

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
N/S of Bay Drive, 212 feet E from	*	OFFICE OF ADMINISTRATIVE
from the c/l of Wye Road		
15 th Election District	*	HEARINGS FOR
6 th Council District		
(3814 Bay Drive)	*	BALTIMORE COUNTY
 Nechay Family Realty, LLC		
<i>Petitioner</i>	*	CASE NO. 2012-0013-SPHA

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as Petition for Special Hearing filed by the legal owner of the property, Nechay Family Realty, LLC. The Petitioner is requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit the construction of an accessory structure on a lot with the principal structure on a lot separate from the one the accessory structure is located. Variance relief is also being requested from Section 1A04.3.B.2 of the B.C.Z.R. to: (1) to permit a front yard to be 65 feet from the centerline of the street in lieu of the required 75 feet, and (2) to permit a side yard setback to be 10 feet in lieu of the required 50 feet, and from Section 400.3 of the B.C.Z.R. to permit a height of 19 feet in lieu of the maximum permitted 15 feet for an accessory structure. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing held for this case was Rudolph Nechay, Petitioner, and Rick Richardson with Richardson Engineering, LLC, the consultant who prepared the site plan for the Petitioner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other interested persons present.

Date 11-2-11
 By [Signature]

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. Comments were received from the Office of Planning (OP), received August 17, 2011, as follows:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The Office of Planning does not oppose an accessory structure on the subject lot without a principle structure and the associated variances provided the proposed garage is designed with residential character. The proposed structure shall be articulated with windows, doors, materials and a roof pitch with residential character. Submit architectural elevations of the proposed garage to the Office of Planning for review and approval prior to the issuance of any building permits.

Comments were also received from the Department of Environmental Protection and Sustainability (DEPS), dated August 4, 2011, which indicate:

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area and is subject to Critical Area lot coverage requirements. The applicant is proposing to reduce the side and front yard setbacks for a garage as well as to allow an accessory structure on a lot without a principal structure. To minimize impacts on water quality, lot coverage requirements must be met. Reduction of setbacks will help reduce lot coverage. It appears there may be wetlands adjacent to the rear of the property; if this is the case, appropriate buffers will be necessary. By meeting the lot coverage requirements and all buffer requirements, the relief requested by the applicant will result in minimal impacts to water quality.

2. Conserve fish, wildlife, and plant habitat; and

This property is not waterfront. The applicant's plan accompanying this zoning petition shows that the requested relief will meet the lot coverage limits on site, which will conserve fish habitat in Back River. Additionally, protection of any applicable wetlands and associated buffers will conserve fish, wildlife, and plant habitat.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

ORDER RECEIVED FOR FILING

Date

By

The applicant's proposal is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above.

In addition, comments were also received from the Bureau of Development Plans Review (DPR), dated July 27, 2011, which state:

1. The base flood elevation for this site is 8.5 feet [NAVD 88].
2. The flood protection elevation for this site is 9.5 feet.
3. 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.
4. 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.
5. The building engineer shall require a permit for this project.
6. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
7. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code

There were no other comments received from any of the County reviewing agencies.

Rick Richardson of Richardson Engineering testified on behalf of the Petitioner. He is a civil engineer involved in land use, development and zoning issues since 1980. He was accepted as an expert in civil engineering and in land use and development in Baltimore County as it relates to the Baltimore County Zoning Regulations (B.C.Z.R.). The witness described the subject property as consisting of 0.72 acres, zoned RC 5, in the Middle River area of Baltimore County. Petitioner wishes to construct a garage on the subject property, situated across Bay Drive from his residence, for the sole purpose of storing his collection of antique cars. A macadam driveway from the garage will connect it to Bay Drive. The building itself will be 19 feet high in order to allow for the placing and removal of antique cars stored there. As seen from Bay Drive, the new structure will have four bay doors and a standard door. Its outer walls will be constructed so as to appear to be a residential structure (as set out in Petitioner's Exhibits 3A and B). The subject

Date

By

garage will be connected to public water and sewer, and will include a shower, sink, and toilet, but will not have any kitchen facilities.

The witness related that the residence of Petitioner located across Bay Drive from the subject site, is waterfront property. The proposed garage is itself located within the floodplain and is a limited development area within the Chesapeake Bay Critical Area. Petitioner wishes to minimize impervious lot coverage near the water and limit to the greatest extent possible any more impervious surface than is absolutely needed to carry out the proposed construction.

Addressing the request for variances, the witness pointed to the location of the proposed site within the floodplain area, subject to the Chesapeake Bay Critical Area Regulations as well as its location within the County wetlands as factors rendering it unique. Further, he opined that in order to construct the proposed garage in compliance with these regulations, while minimizing as much as possible the creation of additional impervious surfaces, the requested variances are essential and if not granted, would as a practical matter, prevent the Petitioner from constructing the requested garage.

As to the special hearing request itself, Mr. Richardson urged that Petitioner's site for the garage, located across Bay Drive from the waterfront home of the Petitioner, would minimize any adverse effects on the environment while allowing the Petitioner to utilize the property for a permitted appropriate purpose. He then addressed the requirements set out in Section 502.1 of the B.C.Z.R. as they relate to Petitioner's special hearing request. He testified that clearly the construction of a garage on the subject site would not be detrimental to the health, safety or general welfare of the locality involved; would not tend to create congestion in roads, streets or alleys; nor would it create a potential hazard from fire or panic or other danger; or tend to overcrowd land or cause undue concentration of population. It would not interfere with adequate provisions for schools or parks, and would be connected to public water and sewer. It would not

Date

By

interfere with adequate light and air, and would not inconsistent with the impermeable surface and vegetative retention provisions of the zoning regulations. As such, the witness opined that the Petitioner's would not be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these zoning regulations. Finally, as the subject site is located within the RC 5 zone, he stated that the proposed constructed would not be detrimental to the environmental and natural resources of the site and, in fact, Petitioner's plan would minimize any adverse effects thereto.

Based on the testimony and evidence presented, I find that there is more than sufficient information to determine that the proposed construction of a garage as presented by the Petitioner would be appropriate. Moreover, I find that special circumstances and conditions exist that are unique to the subject property; and that, due to these unique conditions, strict enforcement of the B.C.Z.R. would cause the Petitioner to suffer a practical difficulty. Finally, I find that the relief requested will not result in any adverse impact on the surrounding area; rather, the proposed improvement will be a positive addition to the subject property and the surrounding locale.

Finally, I find that the variances requested meet the requirements of Section 307 of the B.C.Z.R., as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

Pursuant to the advertisement, posting of the property and public hearing held, and after considering the testimony and evidence offered, I find that Petitioner's request for special hearing and variances should be granted.

THEREFORE, IT IS ORDERED, this 2nd day of November, 2011 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing seeking relief from Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit the construction of an accessory structure on a lot with the principal structure on a lot separate from the one the accessory structure is located, be and is hereby GRANTED.

Date 11-2-11

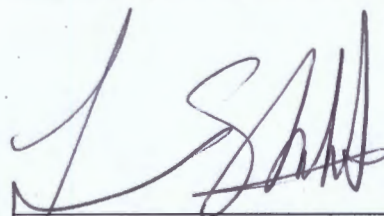
By [Signature]

IT IS FURTHER ORDERED that the Petition for Variance from Section 1A04.3.B.2 of the B.C.Z.R. to: (1) to permit a front yard to be 65 feet from the centerline of the street in lieu of the required 75 feet, and (2) to permit a side yard setback to be 10 feet in lieu of the required 50 feet, and from Section 400.3 of the B.C.Z.R. to permit a height of 19 feet in lieu of the maximum permitted 15 feet for an accessory structure.

The relief granted herein shall be subject to the following:

1. The Petitioner may apply for their building permit and may 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 such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.
2. The Petitioner shall comply with the ZAC comments received from the Office of Planning dated August 12, 2011, the Department of Environmental Protection and Sustainability dated August 4, 2011, and the Development Plans Review dated July 27, 2011; copies of which are attached hereto and made a part hereof.
3. Petitioner shall not allow construction of a kitchen or food related facilities in the proposed garage; nor shall said garage be used for any residential purpose whatsoever.

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



LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date

11-2-11

3v

TK-8/29
10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 12, 2011

FROM: Andrea Van Arsdale
Director, Office of Planning

SUBJECT: 3814 Bay Drive

RECEIVED

INFORMATION:

AUG 17 2011

Item Number: 12-013

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Nechay Family Realty, LLC

Zoning: RC 5

Requested Action: Variance and Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The Office of Planning does not oppose an accessory structure on the subject lot without a principle structure and the associated variances provided the proposed garage is designed with residential character. The proposed structure shall be articulated with windows, doors, materials and a roof pitch with residential character. Submit architectural elevations of the proposed garage to the Office of Planning for review and approval prior to the issuance of any building permits.

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

Prepared by:

Division Chief:
JM/LL: CM

ORDER RECEIVED FOR FILING

Date 11-2-11

By [Signature]

8/29/11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: August 4, 2011

SUBJECT: DEPS Comment for Zoning Item # 12-013-SPHA
Address 3814 Bay Drive
(Nechay Family Realty, LLC)

Zoning Advisory Committee Meeting of July 25, 2011.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area and is subject to Critical Area lot coverage requirements. The applicant is proposing to reduce the side and front yard setbacks for a garage as well as to allow an accessory structure on a lot without a principal structure. To minimize impacts on water quality, lot coverage requirements must be met. Reduction of setbacks will help reduce lot coverage. It appears there may be wetlands adjacent to the rear of the property; if this is the case, appropriate buffers will be necessary. By meeting the lot coverage requirements and all buffer requirements, the relief requested by the applicant will result in minimal impacts to water quality.

2. Conserve fish, wildlife, and plant habitat; and

This property is not waterfront. The applicant's plan accompanying this zoning petition shows that the requested relief will meet the lot coverage limits on site, which will conserve fish habitat in Back River. Additionally, protection of

ORDER RECEIVED FOR FILING

Date 11-2-11

any applicable wetlands and associated buffers will conserve fish, wildlife, and plant habitat.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The applicant's proposal is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above.

Reviewer: *Regina Esslinger; Environmental Impact Review*

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Date

11-2-11

By



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For August 8, 2011
Item No. 2012-0013

DATE: July 27, 2011

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 8.5 feet [NAVD 88].

The flood protection elevation is 9.5 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
cc: File
ZAC-ITEM NO 12-0013-08082011.doc

ORDER RECEIVED FOR FILING

Date 11-2-11

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

November 2, 2011

NECHAY FAMILY REALTY, LLC
RUDOLPH NECHAY
3815 BAY DRIVE
BALTIMORE MR. 21220

Re: Petition for Special Hearing and Variance
Case No. 2012-0013-SPHA
Property: 3814 Bay Drive

Dear Mr. Nechay:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the word "Sincerely,".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

Enclosure

c: Rick Richardson, Richardson Engineering LLC, 30 East Padonia Road, Suite 500,
Timonium MD 21093

TAX ID: 150 800 3824
150 420 1493
DEED: 19607/436



**CBCA
Flood Plains**

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 3814 Bay Drive
which is presently zoned RC-5

(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
(This box to be completed by planner)

the construction of an accessory structure on a lot with the principal structure on a lot separate from the one the accessory structure is located.

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):

Nechay Family Realty, LLC

Name - Type or Print _____
Signature _____
Rudolf W. Nechay Frank Nechay Eva Nechay
Name - Type or Print _____
Signature _____
Nicholas Nechay Natasha Arnold
1116 MIDDLE RIVER ROAD, SUITE K
Address _____ Telephone No. _____
BALTIMORE, MARYLAND 21220-2412
City _____ State _____ Zip Code _____

Representative to be Contacted:

Richardson Engineering, LLC

Name _____
30 E. Padonia Road, Suite 500 410-560-1502
Address _____ Telephone No. _____
Timonium, MD 21093
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2012-0013 SPHA

UNAVAILABLE FOR HEARING

Reviewed By Jen Date 7.15.11

ORDER RECEIVED FOR FILING

Date 11-2-11

By [Signature]



TAX ID: 150 8003821 &
1504201493
DEED: 19607/436

**CBCA
Flood Plains**

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3814 Bay Drive

which is presently zoned RC-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)

Size of the building and lot, relationship of the driveway and access as shown on the site plan and other information that will be presented at the 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):

Nechay Family Realty, LLC

Name - Type or Print

Signature

Rudolf W. Nechay

Frank Nechay

Eva Nechay

Name - Type or Print

Signature

Nicholas Nechay

Natasha Arnold

1116 Middle River Road, Suite K 410-409-9017

Address

Telephone No.

Baltimore,

MD

21220-2412

City

State

Zip Code

Representative to be Contacted:

Richardson Engineering, LLC

Name

30 E. Padonia Road, Suite 500

410-560-1502

Address

Telephone No.

Tirnonium,

Maryland

21093

City

State

Zip Code

☐ OFFICE USE ONLY

Case No. 2012-0013 SP4A

ESTIMATED LENGTH OF HEARING _____

ORDER RECEIVED FOR FILING

UNAVAILABLE FOR HEARING

REV 9/15/98

Date

11-2-11

By

[Signature]

Reviewed By

[Signature]

Date

7.15.11

Section 1A04.3.B.2.b to permit a front yard to be 65 feet from the centerline of the street in lieu of the required 75 feet

Section 1A04.3.B.2.b to permit a side yard to be 10 feet in lieu of the required 50 feet

Section 400.3 to permit a height of 19 feet in lieu of the maximum permitted 15 feet for an accessory structure

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

tel. 410-560-1502
fax 443-901-1208

**ZONING DESCRIPTION
3810 BAY DRIVE
15TH ELECTION DISTRICT
6TH Councilmanic District
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the north side of Bay Drive (30' right-of-way) at a distance of 212 feet east from the centerline of Wye Road (30' right-of-way), thence leaving the north side right-of-way of Bay Drive for the following courses and distances (1) North 37 degrees 27 minutes 53 seconds West 300.00 feet, (2) North 52 degrees 32 minutes 07 seconds East 100.00 feet, (3) South 37 degrees 27 minutes 53 seconds East 300.00 feet to a point on the north side of Bay Drive, thence running and binding on the north side of Bay Drive right-of-way (4) South 52 degrees 32 minutes 07 seconds West 100.00 feet to the point of beginning;

Containing a total net area of 30,000 square feet or 0.69 acres of land, more or less.

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2012-0013-SPHA

3814 Bay Drive

N/side of Bay Drive, 212 feet east from the centerline of Wye Road

15th Election District — 6th Councilmanic District

Legal Owner(s): Nechay Family Realty, LLC

Special Hearing to permit the construction of an accessory structure on a lot with the principal structure on a lot separate from the one the accessory structure is located.

Variance: to permit a front yard to be 65 feet from the centerline of the street in lieu of the required 75 feet; to permit a side yard to be 10 feet in lieu of the required 50 feet and to permit a height of 19 feet in lieu of the maximum permitted 15 feet for an accessory structure.

Hearing: Monday, October 3, 2011 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

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

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

09/16/09 September 15

285966

CERTIFICATE OF PUBLICATION

9/15, 2011

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 9/15, 2011.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2012-0013-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Nechay Family Realty, LLC

August 29, 2011

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

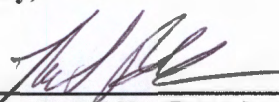
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3814 Bay Drive

August 13, 2011

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,


(Signature of Sign Poster)

August 15, 2011

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2012-0013-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Nechay Family Realty, LLC

October 3, 2011

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3814 Bay Drive

September 17, 2011

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

September 18, 2011



(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
3814 Bay Drive; N/S Bay Drive, 212' E * ADMINISTRATIVE LAW
From C/line Wye Road *
15th Election & 6th Councilmanic Districts * JUDGE FOR
Legal Owner(s): Nechay Family Realty, LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2012-013-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

JUL 25 2011

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of July, 2011, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.:

2012-0013 SPHA

Exhibit Sheet

B 11/12/11

Petitioner/Developer

B
12/16/11

Protestant

No. 1	Plan to accompany petition	
No. 2	and map of area of site	
No. 3	A & B Elevations of proposed garage	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

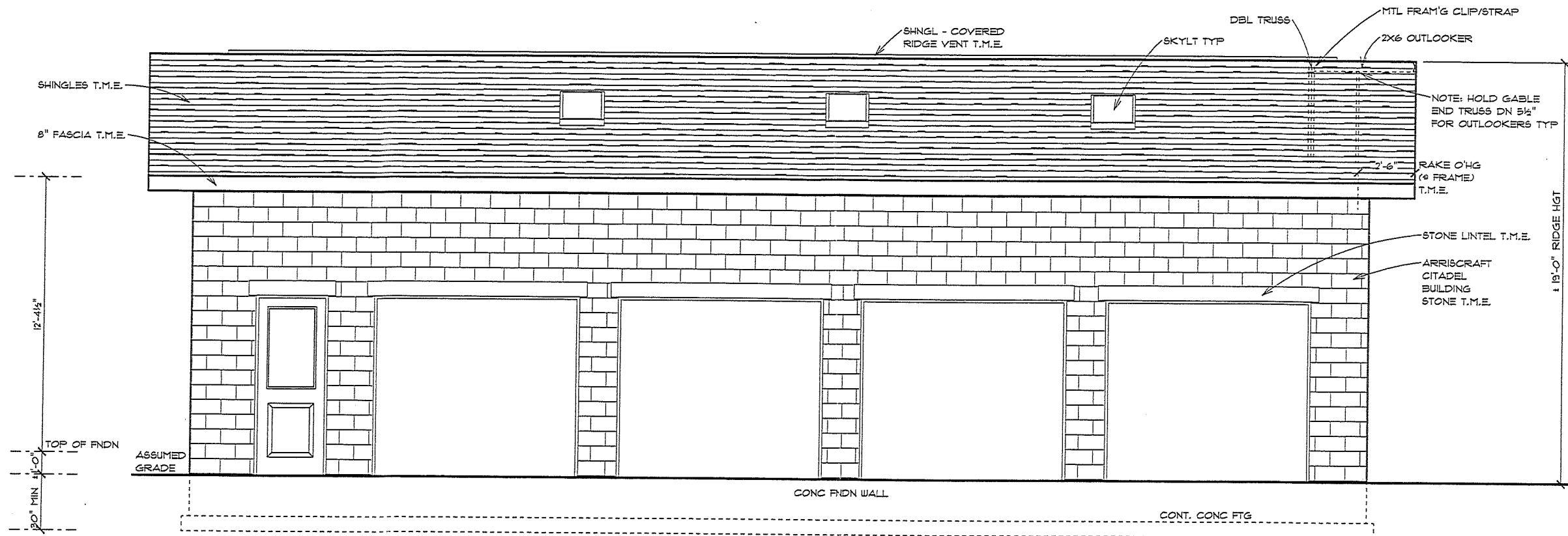


Civic/Government Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.



**DETACHED GARAGE
FRONT ELEVATION**

T.M.E. = TO MATCH EXISTING (HOUSE)

PETITIONER'S
EXHIBIT NO. 3A

RONALD JOHNSTON AND
ASSOCIATES, ARCHITECTS
11407 BARLEY FIELD WAY
MARRIOTTVILLE, MD 21104 • 410-442-3667

PROPOSED DETACHED GARAGE TO THE
NECHAY RESIDENCE

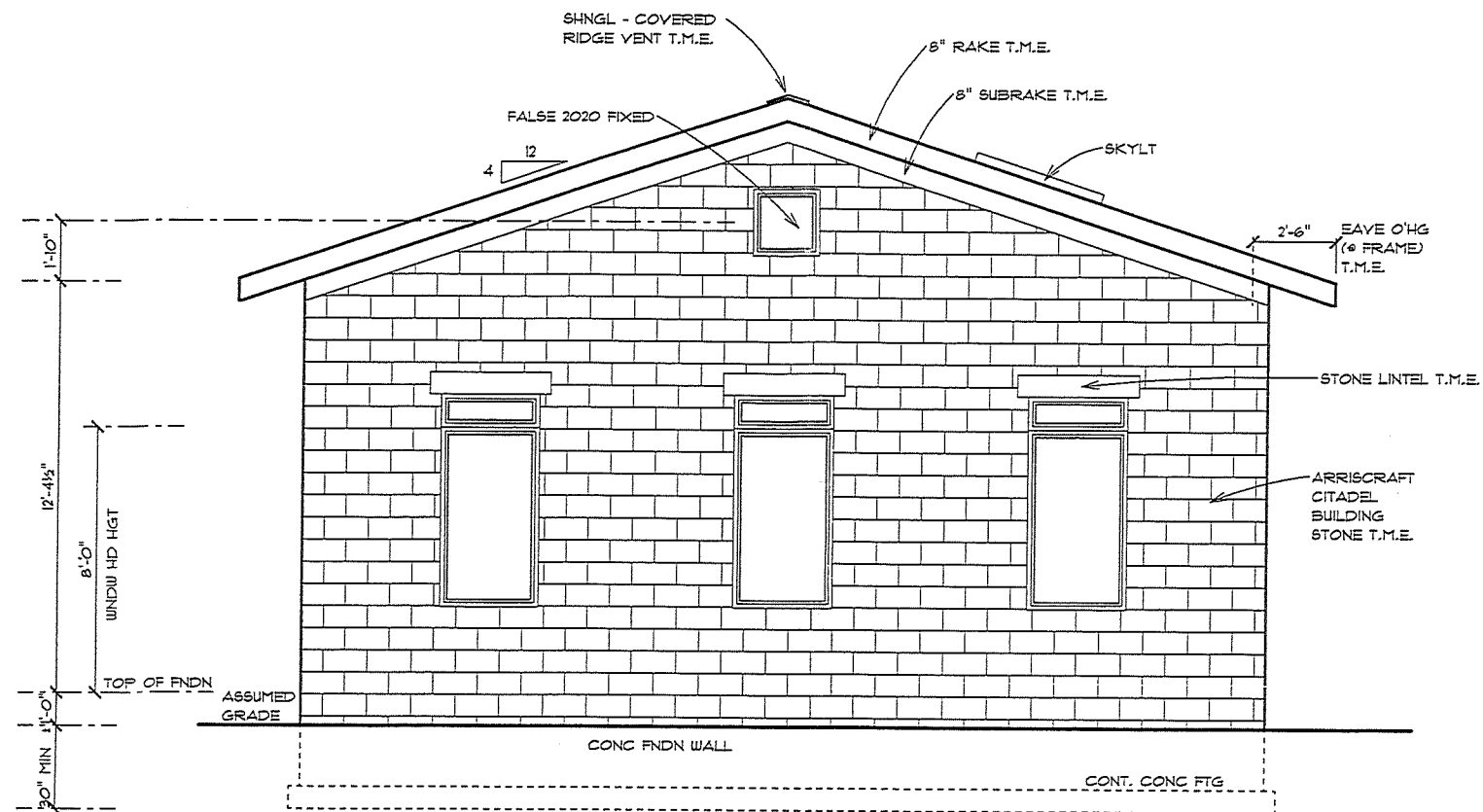
SCALE:
3/16" = 1'-0"
OR AS NOTED

REVISIONS

DATE
06-06-2011

SHEET NO.

A-1



DETACHED GARAGE

LEFT ELEVATION

T.M.E. = TO MATCH EXISTING (HOUSE)

PETITIONER'S

EXHIBIT NO.

3B

RONALD JOHNSTON AND
ASSOCIATES, ARCHITECTS
11407 BARLEY FIELD WAY
MARIOTTSVILLE, MD 21104 • 410-442-3667

NECHAY RESIDENCE

PROPOSED DETACHED GARAGE TO THE

SCALE:
3/16" = 1'-0"
OR AS NOTED

REVISIONS

DATE
06-06-2011

SHEET NO.

A-2

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