

IN RE: PETITION FOR ADMIN. VARIANCE

SE side of Pleasant Villa Avenue;
635 feet NE of Rockwell Avenue
1st Election District
1st Councilmanic District
(2035 Pleasant Villa Avenue)

Thomas M. and Mary R. McDade
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2012-0071-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Thomas M. and Mary R. McDade for property located at 2035 Pleasant Villa Avenue. The variance request is from Section 1A01.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a sunroom addition in the rear yard of a double fronted single family dwelling with a set back of 20.5 feet in lieu of the required 25 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to convert the main deck to an all glass window sunroom for year round use.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 18, 2011, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to

indicate that the requested variance would adversely affect the health, safety or general welfare of

ORDER RECEIVED FOR FILING

Date 10-5-12

By A

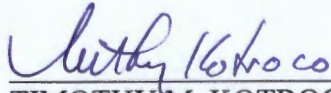
the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 5th day of October, 2011 that a variance from Section 1A01.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a sunroom addition in the rear yard of a double fronted single family dwelling with a set back of 20.5 feet in lieu of the required 25 feet, be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

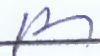
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 10-5-11

By 



KEVIN KAMENETZ
County Executive

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

October 5, 2011

THOMAS M. AND MARY R. MCDADE
2035 PLEASANT VILLA AVENUE
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 2012-0071-A
Property: 2035 Pleasant Villa Avenue

Dear Mr. and Mrs. McDade:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

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

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 2035 Pleasant Villa Ave. Catonsville, MD 21228 which is presently zoned DR 5.5

Deed Reference: 088991223 Tax Account # 2000002134

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)

Section 1A01.2

To permit a sunroom addition in the rear yard of a double fronted single family dwelling with a set back of 20.5 feet in lieu of the required 25 feet.

Approved record plat signed 6/5/85.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Administrative 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):

Thomas M. McDade

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 2012-0071-A

Reviewed By [Signature]

Date 9/8/11

Estimated Posting Date 9/18/11

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently own and reside at 2035 Pleasant Villa Ave.
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed) _____

attached

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Thomas M. McDade
Signature

Thomas M. McDade
Name- print or type

Mary R. McDade
Signature

Mary R. McDade
Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 7 day of Sept, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Thomas M. McDade + Mary R. McDade
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Margaret C McAvan
Name of Notary Public



PLACE SEAL HERE:

The current deck is used frequently during the months of May through September as part of our living space. It is accessed by a door on the rear of our family room/kitchen. This is where our family spends most of its time on the first floor. We would like to convert the main deck to an all glass windows sun room to be used year round. It will have four skylights. The windows and skylights will maximize the passive solar energy, and the room will be insulated with at least R-30 insulation in the ceiling, and beneath the floor. Saving energy is a major advantage of building the sun room where the current main deck is located. This property is the widest property on Pleasant Villa Avenue. On the North side, the garage is connected to the house. North of the garage is a tree and property that is too far and inconvenient to build a sunroom. On the south side the two heat pumps/AC units are located, along with a large magnolia tree and several foundation plants that have been pruned. There is a very large sweet gum tree just outside the fence that shades the south side. I do not want to build a sun room on this south side because it would be too disruptive to move the heat pump/AC units or remove trees and plants. That side of the house also is where the living room and dining room are located. These two rooms are only sparingly used. Finally, the access road on the eastern and rear side of the property designated as Hahn Avenue, is a road in name only. The other properties on Pleasant Villa Avenue south of 2035 are all seeded, most are fenced, and my next door neighbor has a shed erected close to or on Hahn Road. If the variance is granted for my sun room, and the residents behind me on Oak Lodge Road also build out from their house the same distance as I am building out, the distance between those buildings will be at least 50 feet. My family has lived at 2035 for twenty years. During that time I have added several flower beds and planted an additional nine trees. Several of these have reached maturity. My property is maintained and adds to the beauty and appearance of Pleasant Villa. Adding a sun room will enhance my family's life, and not be a problem for our neighbors. I respectfully ask your careful examination of my plan. I am hopeful that you will see its merits and grant my request for a variance. My wife and I are anxiously awaiting your response. Have a great day.

The Zoning Hearing Property Description

Part A

ZONING PROPERTY DESCRIPTION FOR 2035 Pleasant Villa Avenue
Beginning at a point on the southeast side of Pleasant Villa Avenue which is
50 feet wide at the distance of 635 feet north east of the centerline of the nearest
improved intersecting street, Rockwell Avenue, which is 50 feet wide.

Part B

OPTION 2 (Subdivision Lot-lot is part of record plat):
Being Lot # 5 in the subdivision of Pleasant Villa as recorded in the Baltimore
County Plat Book #53, Folio # 40, containing .3568 acres. Located in the 1st
Election District and 1st Council District.

2012-0071-A

CERTIFICATE OF POSTING

Date: 9/18/11

RE: Case Number: 2012-0071-A

Petitioner/Developer: Tom McDade

Date of Hearing/Closing: 10-3-11

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 2035 Pleasant Villa Ave

The signs(s) were posted on 9-18-11
(Month, Day, Year)

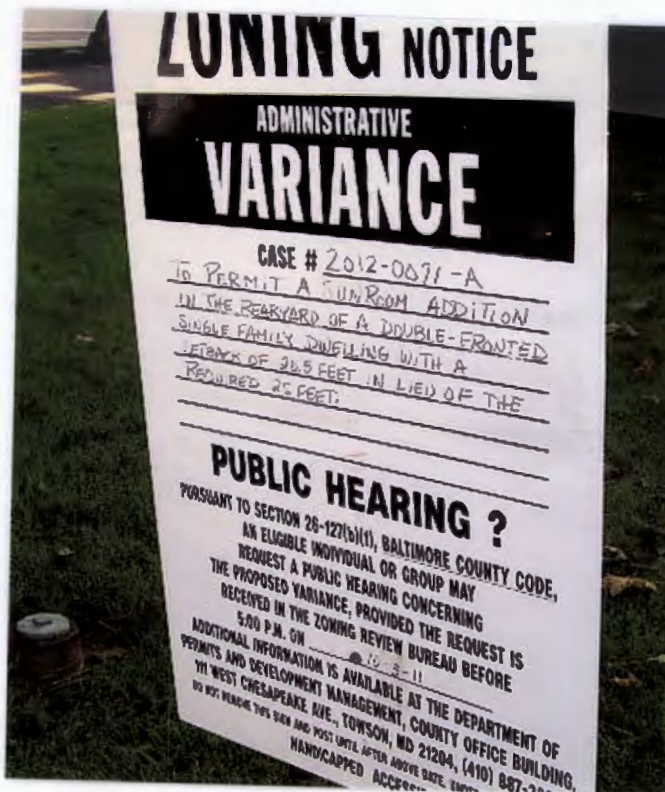
J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0071 -A Address 2035 Pleasant Villa Ave
Contact Person: LEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/8/11 Posting Date: 9/18/11 Closing Date: 10/3/11

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2012- 0071 -A Address 2035 Pleasant Villa Ave.
Petitioner's Name THOMAS & MARY McDade Telephone 410 747 5515
Posting Date: 9/18/11 Closing Date: 10/3/11

Wording for Sign:

To permit a sunroom addition in the rear yard of a double fronted single family dwelling with a set back of 20.5 feet in lieu of the required 25 feet.

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **74433**

Date: **9/8/11**

PAID RECEIPT

BUSINESS SCHOOL TIME 180
 9/07/2011 9/08/2011 14:43:48 5
 REC 0003 BALTIMORE MD06 LRB
 RECEIPT # 543120 9/08/2011 0614
 Dept 5 528 ZONING VERIFICATION
 CR NO. 074433

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						75.00

Total: **75.00**

Rec From: **Thomas & Mary McDade**
 For: **2035 Pleasant Villa Ave**
21228-4002 2012-0071-A

Receipt Tot \$75.00
 \$75.00 BK \$1.00 CR
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

September 26, 2011

Mr. & Mrs. Mc Dade
2035 Pleasant Villa Avenue
Catonsville, MD 21228

RE: Case Number 2012-0071 A, 2035 Pleasant Villa Avenue

Dear Mr. Mc Dade,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 8, 2011. 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 dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel

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



Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-19-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2012-0071-A
Administrative Variance
Thomas & Mary McDade
2035 Pleasant Villa Avenue

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. 2012-0071-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/rz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2256 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

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 October 03, 2011
Item Nos. 2012-067,068,069,071,072
And 073.

DATE: September 23, 2011

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-10032011 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

SEP 27 2011



OFFICE OF ADMINISTRATIVE HEARINGS

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

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

DATE: September 27, 2011

SUBJECT: DEPS Comment for Zoning Item # 12-0071-A
Address 2035 Pleasant Villa Avenue
(McDade Property)

Zoning Advisory Committee Meeting of September 19, 2011.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

Debra Wiley - ZAC Comments

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 9/21/2011 8:16 AM
Subject: ZAC Comments

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

Thanks and feel free to contact me should you have any questions or concerns.

2012-0067-SPHA - 205 Bloomsbury Avenue - **(Historic Area)**
Hearing Date: None in data base as of 9/20

2012-0068-A - 1701 Searles Road
Hearing Date: None in data base as of 9/20

2012-0069-SPHA - 6701 Chippewa Court
Hearing Date: None in data base as of 9/20

2012-0070-XA - 328 Main Street
Hearing Date: None in data base as of 9/20

2012-0071-A - 2035 Pleasant Villa Avenue
Administrative Variance: **Closing 10/3**

2012-0072-A - 111 Regester Avenue
Hearing Date: None in data base as of 9/20

2012-0073-SPHA - 1106 Wiseburg Road
Hearing Date: None in data base as of 9/20

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

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

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 01 Account Number - 2000002734

Owner Information

Owner Name:	MCDADÉ THOMAS M MCDADÉ M REBECCA	Use:	RESIDENTIAL
Mailing Address:	2035 PLEASANT VILLA AV BALTIMORE MD 21228	Principal Residence:	YES
		Deed Reference:	1) /08899/ 00223 2)

Location & Structure Information

Premises Address
2035 PLEASANT VILLA AVE
0-0000

Legal Description
.3568 AC
PLEASANT VILLA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0100	0004	0043		0000			5	1	
									Plat Ref: 0053/0040

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1984	2,016 SF	15,542 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	153,880	141,800		
Improvements:	343,570	190,300		
Total:	497,450	332,100	332,100	332,100
Preferential Land:	0			0

Transfer Information

Seller:	ACCETTULLO MARK	Date:	08/29/1991	Price:	\$196,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/08899/ 00223	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	0.00
State	000	0.00	0.00
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class:

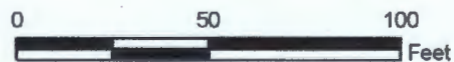
Special Tax Recapture:



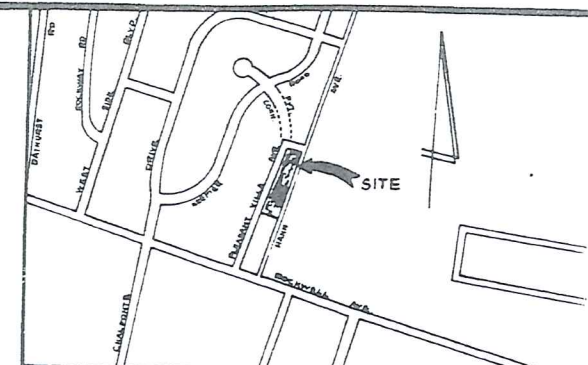
2012-0071-A



2012-0071-A

[illegible]

1 inch = 50 feet

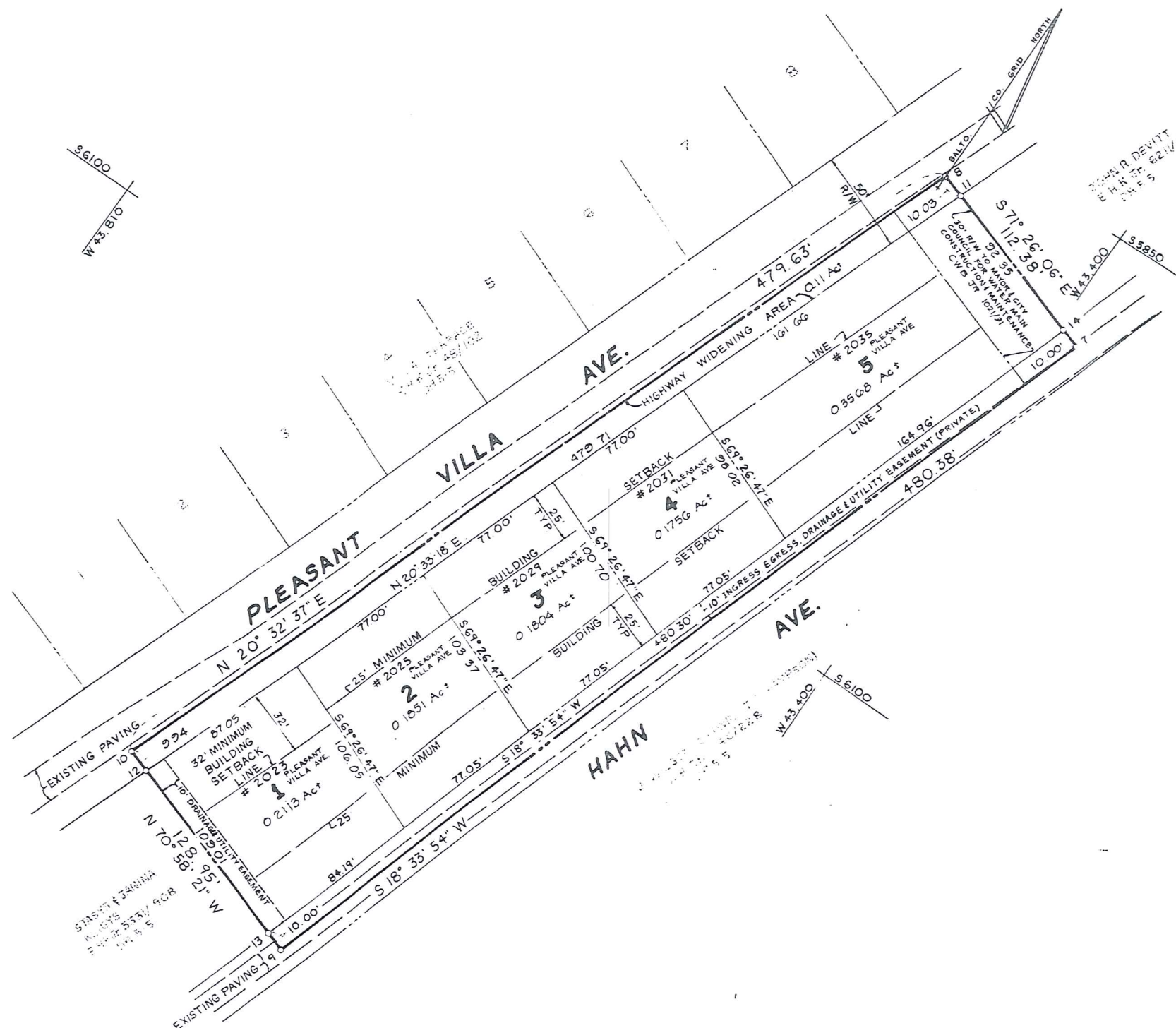


LOCATION MAP
SCALE 1"=500'

Nº	COORDINATE VALUES	
	SOUTH	WEST
7	5904 037	43,378 555
8	5868 257	43,485 090
9	6,359 422	43,531.499
10	6,317 383	43,653 401
11	5,871 451	43,475 580
12	6,320 622	43,644 006
13	6,356 162	43,540 953
14	5,900 853	43,388 034

DENSITY TABULATIONS

- Existing Zoning = DR-5.5
- Gross Area = 1.33 Ac.
- Highway Widening = 0.11 Ac.
- Net Area = 1.22 Ac.
- Total No. Of Units Allowed = $5.5 \times 1.33 = 7.32$
- Total No. Of Units Proposed = 5
- Open Space Required = None
- Open Space Proposed = None
- Parking Space Required = $2 \times 5 = 10$ Spaces
- Parking Space Proposed = 10 Spaces



2012-0071-A
PLEASANT VILLA

BALTIMORE COUNTY, MARYLAND
SCALE 1"=30'

ELECTION DISTRICT 1
NOVEMBER 17, 1984

PATAPSCO WATERSHED

PLAN APPROVED 10-11-84

DEED REF - LIBER 3379 FOLIO 63

APPROVED: 6/3/85
DIRECTOR OF PUBLIC WORKS
APPROVED: 6/15/85
DIRECTOR OF PLANNING AND ZONING
APPROVED: 1/2/85
DEPUTY STATE & COUNTY HEALTH OFFICER

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED 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 SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.
REG. NO. 11-26-84
DATE

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.
DATE

NOTE:
THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
NOTE:
HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE, AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES, AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE:
1) FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
2) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
3) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 36-82 (SECTION 22-68).
4) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5) THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

P.W.A. COMPLETED
FINAL PLAT CHECKED
PLANNING
ENGINEERING
STREET NAMES
HOUSE NOS.

W.D. VALL & ASSOCIATES INC.
20 E. SUSQUEHANNA AVE.
TOWSON MD 21204
583-9571

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
X-7074
56622.01
W 43.759.50
X-7075
56633.09
W 43.24.08

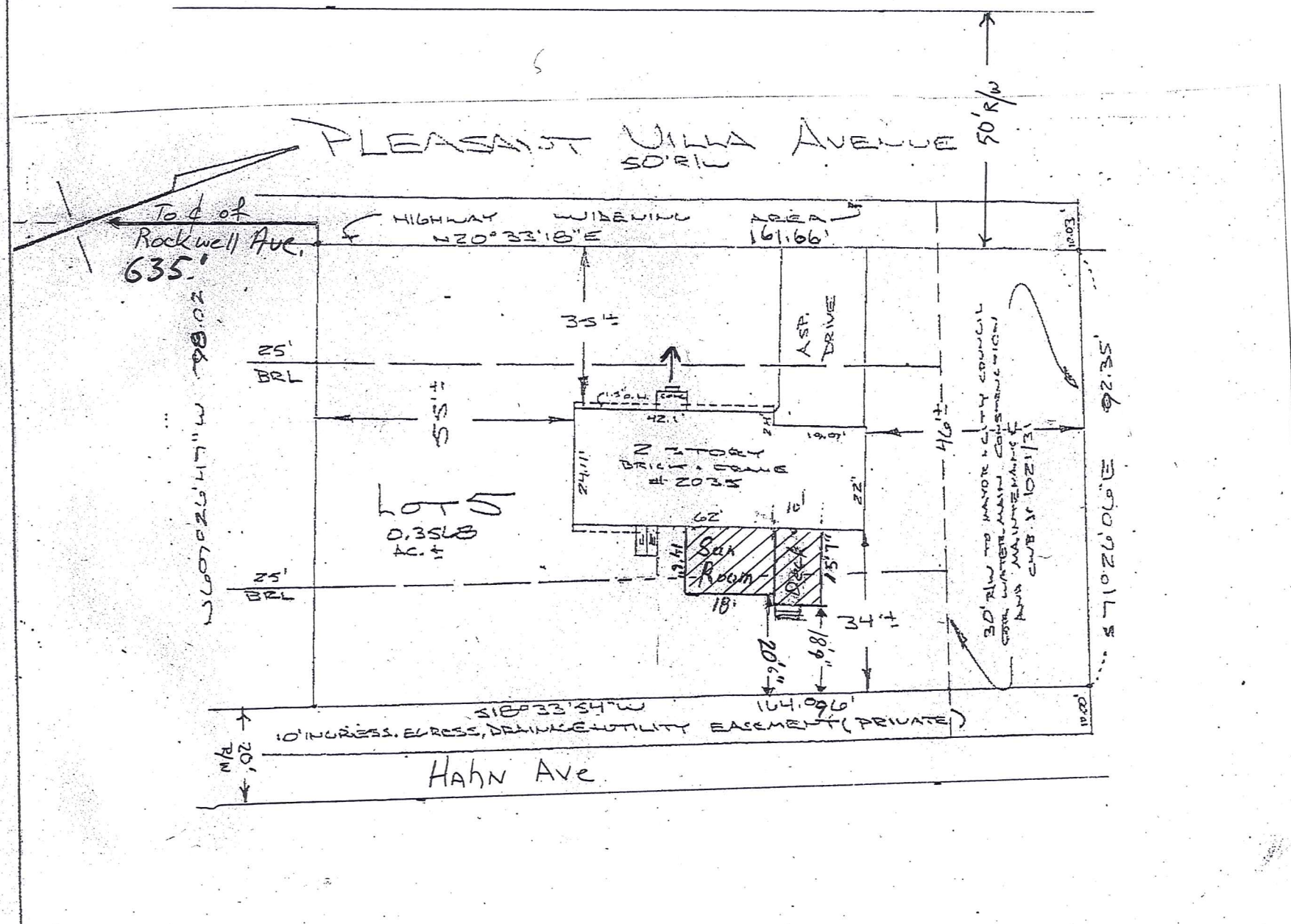
COMPUTED BY: PAS
DRAWN BY: CEG.
CHECKED BY: J.C.M. BR.
PROJECT NUMBER:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2035 Pleasant Villa Ave. OWNER(S) NAME(S) Thomas M. McDade
21228

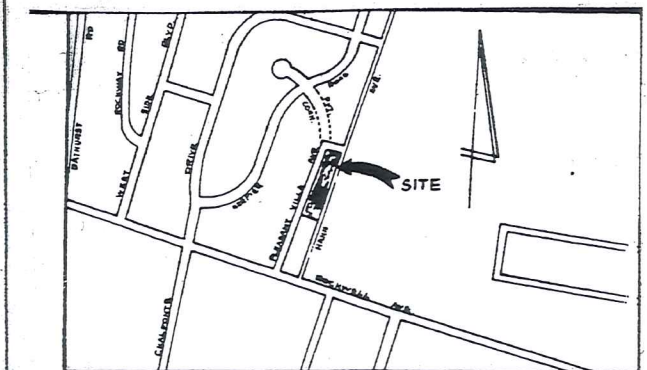
SUBDIVISION NAME Pleasant Villa LOT # 5 BLOCK # _____ SECTION # _____

PLAT BOOK # 53 FOLIO # 40 10 DIGIT TAX # 2000002734 DEED REF. # 08899-1-223



PLAN DRAWN BY John M. McDade DATE 9/1/11 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



LOCATION MAP
SCALE 1" = 500'

ZONING MAP# 100 B1
SITE ZONED PRS.5
ELECTION DISTRICT 1st
COUNCIL DISTRICT 1st
LOT AREA ACREAGE .3568
OR SQUARE FEET 15542.2
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? None
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

2012-0071-A

VIOLATION CASE INFO: