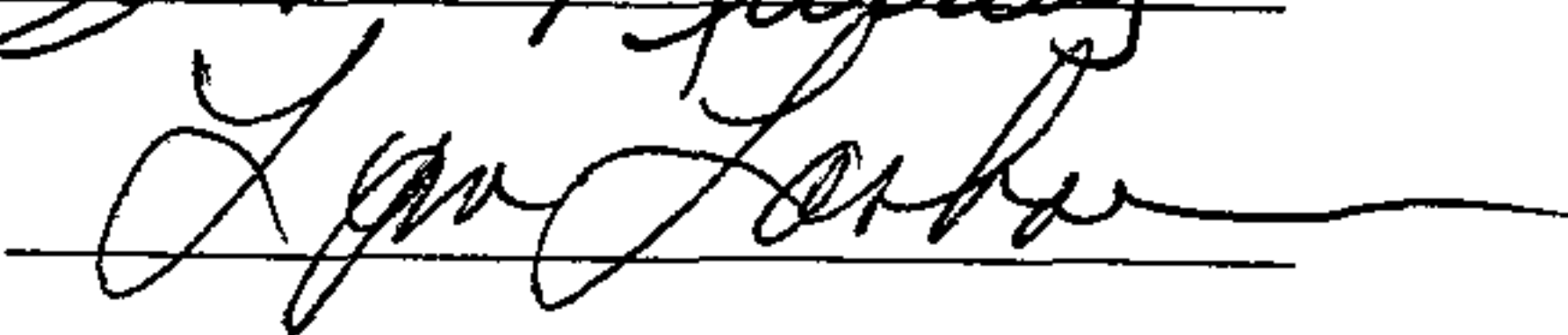
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. The structure shall be compatible in architecture, (style, materials and color) to the existing structure that it serves.
4. The maintenance of the accessory structure (garage) would be the responsibility of the property owners of 2810 until the dwelling at 2810A is built and occupied.

For further information concerning the matters stated here in, please contact Nkechi Hislop at 410-887-3480.

Reviewed by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
OCT 18 2007

BY:

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: September 17, 2007

SUBJECT: Zoning Item # 08-30-SPHA
Address 2810A 12th Street
Reeder Property

Zoning Advisory Committee Meeting of July 23, 2007

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 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This property is within the Limited Development Area (LDA) of the CBCA. LDA regulations state that the lot is limited to 25% of impervious surface area and that 15% tree cover be maintained. Please be advised of possible wetlands on the adjacent property (Pural property).

Reviewer: Kevin Brittingham

Date: 8/15/07

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 30, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
for July 30, 2007
Item No. 08-030

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 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 Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:cab

cc: File

ZAC-ITEM NO 08-030-07202007.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: July 23, 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. 8-30-8PHA
2810 A 12th STREET
REEDER PROPERTY
SPECIAL HEARING &
VARIANCE

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. 8-30-8PHA.

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

July 25, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 23, 2007

Item Number: 020 (030) through 034

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

Patricia Zook - hearings next week - DEPRM comments needed for TOM

From: Patricia Zook
To: Livingston, Jeffrey
Date: 10/12/2007 9:47 AM
Subject: hearings next week - DEPRM comments needed for TOM
CC: Bostwick, Thomas

Hi Jeff -

We need comments from DEPRM for two cases scheduled for hearings next week:

08-030-SPHA @ 2810 12th Street - hearing is Thursday, October 18

08-040-A @ 863 Sue Grove Road - hearing is Thursday October 18

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

CENTRAL DRAFTING AND DESIGN, INC.

601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 679-1298

August 17, 2007

Zoning Review Office
111 W. Chesapeake Avenue
Towson, Md 21204

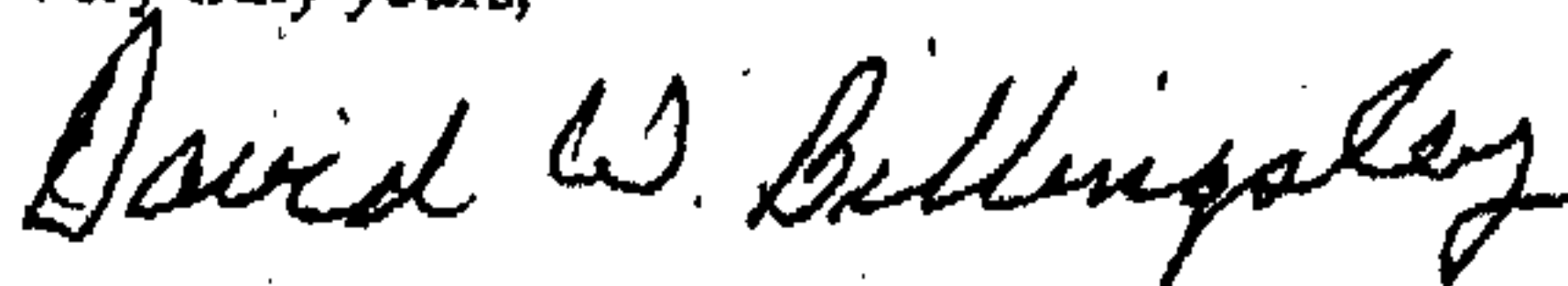
RE: 2810 A 12TH STREET
CASE NO. 08-030-SPHA

Gentlemen:

Due to a scheduling conflict, I am requesting that the date for the referenced hearing be changed. It is my understanding that the hearing can be rescheduled for Monday, September 24, 2007 at 9:00 A.M.

Thank you for your consideration in this matter.

Very truly yours,



David W. Billingsley

CENTRAL DRAFTING AND
DESIGN, INC
601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
PHONE (410)679-8719 FAX (410)679-1298

FACSIMILE TRANSMITTAL SHEET

TO: CHRISTIAN

FROM: David W. Billingsley

COMPANY: ZONING REVIEW

DATE: 8/17/07

FAX NUMBER:

TOTAL NO. OF PAGES INCLUDING COVER:

2

PHONE NUMBER:

REFERENCE:

CASE 08-030 JPHA

☒ FOR YOUR INFORMATION

☐ FOR YOUR USE

☐ AS YOU REQUESTED

NOTES/COMMENTS:

CENRAL DRAFTING AND DESIGN INC.

601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 679-1298

September 14, 2007

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Md. 21204
Attn: Kristen Matthews
Zoning Review

RE: CASE NO. 08-030-SPHA
2810 A 12TH STREET

Dear Ms. Matthews:

Posting of the property for the scheduled hearing was not accomplished by the required date. We are requesting that the hearing be rescheduled at the earliest available date. Please note that the length of the hearing is anticipated to be short.

moved to 10/18/07 @ 9:00 am mch

Any additional cost for advertising should be forwarded to this office for payment.

Thank you for your cooperation in this matter.

Very truly yours,

David W. Billingsley

David W. Billingsley

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE

2810A 12th Street; W/S 12th Street, 10' N of
intersection with c/line Hilton Street

15th Election & 7th Councilmanic Districts

Legal Owner(s): Joann & Lester Reeder, Sr
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 08-030-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of July, 2007, a copy of the foregoing Entry of Appearance was mailed David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

RECEIVED

JUL 27 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

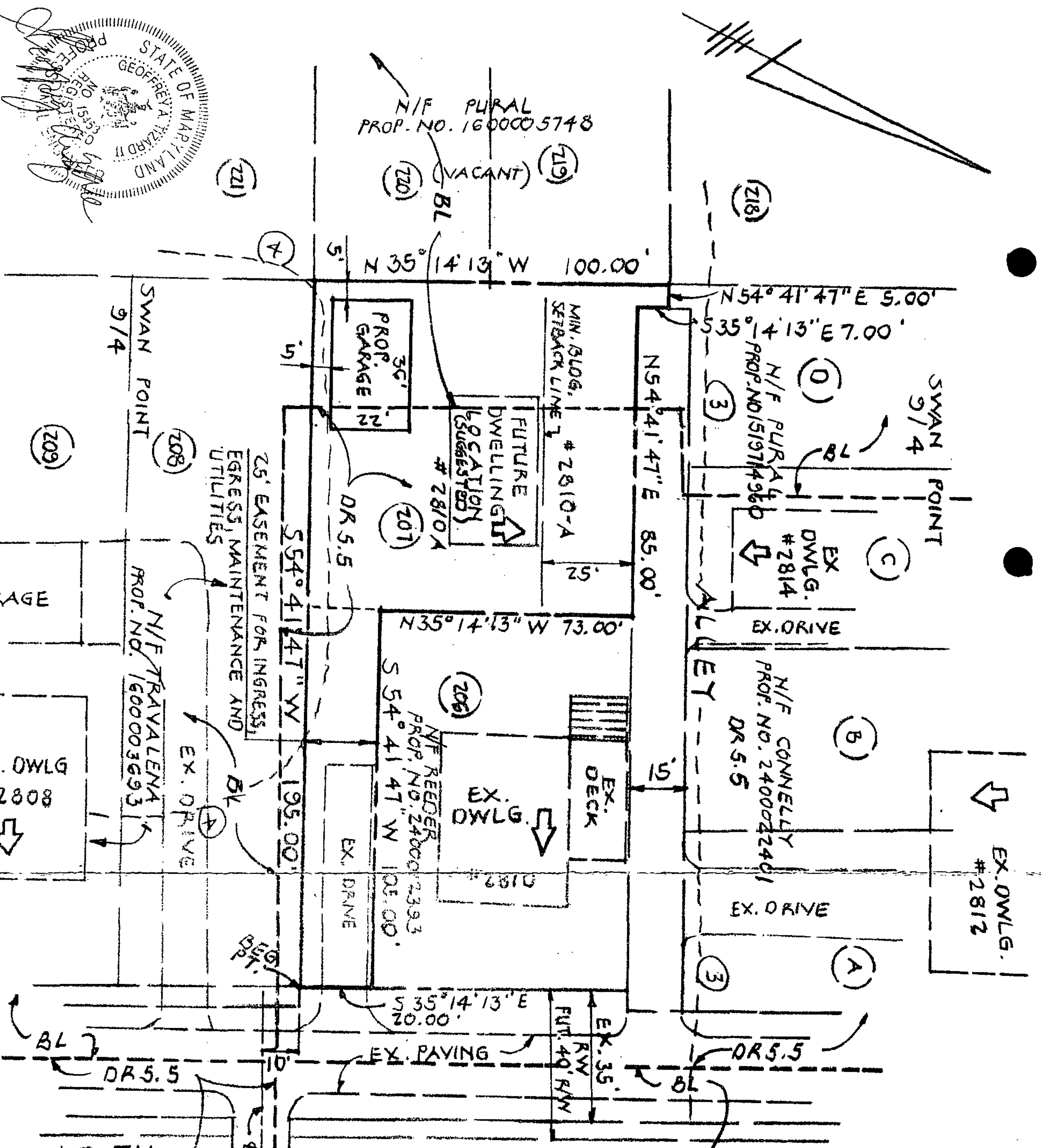
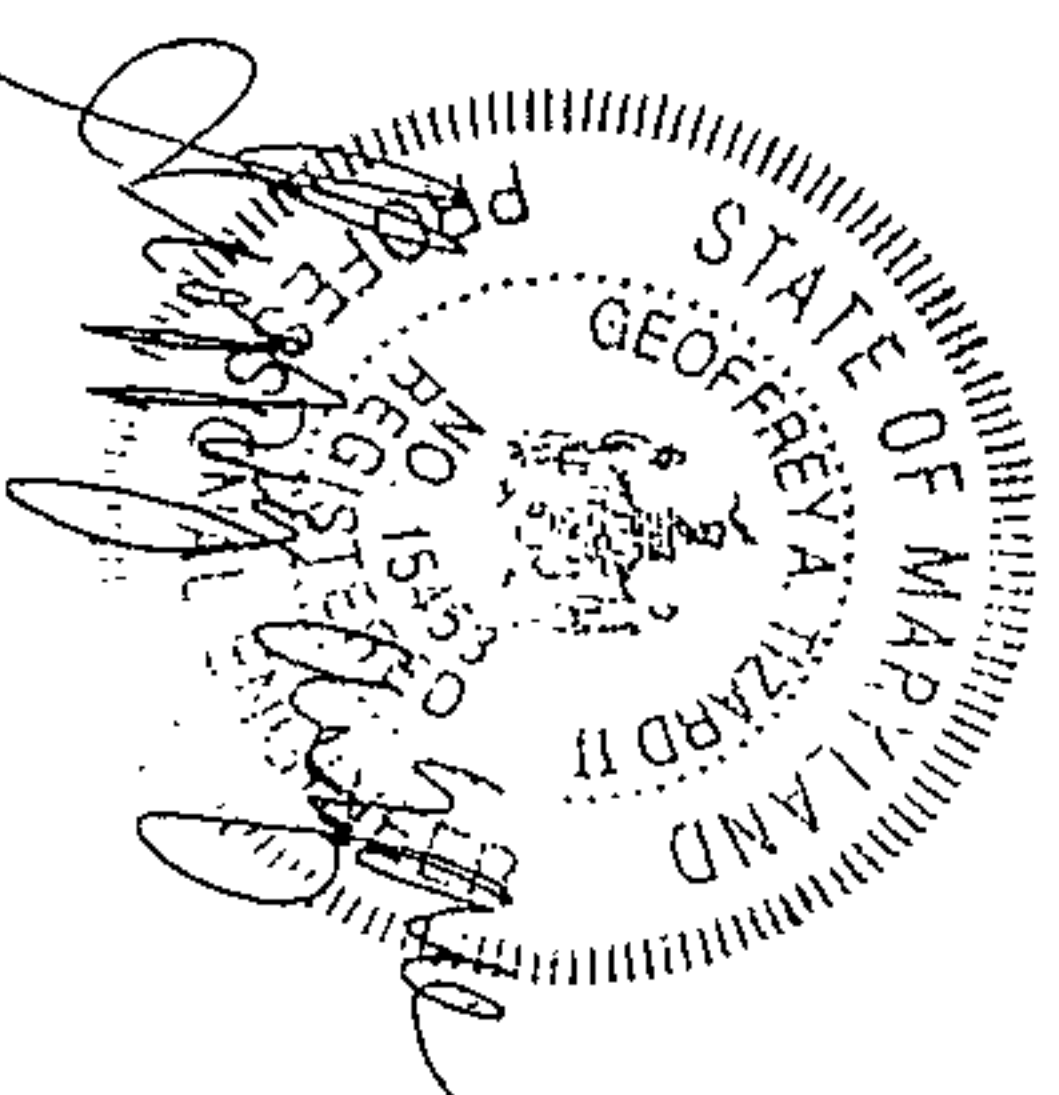
People's Counsel for Baltimore County

CASE NAME 2810 12 TH ST.
CASE NUMBER 08-030 5PM
DATE 10/18/07

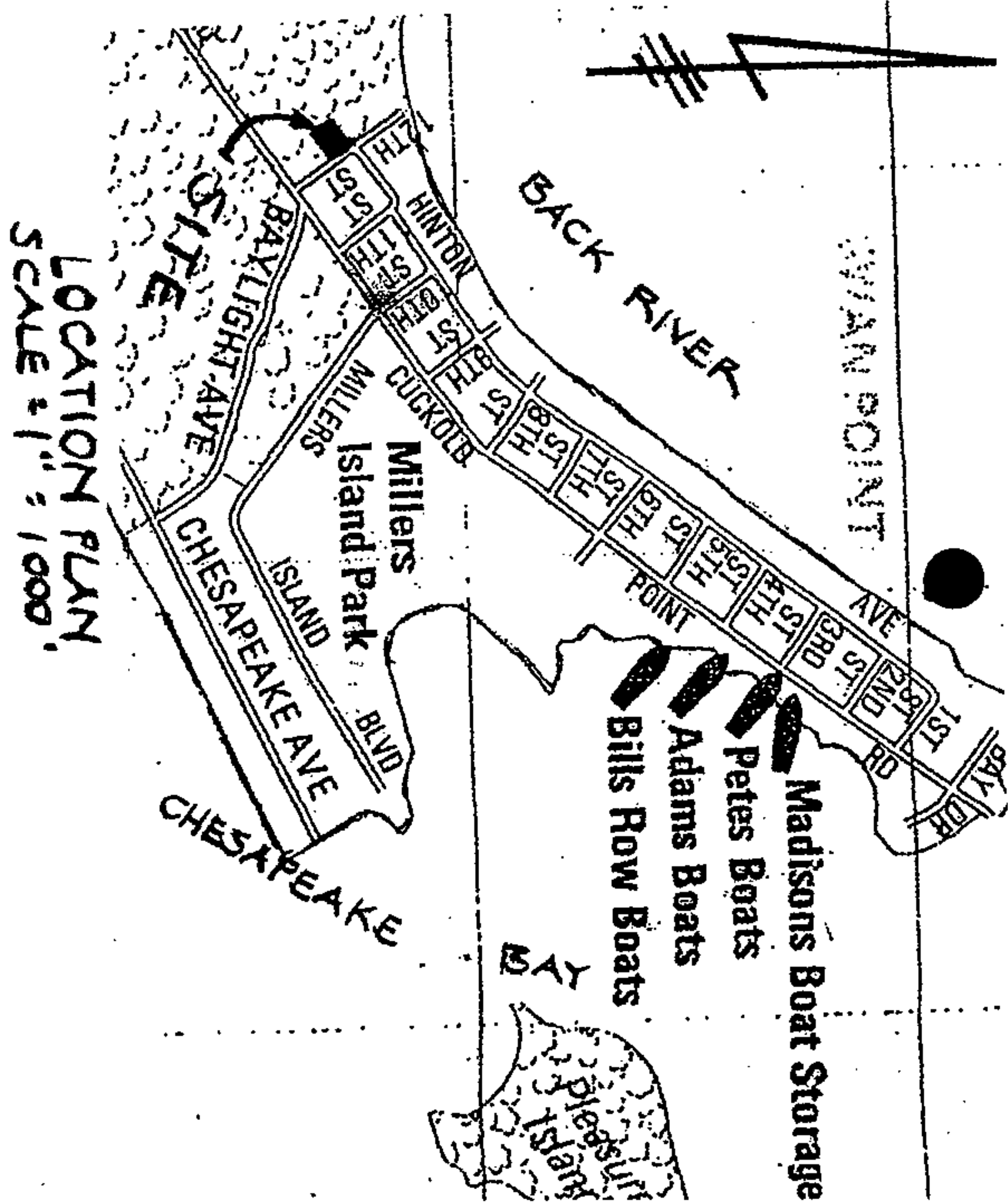
PETITIONER'S SIGN-IN SHEET

[illegible]

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



- NOTES
1. ZONING...DR 5.5 AND BL (MAP NO. 112A2)
 2. AREA...10,505 S.F. = 0.2412 AC. (BL = 0.713 AC, DR 5.5 = 0.1699 AC)
 3. PUBLIC WATER AND SEWER IS EXISTING
 4. SITE IS LOCATED IN CBCA AND FLOOD ZONE A9
 5. NO PREVIOUS ZONING HISTORY OR VIOLATIONS KNOWN
 6. NO HISTORIC STRUCTURES OR UNDERGROUND STORAGE TANKS EXIST



PETITIONER'S
EXHIBIT NO. 1

PLAT TO ACCOMPANY PETITION FOR
VARIANCE AND SPECIAL HEARING
2810A 12TH STREET
LOT 207, AMENDED PLAT OF LOTS 206 AND 207
SWAN POINT P.B. 78 FOLIO 37
ELECTION DISTRICT 15C7
BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET

OWNER
LESTER R. REEDER, SR & JOANN REEDER
2810 12TH STREET
BALTIMORE, MD. 21219
PROPERTY NO. 2400012394

08-030 SPHA



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 **Account Number -** 2400012393

Owner Information

Owner Name:	REEDER LESTER ROBERT, SR REEDER JOANN	Use:	RESIDENTIAL
Mailing Address:	2810 12TH ST BALTIMORE MD 21219-1624	Principal Residence:	YES
		Deed Reference:	1) 2)

Location & Structure Information

Premises Address 2810 12TH ST	Legal Description .1760 AC 2810 12TH ST WS SWAN POINT
---	---

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
112	15	4					206	3	Plat Ref: 78/ 37

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built 1929	Enclosed Area 1,773 SF	Property Land Area 7,665.00 SF	County Use 04
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	52,560	140,660		
Improvements:	59,720	117,190		
Total:	112,280	257,850	209,326	257,850
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 HOMEOWNERS TAX CREDIT

PETITIONER'S

EXHIBIT NO.

2

#2
PET



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 Account Number - 2400012394

Owner Information

Owner Name:	REEDER LESTER ROBERT, SR REEDER JOANN	Use:	RESIDENTIAL
Mailing Address:	2810 12TH ST BALTIMORE MD 21219-1624	Principal Residence:	NO
		Deed Reference:	1) 2)

Location & Structure Information

Premises Address	Legal Description
2810 A 12TH ST	.2412 AC 2810A 12TH ST WSR SWAN POINT

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
112	15	4				207	3	Plat Ref: 78/ 37

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		10,505.00 SF	04
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	54,870	142,370		
Improvements:	0	0		
Total:	54,870	142,370	113,202	142,370
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

PETITIONER'S

EXHIBIT NO.

3

PET #3

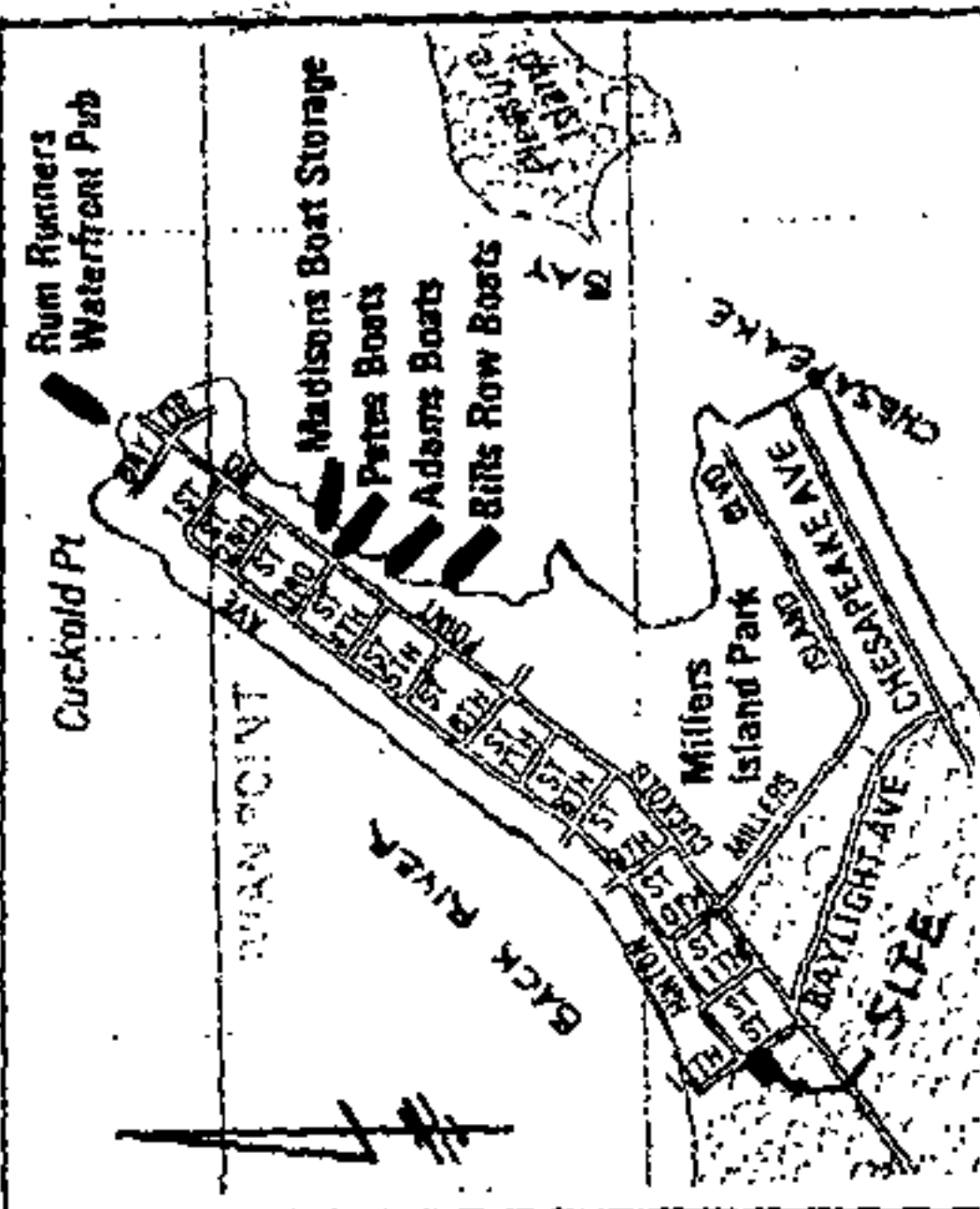
PET. NO. 4

NOTES:

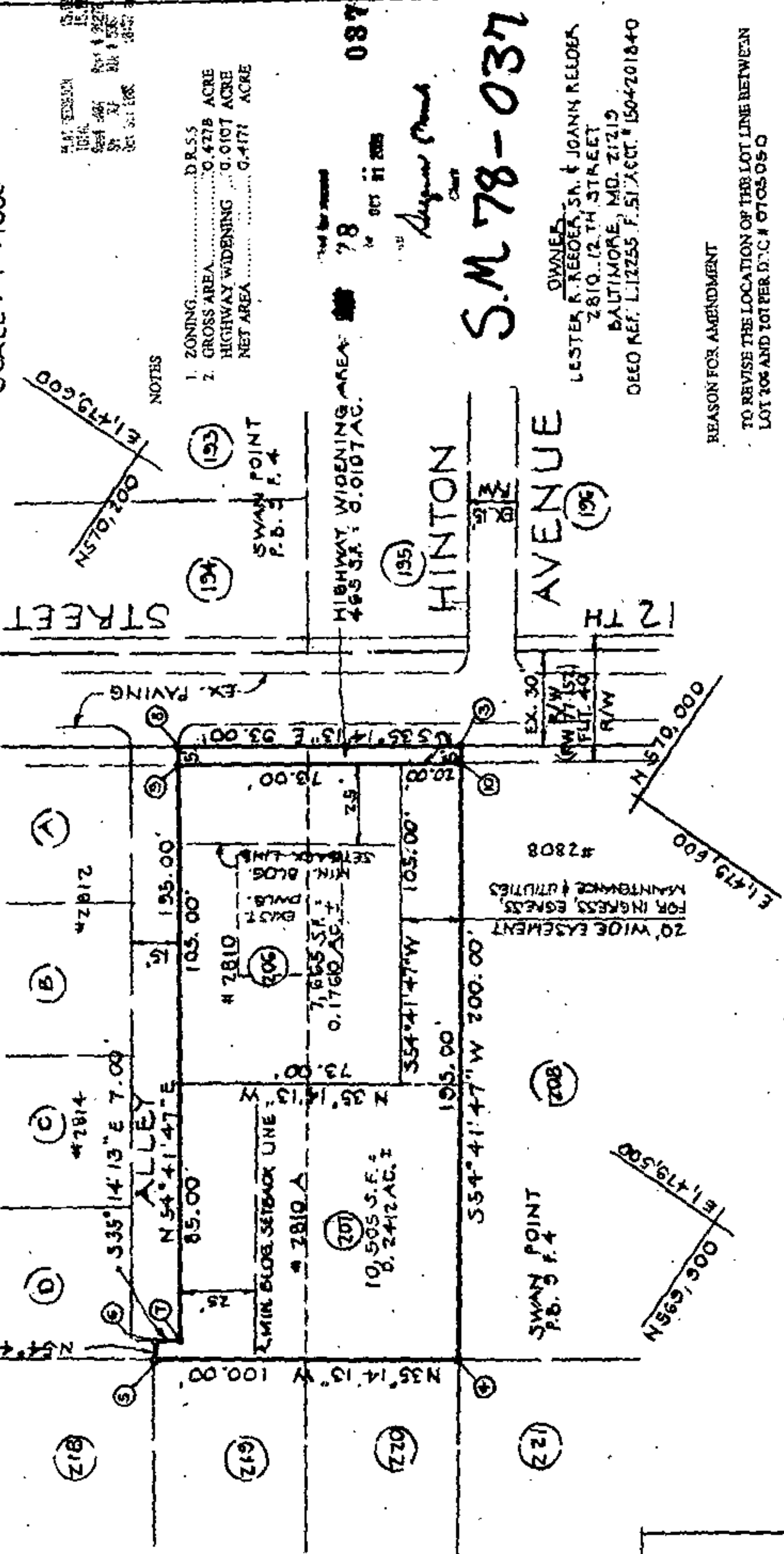
1. THIS PROPERTY IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA WITHIN A LIMITED DEVELOPMENT AREA (LDA); AS SUCH, IMPERVIOUS SURFACE AREA COVERAGE IS LIMITED TO 25% OF EACH LOT.
2. A LETTER EXPLAINING THE IMPERVIOUS SURFACE LIMITS SHALL BE SENT TO THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 37-4-27B BALTIMORE COUNTY CODE.
3. COVENANTS PROHIBITING ADDITIONAL IMPERVIOUS AREA ABOVE THAT PERMITTED SHALL BE RECORDED FOR EACH LOT PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
4. LOT REGULATIONS REQUIRE A MINIMUM OF 15% TREE COVER ON EACH LOT. THEREFORE, THREE (3) LARGE NATIVE DECIDUOUS TREES MUST BE PLANTED ON EACH LOT PRIOR TO ISSUANCE OF ANY USE AND OCCUPANCY CERTIFICATE FOR THOSE LOTS.
5. THIS PLAN MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 37-4-27B.
6. THE RECORDING OF THIS PLAN DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
7. THE INFORMATION SHOWN HEREIN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAN.
8. ADDITIONAL INFORMATION CONCERNING THIS PLAN MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
9. THE RECORDING OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAN.
10. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
11. APPROVAL FOR (UN)LIMITED EXEMPTION (LOT LINE ADJUSTMENT) WAS APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE (RECORD 07050503).
12. THE APPROVAL OF THIS PLAN IS BASED ON REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THIS DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DESTROYED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
13. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTIONS LINES SHOWN HEREIN HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTION TO THESE RESTRICTIONS MAY APPLY.
14. DEVELOPMENT OR ADJUDICATION OF THE SITE MUST COMPLY WITH THE CHESAPEAKE BAY CRITICAL AREA REQUIREMENTS FOR EACH LOT PRIOR TO ISSUANCE OF BUILDING PERMITS, A DECLARATION OF PROTECTIVE COVENANTS, COVENANTS AND RESTRICTIONS MUST BE RECORDED.
15. THIS SITE IS LOCATED IN THE PATASCO WATER-SHED PROPERTY OUTLINE BASED ON LOTS 701 AND 702 AS SHOWN ON THE PLAN OF SWAN POINT RECORDED IN PLAT BOOK 9, FOLIO 4.
16. TUSH COLLECTION, SHOWN REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO JUNCTION OF THE PARKWAY AND STREET RIGHT-OF-WAY.

COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE COORDINATE SYSTEM (NAD 83) AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

COORDINATES		EAST	
NO.	NORTH	1,479,579.611	1,479,579.611
3	570,060.715	1,479,579.611	1,479,579.611
4	569,345.133	1,479,579.611	1,479,579.611
5	570,026.810	1,479,579.611	1,479,579.611
6	570,029.700	1,479,579.611	1,479,579.611
7	570,013.953	1,479,579.611	1,479,579.611
8	570,136.675	1,479,579.611	1,479,579.611
9	570,133.788	1,479,579.611	1,479,579.611
10	570,057.836	1,479,579.611	1,479,579.611



VICINITY MAP
SCALE: 1"=1,000'



- NOTES
1. ZONING: D.R.S.S.
 2. GROSS AREA: 0.4278 ACRE
 3. HIGHWAY WIDENING: 0.0107 ACRE
 4. NET AREA: 0.4171 ACRE

S.M. 78-037

OWNER:
LESTER R. KEEFER, JR. & JOANN KEEFER
2819 12TH STREET
BALTIMORE, MD. 21219
DEED REF. L12255 F.51 ACCT. 1504201840

REASON FOR AMENDMENT

TO REVISE THE LOCATION OF THE LOT LINE BETWEEN LOT 206 AND LOT 207 D.T.C. # 0703 09 0

FIRST AMENDED PLAT

LOTS 206 AND 207

SWAN POINT

PLAT BOOK 9 FOLIO 4

ELECTION DISTRICT 15, C7

BALTIMORE COUNTY, MARYLAND

SCALE: 1 INCH = 30 FEET

JULY 15, 2005

OWNERS CERTIFICATE:

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTINGS OF THE MARKERS.

Lester R. Keefer, Jr.
LESTER R. KEEFER, JR. DATE
Joann Keefer
JOANN KEEFER DATE

APPROVED FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT:

Thomas J. Johnson
DIRECTOR DATE 10/27/05

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 37-4-27B BALTIMORE COUNTY CODE

Walter J. Johnson
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT DATE 10/27/05

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN Laid OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTINGS OF THE MARKERS.

Michael V. Moskuna
8/27/05

THIS TO CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE COMMENTS OF RECORDS-ASSOCIATED 7-15-05 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO THOSE COMMENTS.

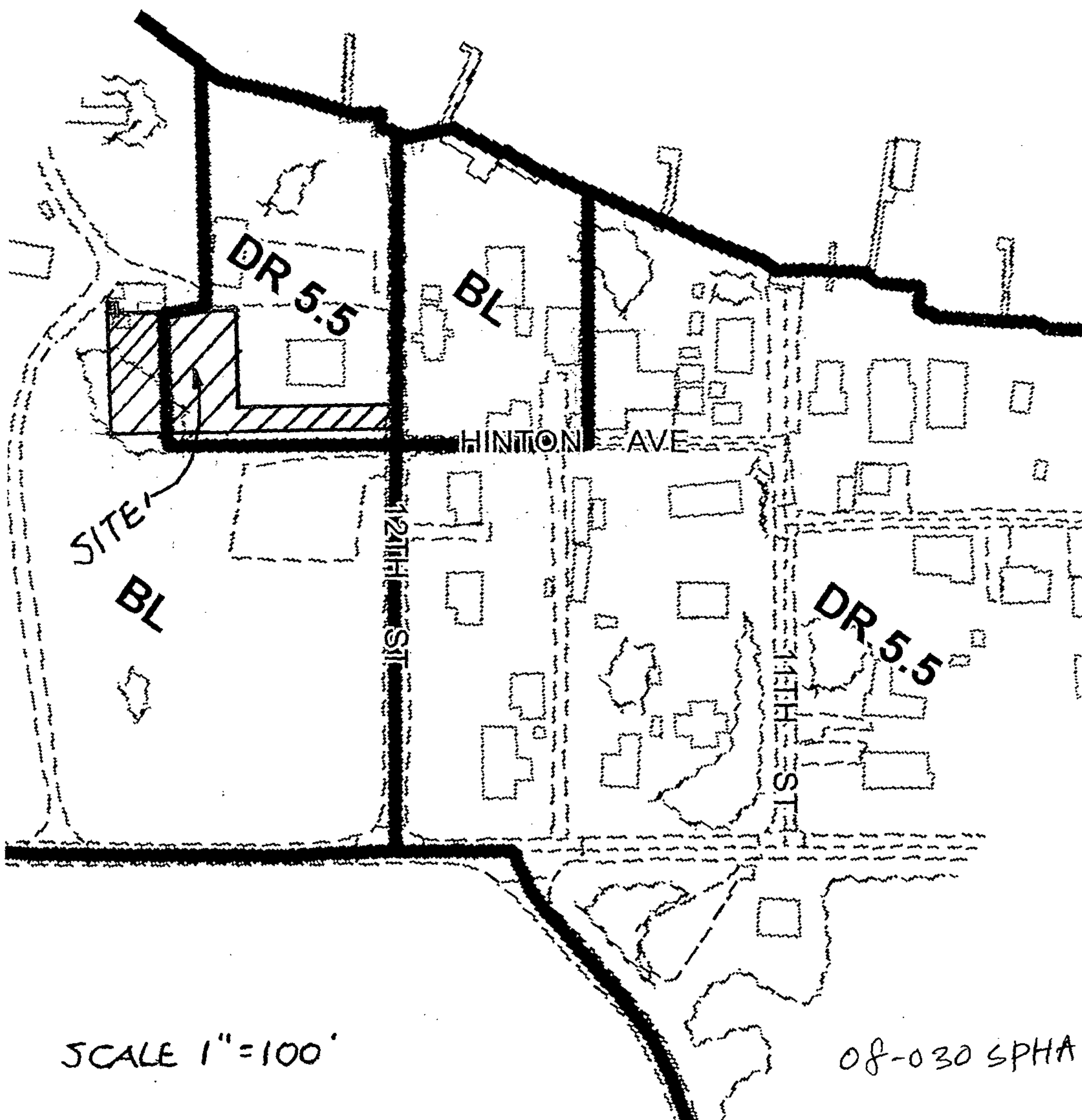
CENTRAL DRAFTING & DESIGN, INC.

604 CHARWOOD COURT
BETHESDA, MD 20814

PETITIONER'S 4

EXHIBIT NO.

HEA 554 1236 11463 1137849



SCALE 1"=100'

08-030 SPHA