

IN RE: **PETITION FOR VARIANCE**

S/S Elk Road, 255' W c/line

Helena Road

(1807 Elk Road)

15th Election District

6th Council District

Ernest J. Glinka, et ux

Petitioners

*

*

*

*

*

BEFORE THE

ZONING COMMISSIONER

OF

ZONING COMMISSIONER

Case No. 2008-0566-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Ernest J. Glinka, and his wife, Jacqueline M. Glinka. As originally filed, the Petitioners sought relief from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a minimum sum of side yard setbacks of 20 feet in lieu of the required 25 feet.¹ The subject property and requested relief are more fully described on the site plan submitted which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were the owners of the property, Ernie and Jackie Glinka, and their builder, Buck Jones, with Free State General Contractors, who is assisting the Petitioners through the permitting process. C. Dustin and Doreen Schwinn, adjacent neighbors residing at 1805 Elk Road, appeared in opposition to the request. They raised concerns about past indiscretions and believe that a new home, if built at a high elevation, would block the required light needed to energize the solar panels they use to heat their residence.

¹ The subject property is a water-oriented lot with 52 feet of frontage on Elk Road just south of the Hopkins Creek. The applicable development standards for small lots set forth in the Chart found in Section 1B02.3.C.1, in addition to area and yard setbacks, require a lot width of 70 feet in the D.R.3.5 zone. Perhaps the Zoning Review Office placed its reliance upon B.C.Z.R. Section 304.1 (undersized single-family lots) in its determination that a variance from the deficient lot width was not necessary.

ORDER RECEIVED FOR FILING
Date 8-27-08
By [signature]

Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel located on the south side of Elk Road just west of Helena Road in eastern Baltimore County. The property is also known as Lot 273 in the subdivision of Middleborough, an older subdivision which was recorded in the Land Records of Baltimore County some 97 years ago, well prior to the effective date of the zoning regulations. As is often the case with older subdivisions, many of the lots do not meet current area and/or width requirements. In this regard, the subject property is approximately 50 feet wide and 250 feet deep and contains a gross area of 12,342 square feet, more or less, zoned D.R.3.5. While those regulations require a minimum area of 10,000 square feet, a *minimum width of 70 feet* is required. Thus, the subject lot is undersized by today's development standards.

Variance relief is requested as set forth above to allow the development of the subject property with a 1-½ story, single-family dwelling with an attached front yard garage and a sunroom and deck at the rear of the home. Testimony indicated that the subject property is an unimproved lot of record, which has been in Mr. Glinka's family since 1964. Apparently, Petitioners' uncle, Edward Glinka, acquired the property in 1964 (*See* Petitioners' Exhibit 3) and used it for the storage of his boat. After Edward Glinka's death in 2002, the Petitioners took title to the property and now wish to develop the same with a new single-family dwelling in which their daughter will reside. The proposed dwelling will be consistent with other homes in the area as demonstrated by the building elevations submitted as Petitioners' Exhibit 4. In response to the concerns of Mr. and Mrs. Schwinn, Mr. Jones noted on these building elevations that the height from the ground to the peak of the roof would not exceed 28 feet. The new home will be set back 53 feet from Elk Road and positioned centrally on the lot with side yard setbacks (10 feet each side) so as to provide setback distances consistent with other homes in the locale.

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Date 8-27-08
By [signature]

As noted above, the adjacent property owners, C. Dustin and Doreen Schwinn, expressed concerns about the Petitioners doing the "right thing" with the property based upon past experiences. They (Schwinn's) have resided in their home since 1977 and were friends with the Petitioners uncle, Edward Glinka. Following his death, the relationship between the present parties has become, at best, strained. *See* Protestants' Exhibit 1. Prior gas fumes associated with the Petitioners boat being stored on the subject lot has raised concerns that the proposed garage located next to the Schwinn's living room will invite similar inconveniences. They also believe that their use of the solar heat, which they have enjoyed since 1980, may be impaired if a new structure is built on the lot. In response, Mr. Jones assured the Schwinn's that the new home would be a 1-½ story structure and built with a maximum height of 28 feet. It was also noted that the Petitioners would submit building elevations to the Office of Planning for review and approval prior to their being granted a building permit. The Office of Planning will determine the compatibility of size, exterior building materials, color and architectural detail. I will leave it to that office to determine that the proposed home is consistent with the existing dwellings in the area. In view of the narrow configuration and size of the lot, compliance with the regulations is not practical or possible. Additionally, the property is located in the Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA) which requires that the proposed development must comply with these regulations and, in particular, the impervious surfaces which are limited to 25% of the property. Thus, variance relief is requested in order to comply with the spirit and intent of these regulations.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. and *Cromwell v. Ward*, 102 Md. App. 691 (1995). The variance in this case is driven

By _____
Date 8-27-08
ORDER RECEIVED FOR FILING

by the configuration and size of the lot. Moreover, this property is served by public water and public sewer, which has been made available in the area. Strict compliance with the regulations would cause a practical difficulty upon the Petitioners in that a reasonable use of the land would not be permitted. Finally, Mr. and Mrs. Schwinn do not wish to block the Petitioners ability to use the property for a single-family residence for their daughter, but just wish to make certain that the Petitioners take into consideration the use and quiet enjoyment of their neighbors. Thus, I find that relief can be granted without detrimental impact to their property. In this regard, it is noted that many other houses in the community are built on similarly sized lots. However, in granting the relief, I will impose conditions and remind Petitioners that they need to comply with the CBCA regulations enforced by the Department of Environmental Protection and Resource Management (DEPRM) and with Federal flood insurance requirements mandated in the CBCA.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of August 2008 that the Petition for Variance seeking relief from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet, and a minimum sum of side yard setbacks of 20 feet in lieu of the required 70 and 25 feet, respectively, in accordance with Petitioner's Exhibit 1, be and the same is hereby GRANTED; subject to the following restrictions:

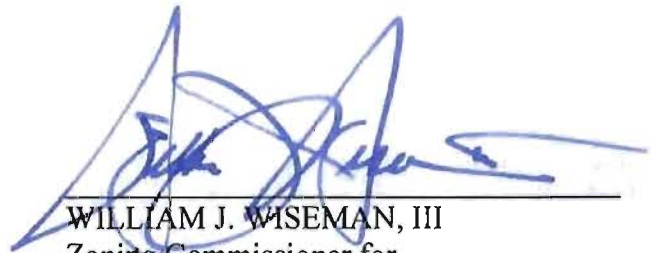
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the thirty (30) day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. Compliance with the Zoning Advisory Committee (ZAC) comment submitted by DEPRM relative to the Chesapeake Bay Critical Area (CBCA) regulations

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Date 8-27-08
By [signature]

and all other appropriate environmental, floodplain and BOCA regulations relative to the protection and water quality, streams, wetlands and floodplains. A copy of this comment, dated June 27, 2008, is attached hereto and made a part hereof.

3. Prior to the issuance of any building permits, the Petitioners shall submit building elevation drawings to the Office of Planning for review and approval. The proposed dwelling shall be constructed substantially in accordance with the elevation drawings submitted at the hearing and marked as Petitioners' Exhibit 4 following their approval by the Office of Planning. Moreover, landscaping shall be provided in front of the property along Elk Road, if consistent with the existing streetscape.
4. The storage of recreational vehicles and boats shall be in accordance with B.C.Z.R. Section 415A.1. That is to say, there will be no boat storage in the front yard of the subject property following the issuance of Petitioners building permit.
5. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code (B.C.C.).



WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 8-27-08
By [signature]

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: June 27, 2008

SUBJECT: Zoning Item # 08-566-A
Address 1807 Elk Road
(Glinka Property)

RECEIVED
JUN 27 2008

BY:.....

Zoning Advisory Committee Meeting of June 17, 2008

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of this property must comply with the Chesapeake Bay Critical Area (CBCA) Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

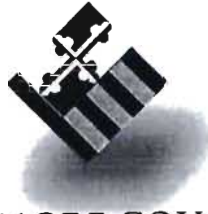
Additional Comments: The property is located within the Limited development Area of the CBCA. Lot coverage is limited to 25% of the lot area above mean high water, but can be increased to a maximum of 31.25% if approved and with mitigation. A minimum 15% forest cover is required at all times. In addition, it appears that regulated forest and a potential wetland and/or stream buffer may exist at the rear of the site.

Reviewer: Paul Dennis

Date: June 26, 2008

BW 8/20
11 AM

By _____
Date 8-27-08
RECEIVED FOR FILING



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

August 27, 2008

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. Buck Jones
Free State General Contractors
500 Vogts Lane
Baltimore, Maryland 21221

RE: **PETITION FOR VARIANCE**
S/S Elk Road, 255' W c/line Helena Road
(1807 Elk Road)
15th Election - 6th Council District
Ernest J. Glinka, et ux - Petitioners
Case No. 2008-0566-A

Dear Mr. Jones:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Ernest J. and Jacqueline M. Glinka, 18 East Lake Avenue, Baltimore, MD 21212
C. Dustin and Doreen Schwinn, 1805 Elk Avenue, Baltimore, MD 21221
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, MD 21401
People's Counsel; Office of Planning; DEPRM; File



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1807 ELK ROAD
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 TO ALLOW A MINIMUM SUM OF SIDE YARD SETBACKS OF 20 FEET IN LIEU OF THE REQUIRED 25 FEET

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) This property has been a lot of record for over 97 years. The owner of record does not own any other contiguous property. Due to width of the property strict compliance would be unreasonable to prevent the use of the property for a permitted purpose. The hardship is not the result of applicants own action, relief requested would be in strict harmony with the spirit and intent of the zoning regulations.
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 _____

Legal Owner(s):

Ernest J. Glinka
Name - Type or Print _____
Ernest J. Glinka
Signature _____
Jacqueline M. Glinka
Name - Type or Print _____
Jacqueline M. Glinka
Signature _____

18 EAST LAKE AVE 410-433-9244
Address Telephone No.
Baltimore Md 21212
City State Zip Code

Representative to be Contacted:

Buck Jones
Name _____
500 Vogts Lane 410-574-9337
Address Telephone No.
Baltimore Md 21221
City State Zip Code

ORIGINAL RECEIVED FOR FILING

Date 8-27-08

OFFICE USE ONLY

Case No. 2008-1366-A

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By CM Date 6-5-08

Zoning Description

ZONING DESCRIPTION FOR 1807 Elk Road

Election District 15

Councilmanic District 6

Beginning at a point on the South side of Elk Road which is 30 feet wide

at a distance of 255 feet west of the centerline of the nearest improved intersecting street

Helena Road which is 30 feet wide. *Being Lot # 273 in the

Subdivision of Middleborough Rd as recorded in Baltimore County Plat Book # 4,

Folio # 191, containing 12,342 square feet/ .28 acres.

0566

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: # 2008-0566-A

1807 Elk Road

S/side of Elk Road, 255 feet west of Helena Road

15th Election District

6th Councilmanic District

Legal Owner(s): Ernest J. & Jacqueline M. Glinka

Variance: to allow a minimum sum of side yard setback of 20 feet in lieu of the required 25 feet.

Hearing: Wednesday, August 20, 2008 at 11:00 a.m. in Hearing Room 1, 2nd Floor, Jefferson Building, 105 West Chesapeake 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) 887-4386.

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

JT 8/6/04 Aug. 5 179913

CERTIFICATE OF PUBLICATION

8/7/2008

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 8/5/2008.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **15372**

PAID RECEIPT

Date: **6-5-08**

BUSINESS ACTUAL TIME
 6/5/2008 6/05/2008 10:21:12 1

REG MAIL - WALKIN TRIC JHR
 >>RECEIPT # 376832 6/05/2008 OFLN

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001		445 006		6150				115.00

5 528 ZONING VERIFICATION
 015372

Recpt Tot \$115.00
 \$115.00 CK \$1.00 CA
 Baltimore County, Maryland

Total: **115.00**

Rec From: **B. Jones - GUYANA**

For: **1907 E. R. B. ZIZZI**
VARIANCE & UNDERSTOOD LOT
2008-0561-A

DISTRIBUTION
 WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 08/07/08

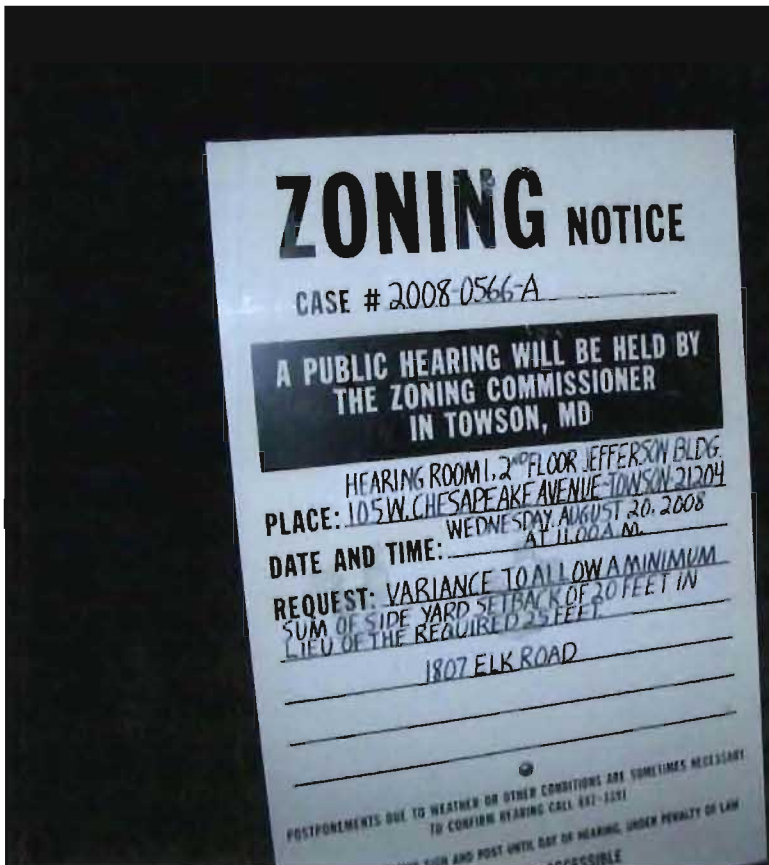
Case Number: 2008-0566-A

Petitioner / Developer: MR. & MRS. GLINKA~BUCK JONES

Date of Hearing (Closing): AUGUST 20, 2008

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:
1807 ELK ROAD

The sign(s) were posted on: AUGUST 5, 2008



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

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/neighbor 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: 2008-0566-A

Petitioner: ERNEST & JACQUELIN GLINKA

Address or Location: 1807 ELK ROAD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: BUCK JONES

Address: 500 VOGTS LANE
BALT. MD. 21221

Telephone Number: 410-574-9337

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 5, 2008 Issue - Jeffersonian

Please forward billing to:
Buck Jones
500 Vogts Lane
Baltimore, MD 21221

410-574-9337

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: 2008-0566-A

1807 Elk Road
S/side of Elk Road, 255 feet west of Helena Road
15th Election District – 6th Councilmanic District
Legal Owners: Ernest J. & Jacqueline Glinka

Variance to allow a minimum sum of side yard setback of 20 feet in lieu of the required 25 feet.

Hearing: Wednesday, August 20, 2008 at 11:00 a.m. in Hearing Room 1, 2nd Floor,
Jefferson Building, 105 W. Chesapeake Avenue, Towson 21204


WILLIAM J. WISEMAN II
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
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

July 2, 2008
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: 2008-0566-A

1807 Elk Road
S/side of Elk Road, 255 feet west of Helena Road
15th Election District – 6th Councilmanic District
Legal Owners: Ernest J. & Jacqueline Glinka

Variance to allow a minimum sum of side yard setback of 20 feet in lieu of the required 25 feet.

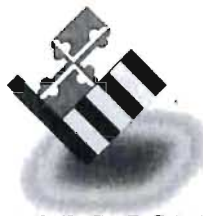
Hearing: Wednesday, August 20, 2008 at 11:00 a.m. in Hearing Room 1, 2nd Floor,
Jefferson Building, 105 W. Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Glinka, 18 East Lake Avenue, Baltimore 21212
Buck Jones, 500 Vogts Lane, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 5, 2008 .**
- (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

Ernest J. & Jacqueline M. Glinka
18 East Lake Ave.
Baltimore, MD 21212

TIMOTHY M. KOTROCO, *Director*

August 12, 2008
Permits and Development Management

Dear: Ernest J. & Jacqueline M. Glinka

RE: Case Number 2008-0566-A, 1816 Elk Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 5, 2008. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Buck Jones, 500 Vogts Ln., Baltimore, MD 21221

BW 8/20
11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 20, 2008

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

RECEIVED
JUN 27 2008

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-566- Variance**

BY: _____

The Office of Planning has reviewed the subject request. 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 Laurie Hay with the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray

Division Chief: Laura Fisher

CM/LL

BW 8/20
11 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

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

DATE: June 27, 2008

SUBJECT: Zoning Item # 08-566-A
Address 1807 Elk Road
(Glinka Property)

RECEIVED
JUN 27 2008

BY:

Zoning Advisory Committee Meeting of June 17, 2008

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of this property must comply with the Chesapeake Bay Critical Area (CBCA) Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments: The property is located within the Limited development Area of the CBCA. Lot coverage is limited to 25% of the lot area above mean high water, but can be increased to a maximum of 31.25% if approved and with mitigation. A minimum 15% forest cover is required at all times. In addition, it appears that regulated forest and a potential wetland and/or stream buffer may exist at the rear of the site.

Reviewer: Paul Dennis

Date: June 26, 2008

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 19, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For June 23, 2008
Item Nos. 08-456, 0531, 0543, 0558, 0559, 0560,
0561, 0562, 0563, 0566, 0567, 0568, and 0571

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

DAK:CEN:lrk

cc: File

ZAC-06192008-NO COMMENTS



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: 6-20-2008

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

RE: Baltimore County
Item No 2008-0566-A
1807 ELK ROAD
GWINKA PROPERTY
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. 2008-0566-A.

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



RE: PETITION FOR VARIANCE * BEFORE THE
1807 Elk Road; N/S Elk Road, 255' W *
c/line Helena Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Ernest & Jacqueline Glinka * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-566-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

JUN 27 2008

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 2008, a copy of the foregoing Entry of Appearance was mailed to Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.3)

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

Account Identifier: District - 15 Account Number - 1507410511

Owner Information

Owner Name: GLINKA JACQUELINE M
 GLINKA ERNEST
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1816 ELK RD
 BALTIMORE MD 21221-3004
Deed Reference: 1) /27242/ 273
 2)

Location & Structure Information

Premises Address ELK RD
Legal Description PT LT 273
 MIDDLEBOROUGH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
97	6	363					273	3	Plat Ref: 4/ 191

Special Tax Areas
Town
 Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		12,342.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	25,580	57,080		
Improvements:	0	0		
Total	25,580	57,080	46,580	57,080
Preferential Land:	0	0	0	0

Transfer Information

Seller: GLINKA EDWARD Type: NOT ARMS-LENGTH	Date: 08/08/2008 Deed1: /27242/ 273	Price: \$0 Deed2:
Seller: ROSENBERG MILTON D & KATHLEE Type: NOT ARMS-LENGTH	Date: 07/10/1964 Deed1: / 6478/ 769	Price: \$0 Deed2:
Seller: Type:	Date: Deed1:	Price: 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:

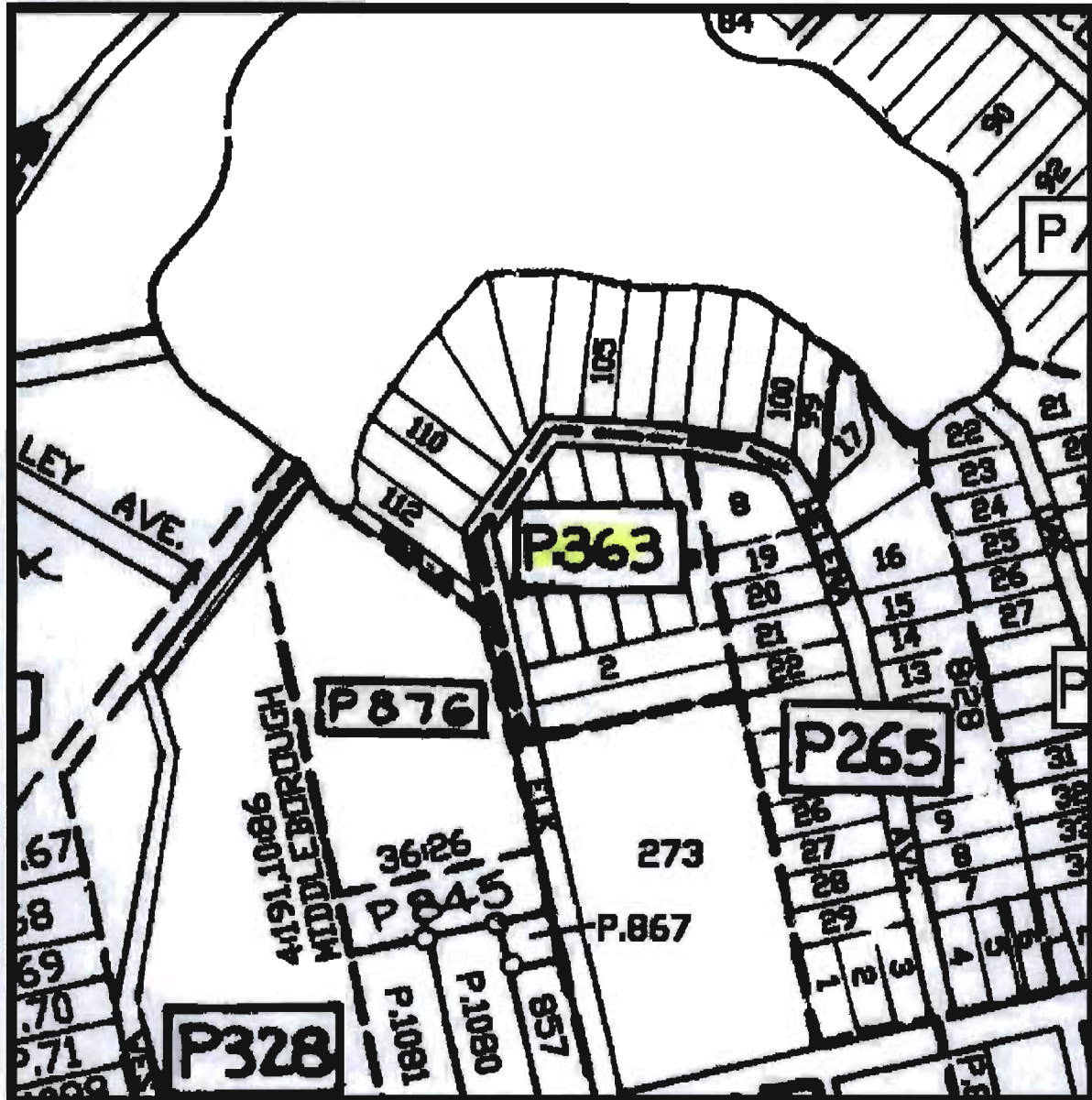
Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
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District - 15 Account Number - 1507410511



Property maps provided courtesy of the Maryland Department of Planning ©2004.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html



**Charles
Parrish**
443.253.3886



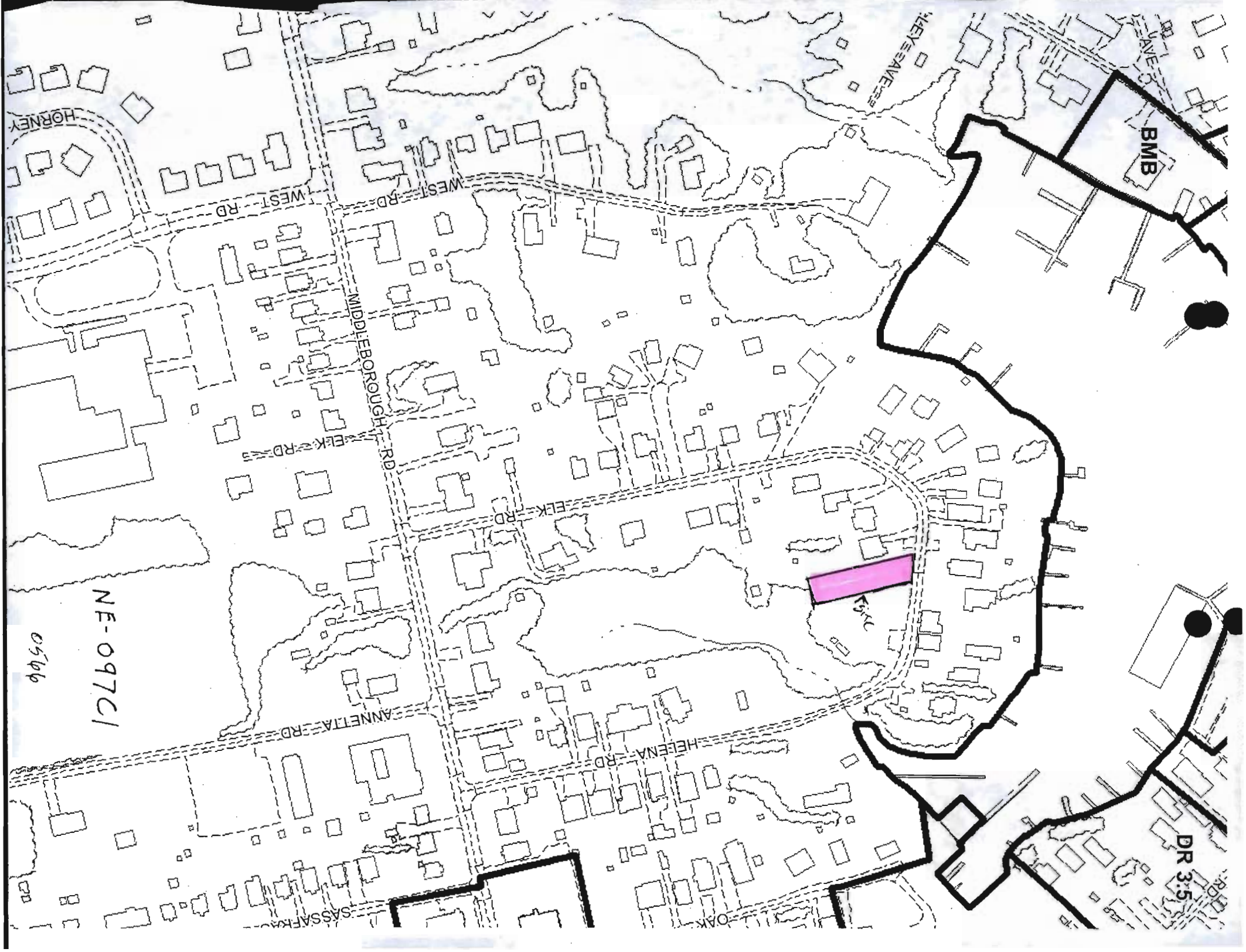
Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

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[New Search](#)

Page 1 of 1

Name	Account	Street	OWN OCC	Map	Parcel
BOMBERG OTTO AET	15 1502571940	ELK RD	N	97	373
GLINKA JACQUELINE	15 1507410511	ELK RD	N	97	363
BUCHANAN JAMES C	15 1600009613	200 ELK RD	H	97	876
HOPE BERNARD LEE	15 1600009345	202 ELK RD	H	97	876
BOMBERG FRANKLIN	15 1502570830	203 ELK RD	N	97	363
FILLMORE MELVIN L	15 1600009350	204 ELK RD	H	97	876
TWAROWSKI MAGDALE	15 2100011775	205 ELK RD	H	97	373
RUZEK LINDA A	15 1600009346	206 ELK RD	H	97	876
GAFFNEY NEAL J	15 1600009347	208 ELK RD	N	97	876
FLEINER CHARLES J	15 1600009351	210 ELK RD	H	97	876
HORNEY MATTHEW HA	15 2100011776	211 ELK RD	H	97	373
MIODUSZEWSKI JOSE	15 1600009352	212 ELK RD	H	97	876
ADDICKS SCOTT E	15 2100011777	213 ELK RD	H	97	373
ROSSMARK KURT W	15 1600009353	214 ELK RD	H	97	876
MUNCEY EARL J	15 2000005256	215 ELK RD	H	97	373
KAISS JOHN M	15 1600009348	216 ELK RD	H	97	876
COMEAU LISA M	15 1600009349	218 ELK RD	H	97	876
GIACUBENO ROY	15 1600000346	220 ELK RD	N	97	845
COPPELL WAYNE TRO	15 2000005525	222 ELK RD	H	97	867
LIEBERMAN DAVID L	15 1513205611	1800 ELK RD	H	97	373
HARDESTER JOSHUA	15 1518720770	1801 ELK RD	H	97	373
LEWIS CHARLES J	15 1513202373	1802 ELK RD	H	97	373
SANCHEZ DEBRA I	15 1519512540	1803 ELK RD	H	97	363
WALTER HANS	15 1512002630	1804 ELK RD	H	97	373
SCHWINN CONRAD DU	15 1519510731	1805 ELK RD	H	97	363
RYBAK WALTER J	15 1511150670	1806 ELK RD	H	97	373
RYBAK MICHAEL J	15 1519511310	1808 ELK RD	H	97	373
TROMBERO RAYMOND	15 1520661180	1811 ELK RD	H	97	373
SACKER WAYNE TERR	15 1519510730	1812 ELK RD	H	97	373
GAFFNEY DONALD L	15 1507001500	1814 ELK RD	H	97	373
GLINKA ERNEST	15 1507410510	1816 ELK RD	H	97	373
FREUND MYRNA	15 1515004110	1818 ELK RD	H	97	373
TROMBERO RAYMOND	15 1520660780	1822 ELK RD	N	97	373
TROMBERO RAYMOND	15 1520660781	1824 ELK RD	N	97	373
STOECKER MARK W	15 1504351180	1826 ELK RD	N	97	373





BMB

DR 3:5

NE-097C1

0546

HOPKINS

HOPKINS CREEK HYDROLOGY AREA

BMB

BL

DR 3

20

097C1

ELK RD

NE 2-1

DR 3.5

6 CD

15 ED

HELENA RD

Flood Zone AE

PL Bk 4: Folio 191

PL Bk 8: Folio 28

0566

CASE NAME Ylunka
CASE NUMBER 2008-0566 A.
DATE 8-20-08

[illegible]

Case No.: 2008-0566-A 1807 Elk Road

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site PLAN	Written Concerns
No. 2	Photographs	
No. 3	Deed History	
No. 4	Bldg Elevation, drawing 1 1/2 Story Home	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER' S

EXHIBIT NO. 2

STANDING ON LOT, WEST AT HOME NEXT DOOR



• STANDING ON PROPOSED BUILDING LOT LOOKING EAST AT HOME
NEXT DOOR



STANDING ON LOT LOOKING NORTH ACROSS ELK ROAD



STANDING ON ELK ROAD LOOKING SOUTH WEST



STANDING ON ELK ROAD LOOKING SOUTH EAST



STANDING ON ELK ROAD LOOKING WEST UP THE STREET TOWARD
MIDDLEBOURGH ROAD



STANDING ON ELK ROAD LOOKING DOWN THE STREET



STANDING ON ELK ROAD LOOKING SOUTH INTO LOT



7-46

LIBER 4327 PAGE 038

This Deed, Made this 1st day of July

in the year one thousand nine hundred and sixty-four, by and between Milton D. Rosenberg and Kathleen B. Rosenberg, his wife,

of Baltimore County,

in the State of Maryland, of the first part, and

Edward Glinka, of the same place,

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Milton D. Rosenberg and Kathleen B. Rosenberg, his wife,

do grant and convey unto the said Edward Glinka, his



heirs and assigns, in fee simple, all those lots or parcels of ground, situate, lying and being in the Fifteenth District of Baltimore County, aforesaid, and described as follows, that is to say:--

The first thereof, being KNOWN and DESIGNATED as Lot No. 104 as shown on the Plat of the property of Middleborough Land Corporation of Baltimore County, which plat is duly filed among the Land Records of Baltimore County in Plat Book W.P.C. No. 4 folio 191; the improvements thereon now being known as No. 1816 Elk Road (formerly No. 181 Elk Road).

BEING the same lot of ground which by Deed dated December 24, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2230 folio 440, was conveyed by Larry London and wife to the said Grantors; and

BEGINNING For the second thereof, on the southwest side of Elk Road at the beginning of the lot of ground described in a deed dated August 22, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2008 folio 179 from Robert Edmund Schreider and wife to The Bellon Realty Company; and running thence northwesterly binding on the southwest side of Elk Road 52.63 feet; and running thence southerly at right angles to Middleborough Road 231 feet, more or less, to a point in the third line of said deed equidistant between the beginning and end of said third line; running thence southeasterly binding on said third line 50 feet to the end thereof; and running thence northerly at right angles to Middleborough Road and binding on the fourth line of said deed 254.5 feet to the place of beginning;

PETITIONER'S

EXHIBIT NO.

3



LIBER 4327 PAGE 038

This Deed, Made this 1st day of July

in the year one thousand nine hundred and sixty-four, by and between Milton D. Rosenberg and Kathleen B. Rosenberg, his wife,

of Baltimore County,

in the State of Maryland, of the first part, and

Edward Glinka, of the same place,

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Milton D. Rosenberg and Kathleen B. Rosenberg, his wife,

do grant and convey unto the said Edward Glinka, his



heirs and assigns, in fee simple, all those lots or parcels of ground, situate, lying and being in the Fifteenth District of Baltimore County, aforesaid, and described as follows, that is to say:—

The first thereof, being KNOWN and DESIGNATED as Lot No. 104 as shown on the Plat of the property of Middleborough Land Corporation of Baltimore County, which plat is duly filed among the Land Records of Baltimore County in Plat Book W.P.C. No. 4 folio 191; the improvements thereon now being known as No. 1916 Elk Road (formerly No. 181 Elk Road).

BEING the same lot of ground which by Deed dated December 24, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2730 folio 440, was conveyed by Larry London and wife to the said Grantors; and

BEGINNING for the second thereof, on the southwest side of Elk Road at the beginning of the lot of ground described in a deed dated August 22, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2008 folio 179 from Robert Edmund Schneider and wife to The Mellon Realty Company; and running thence northwesterly binding on the southwest side of Elk Road 52.63 feet; and running thence southerly at right angles to Middleborough Road 231 feet, more or less, to a point in the third line of said deed equidistant between the beginning and end of said third line; running thence southeasterly binding on said third line 50 feet to the end thereof; and running thence northerly at right angles to Middleborough Road and binding on the fourth line of said deed 254.5 feet to the place of beginning;

LIBER 4327 PAGE 039

BEING part of Lot No. 273 as shown on the aforementioned plat and being the same lot of ground which by Deed dated March 3, 1953 and recorded in Liber C.I.D. No. 2255 Folio 365, from conveyed by The Bellon Realty Company to the said Grantees.

Paid -- Balance

7-10-54	603	e	49464	PJ-	60.00
7-10-54	603	e	49464	PJ-	60.00

327 PAGE 040
Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot s 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 Edward Glinka, his

heirs and assigns, in fee simple,

subject to any valid restrictions of record.

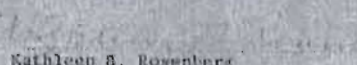
And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as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

Witness the hand s and seal s of said grantors.

TEST:


Emil T. Mallak

 (SEAL)
Milton D. Rosenberg

 (SEAL)
Kathleen B. Rosenberg

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 1st day of July, in the year one thousand nine hundred and sixty-four, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared Milton D. Rosenberg and Kathleen B. Rosenberg, his wife.

The above named grantors, and they acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.


Emil T. Mallak Notary Public.

Rec'd for record JUL 10 1964 at P M
Per Robert B. Gill, Clerk
Mail to Emil T. Mallak
Receipt No. 118564

PURCHASE MONEY

This Mortgage, Made this 1st day of July, in the year one thousand, nine hundred and sixty-four, between Edward Glinka (single)

of Baltimore County, in the State of Maryland, Mortgagor, and The Kosciuszko Permanent Loan and Saving Association of Baltimore City,

a body corporate, duly incorporated under the laws of Maryland, Mortgagee.

WHEREAS, said Mortgagor, being a member of said body corporate, has received therefrom an advance of Three Thousand (\$3000.00 on 30 shares of stock) Dollars, being part of the purchase money for the property hereinafter described:

AND WHEREAS, said Mortgagor has agreed to repay the said sum so advanced in installments, with interest thereon from the date hereof at the rate of five and half per cent. (5 1/2 %) per annum in the manner following:

By the payment of Fifty-seven 31/100 Dollars on or before the first day of each and every month from the date hereof, until the whole of said principal sum and interest shall be paid, which interest shall be computed by the calendar month, and the said installment payments may be applied by the Mortgagee in the following order: (1) to the payment of interest; (2) to the payment of all taxes, water rent, assessments or public charges of every nature and description, ground rent, fire and tornado insurance premiums and other charges affecting the hereinafter-described premises; and (3) towards the payment of the aforesaid principal sum.

The due execution of this mortgage having been a condition precedent to the granting of said advance.

AND WHEREAS this Mortgage shall also secure future advances as provided by Chapter 923 of the Laws of Maryland passed at the January session in the year 1945 or any supplement thereto.

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, that in consideration of the premises, and of the sum of one dollar, the said Mortgagor do as grant, convey and assign unto the said Mortgagee, its successors and assigns, all those parcels or lot^s of ground situate and lying in the Fifteenth District of Baltimore County, in said State, and described as follows:

The first thereof, being KNOWN and DESIGNATED as Lot No. 104 as shown on the Plat of the property of Middleborough Land Corporation of Baltimore County, which plat is duly filed among the Land Records of Baltimore County in Plat Book W.P.C. No. 4 folio 191; the improvements thereon now being known as No. 1816 Elk Road (formerly No. 181 Elk Road); and

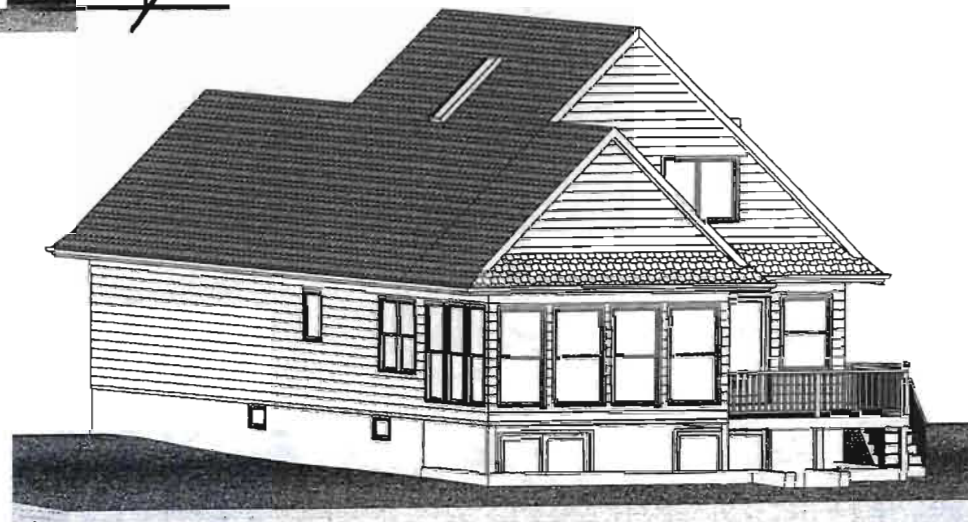
BEGINNING for the second thereof, on the southwest side of Elk Road at the beginning of the lot of ground described in a deed dated August 22, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2008 folio 179 from Robert Edmund Schneider and wife to The Ballou Realty Company; and running thence northwesterly binding on the southwest side of Elk Road 52.63 feet, and running thence southerly at right angles to Middleborough Road 231 feet, more or less, to a point in the third line of said deed equidistant between the beginning and end of said third line; running thence southeasterly binding on said third line 50 feet to the end thereof; and running thence

BID SET ONLY



PETITIONER'S

EXHIBIT NO. 4



FREESTATE GENERAL CONTRACTORS
810 BACK RIVER NECK ROAD 410-574-9337

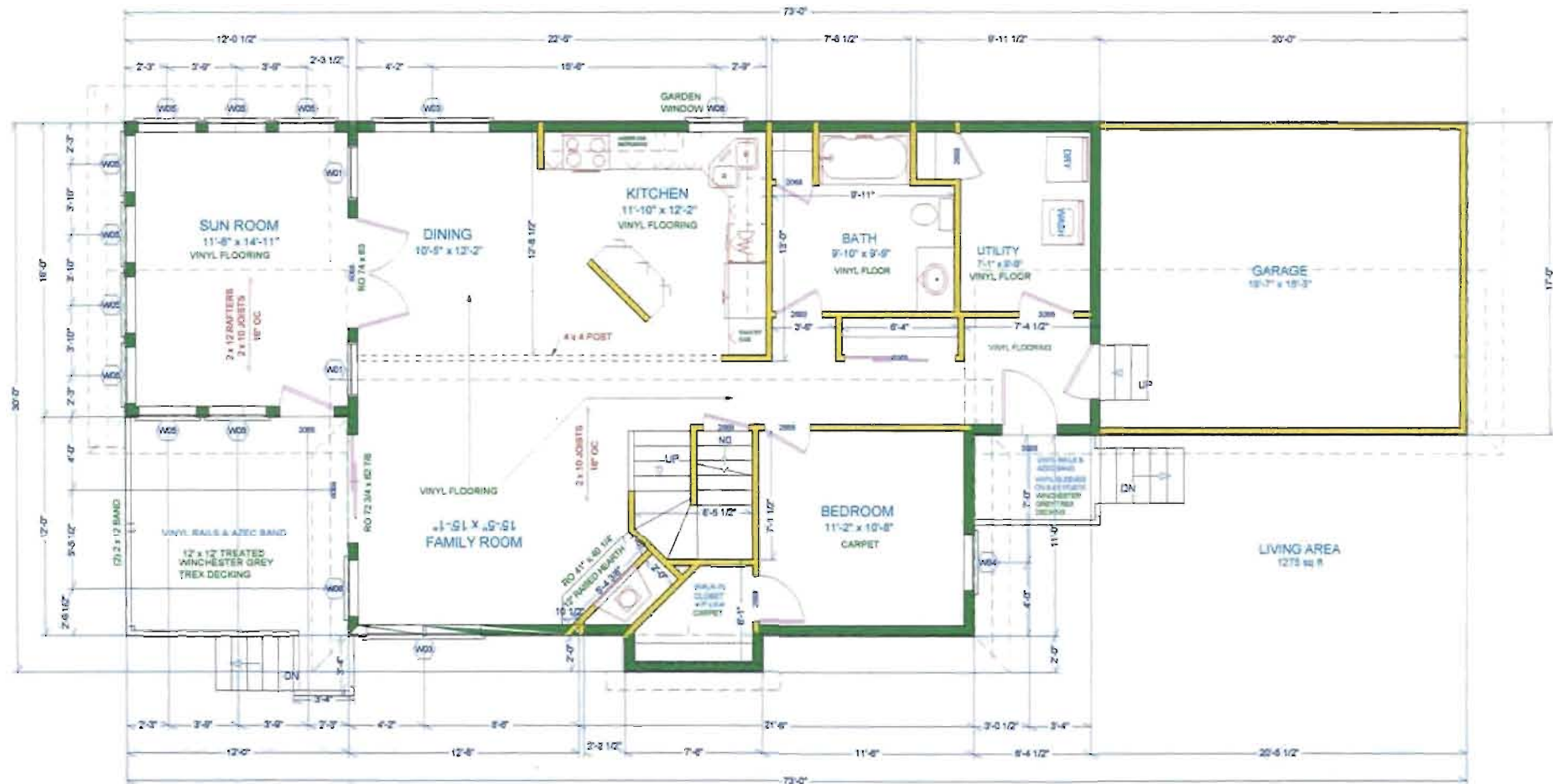
DATE 06-04-08

GLINKA RESIDENCE
3D VIEWS

DRAWN BY
JESSE NANTZ &
SKIP STORM
PAGE # 1

BID SET ONLY

WINDOW SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	NO	CODE
W01	2	1	3030	35X90	
W03	2	1	8448	78 1/2X57 1/4	2148-2 WJAMB EXT
W04	1	1	3148	36 1/2X57 1/4	
W05	9	1	3162	36 1/2X57 1/4	TEMP BOT GASH WJAMB
W06	1	1	3148	36 1/2X57 1/4	WJAMB EXT
W08	1	1	3030	36 1/2X36 1/2	GARDEN WINDOW
W09	1	2	4840	57X48 1/2	VCW24
W10	1	2	3148	36 1/2X57 1/4	



FREESTATE GENERAL CONTRACTORS
810 BACK RIVER NECK ROAD 410-574-9337

SCALE 1/4" = 1'
DATE 06-04-08

GLINKA RESIDENCE
FIRST FLOOR PLAN

DRAWN BY
JESSE NANTZA
SKIP STORM
PAGE # 2

668 sq ft

DRAWN BY
JESSE NANTZ &
SKIP STORM
PAGE # 3

BID SET ONLY



FRONT



REAR

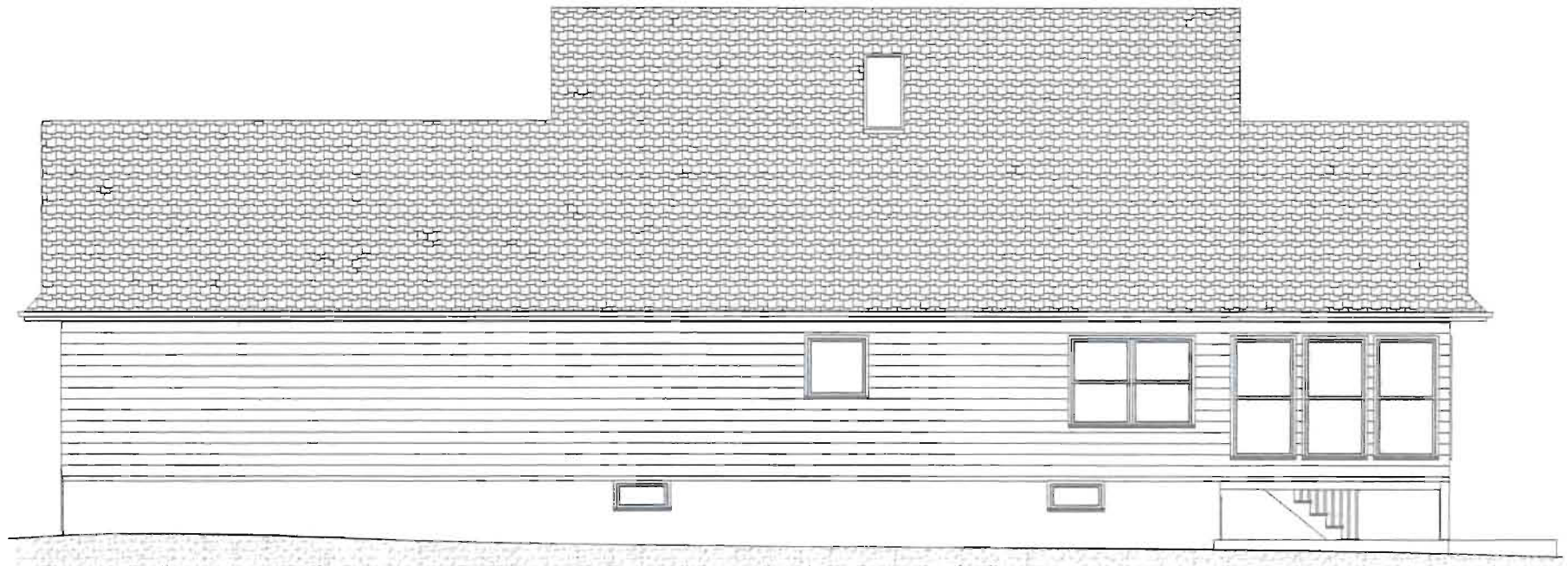
FREESTATE GENERAL CONTRACTORS
810 BACK RIVER NECK ROAD 410-574-9337

SCALE 1/4" = 1'
DATE 06-04-08

GLINKA RESIDENCE
ELEVATIONS

DRAWN BY
JESSE NANTZ &
SKIP STORM
PAGE # 4

BID SET ONLY



RIGHT SIDE

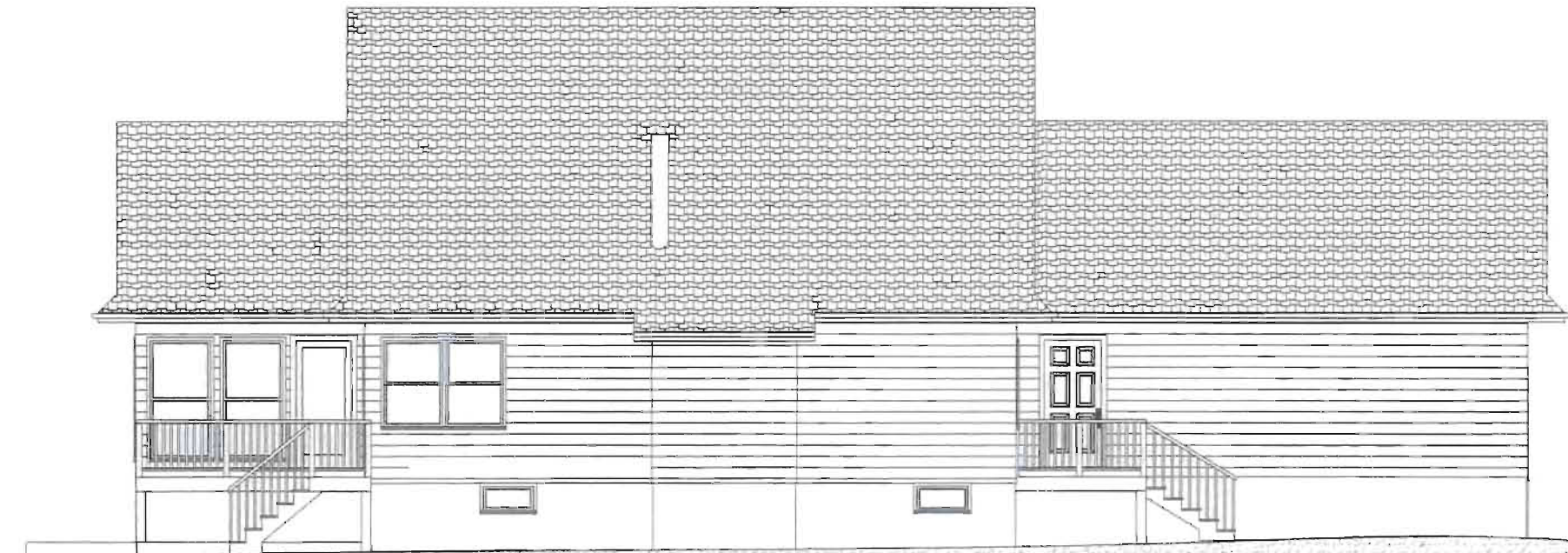
FREESTATE GENERAL CONTRACTORS
810 BACK RIVER NECK ROAD 410-574-9337

SCALE 1/4" = 1'
DATE 06-04-08

GLINKA RESIDENCE
ELEVATIONS

DRAWN BY
JESSE NANTZA
SKIP STORM
PAGE # 5

BID SET ONLY



LEFT SIDE

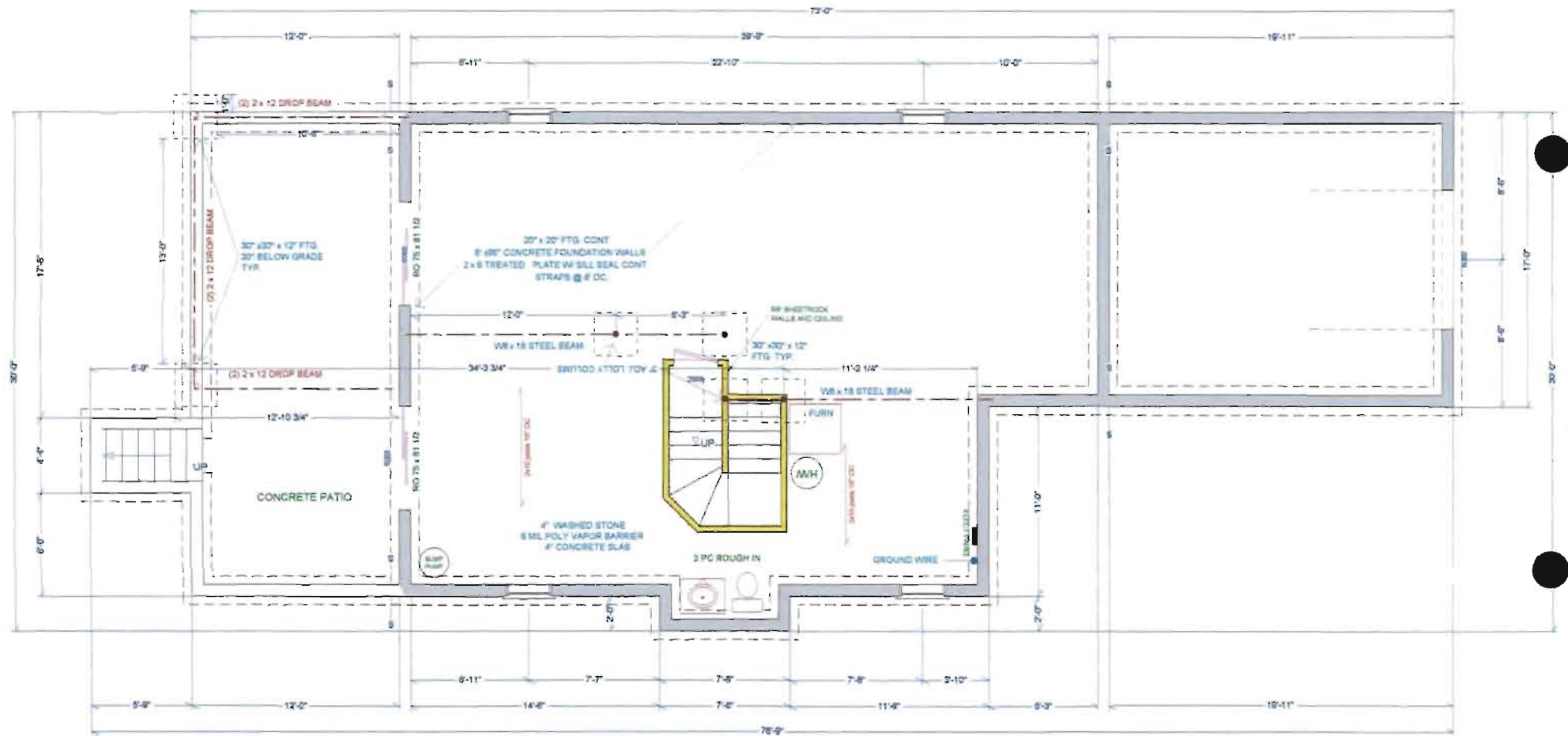
FREESTATE GENERAL CONTRACTORS
810 BACK RIVER NECK ROAD 410-574-9337

SCALE 1/4" = 1'
DATE 06-04-08

GLINKA RESIDENCE
ELEVATIONS

DRAWN BY
JESSE NANTZ &
SKIP STORM
PAGE # 6

BID SET ONLY



FREESTATE GENERAL CONTRACTORS
810 BACK RIVER NECK ROAD 410-574-9337

SCALE 1/4" = 1'
DATE 06-04-08

GLINKA RESIDENCE
FOUNDATION PLAN

DRAWN BY
JESSE NANTZ &
SKIP STORM
PAGE # 7

(Wiseman)

Mr Commissioner Dusty and I live at 1805 Elk Road and we are directly affect by this proposed variance because 1807 Elk Road is a gance with our property line. We what our concerns in the Commissioner report. To be quite honestly I can't trust the Munka's to do the right thing from past experiences. I have Documented Samples. Mr Commissioner can you tell us about the county 15 yr building plan. I remember reading something about cutting back on dwellings that don't fit the blueprint. Well that is what we have here Oversize House being build on this size lot. We have some concerns. The first is we have ZOLAR and we have had it since 1980 and the heats our home. ^{OUR} HOUSE SIZE _____ and the proposed house size will block the sun from heating our home.

PROTESTANT'S

Dusty TALK about OUR ZOLAR

EXHIBIT NO.

1

And we also concern about the Garage been on the side were our living room is and a bow window is. We already have had the experience of gasoline and oil fumes in our house do to a boat being on this property for 20 yrs or more with tages. And I need to say it made us sick and the late Ed (2002 ed pastaway)

Glinka had to move it to the other side of the property when he found out it was making us sick and killing his tree.

* Mr Commissioner I stopped at the permit office on my way in here and I need to ask Mr Glinka WAS THERE A PERMIT for the boat lift

(NO PERMIT) Mr Commissioner this is what we are talking about NO TRUST to do the right thing and to obey the law That's why this needs to be NO VARIANCE as required no hidden variances open and upfront. This proves that The Glinka's can't be trusted to do the right thing and follow the law. We are not here to stop process were just ask you to take our concerns into consideration because our ZONAR is our heat and our health will be affect again

Thank You for your time

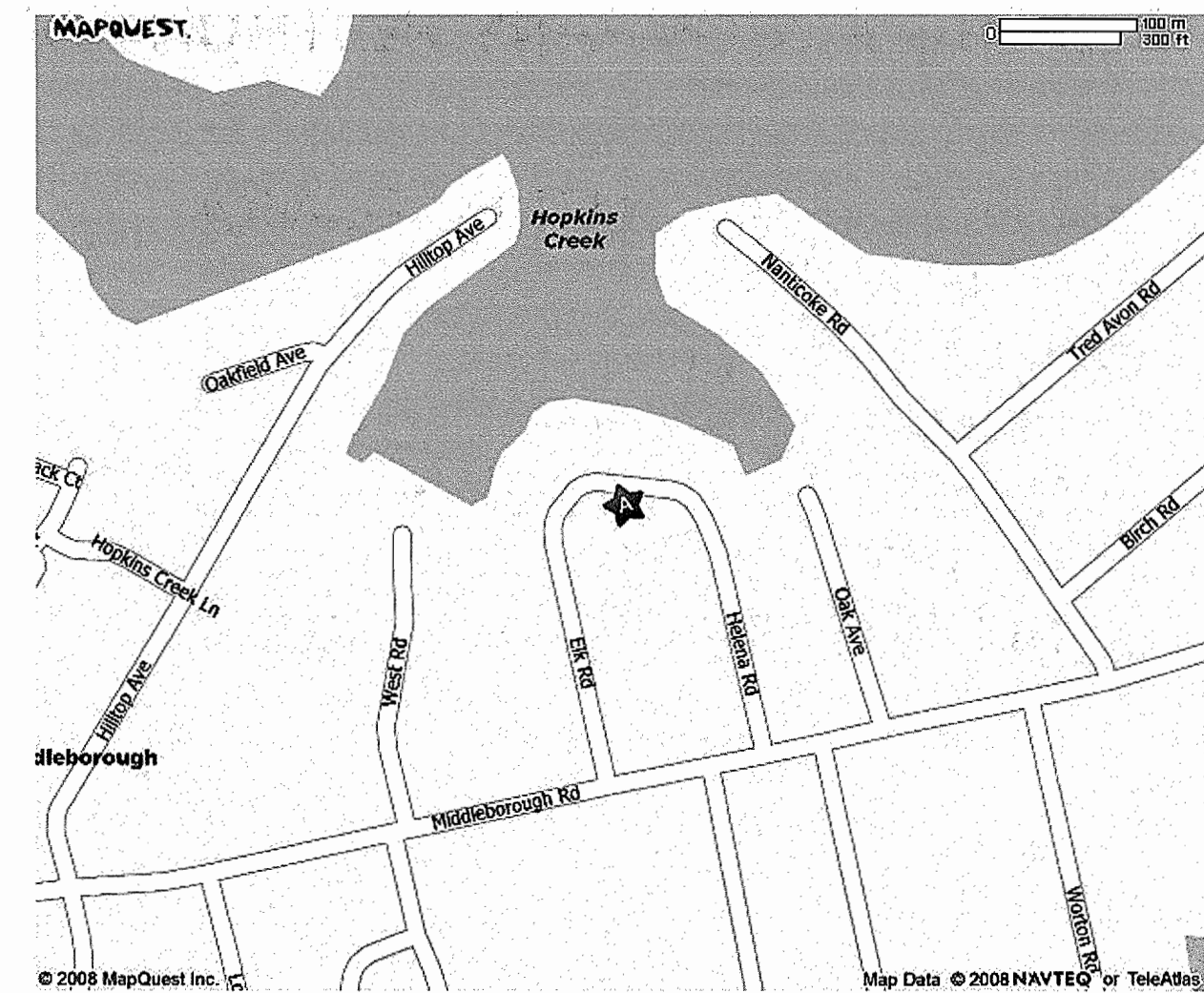
C. D. Sch. I
C. D. Sch. I

Mr. Wiseman

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

☐ SPECIAL HEARING

ERNEST & JACQUELIN GLINKA
1807 ELK RD.
BALTIMORE MD 21221
TAX ID #1507410511
NEAREST INT.255'SE HELENA RD
PLAT REFR:4/191
SUB DIV. MIDDLEBOROUGH



ADC MAP # 37-J10

LOCATION INFORMATION

ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 6
1"=200' SCALE MAP # NE-097C1
ZONING DR 3.5
LOT SIZE 0.283 12,342
ACREAGE SQUARE FEET

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

	ZONING OFFICE USE ONLY	CASE#
REVIEWED BY	ITEM #	

FREESTATE GENERAL CONTRACTORS
810 BACK RIVER NECK ROAD 410-574-9337

SCALE 1"=30'
DATE 06-02-08

GLINKA SITE PLAN
SITE PLAN

DRAWN BY
JESSE NANTZ
PAGE # 1

PETITIONER'S
EXHIBIT NO. 1

0546