

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Shady Spring Avenue; 230 feet
NE of the c/l of Kenwod Avenue
14th Election District
6th Council District
(6014 Shady Spring Avenue)

Dominic D. Hoenig
Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

CASE NO. 2012-0219A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owner of the property, Dominic D. Hoenig. The Petitioner is requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition with a side yard setback of 5.4 feet in lieu of the required minimum 10 feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 25, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 the public and should therefore be granted. In the opinion of the Administrative Law Judge, the

ORDER RECEIVED FOR FILING

Date 4-17-12

By pm

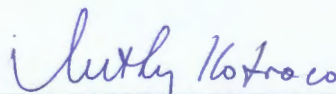
information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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, this 17th day of April, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition with a side yard setback of 5.4 feet in lieu of the required minimum 10 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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



TIMOTHY M. KOTROCO
Administrative Law Judge for
Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 4-17-12

By [Signature]



KEVIN KAMENETZ
County Executive

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

April 17, 2012

DOMINIC D. HOENIG
6014 SHADY SPRING AVENUE
BALTIMORE MD 21237

RE: Petition For Administrative Variance
Case No. 2012-0219-A
Property: 6014 Shady Spring Avenue

Dear Mr. Hoenig:

Enclosed please find a copy of the decision rendered in the above-captioned matter

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

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

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6014 Shady Spring Ave which is presently zoned DR 3.5
Deed Reference 24498/00365 10 Digit Tax Account # 1416089625
Property Owner(s) Printed Name(s) Dominic Hoernig

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate _____ Baltimore County and which is described in the description and plat attached hereto and in part hereof, hereby petition for a

1. ☒ **ADMINISTRATIVE VARIANCE** Section 1B02.3.C.1

To permit an addition with a side yard setback of 5.4 feet in lieu of the required minimum 10 feet.

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners:

Dominic Hoernig 1
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 [Signature] Signature #2 _____
Mailing Address 6014 Shady Spring Ave Rosedale md City _____ State _____
Zip Code 21237 Telephone # (443) 600-9692 Email Address _____

Representative to be contacted:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0219-A Filing Date 3/2/12 Estimated Posting Date 3/25/12 Reviewer [Signature]

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 6014 Shady Spring Ave Rosedale md 21237
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

As A single person with two kids, I desperately need the extra living space. I make a decent salary as A career Fire Fighter with Howard County, but cannot afford to move. I Am proposing A modest addition that would give us the space we need. Because of the way our existing floor plan is laid out, the configuration I am proposing is the only way to Build the addition without spending considerable money altering the interior of the existing house. Furthermore I have spoken with Patrick Nixon (The only neighbor affected) and not only is he agreeable to the Addition, but he can provide a consent letter if need be.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Dominic Hoening
Signature of Affiant

Signature of Affiant

Dominic Hoening
Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of MARCH, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Dominic Hoening
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) **(Print name(s) here)**

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

12/27/2012
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 6014 SHADY SPRING AVE, ROSDALE 21237

Beginning at a point on the East side of Shady Sprint Ave which is 30' wide at the distance of 230' North of the centerline of the nearest improved intersecting street, Kenwood Ave., which is 50' wide. Being Lot #5 in the subdivision of East Kenwood Park, as recorded in Baltimore County Plat Book #7, Folio #112, containing .661 Acres or 28,793 square feet. Located in the 14th Election District and 6th Council District.

2012-0219-A

Patricia Zook - martin Ogle 443-629-3411

From: Sarah Adams
To: Zook, Patricia
Date: 4/16/2012 12:05 PM
Caller: martin Ogle
Phone: 443-629-3411

Sign posting - Hes Not home so he cant fax in a copy. He has a picture on his phone he could email

Disclaimer: The information in this message is confidential and may be legally privileged. It is intended solely for the addressee. Access to this message by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying or distribution of the message, or any action or omission taken by you in reliance on it, is prohibited and may be unlawful. Please immediately contact the sender if you have received this message in error. Thank you.

*will e-mail
to me
4/16/12*



My father 3/25/12

No. 81364

Date: 3/12/12

PAID RECEIPT

地址: 上海南京路 100 号 电话: 100 0000

K6 235 22411 000 000

REF ID: A62011

5. 228 鋼(鐵) 是D/FIC4有財

歐陽修

[illegible]

Total: 75.00

Rec

From

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

**CASHIER'S
VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0219 -A Address 6014 Shady Springs Ave

Contact Person: Leonard Wasilowski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/12/12 Posting Date: 3/25/12 Closing Date: 4/09/12

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

- 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.
- 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.
- 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.
- 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- 0219 -A Address 6014 Shady Springs Ave
Petitioner's Name Dominic Hoenig Telephone 443-600-9692
Posting Date: 3/12/12 Closing Date: 4/09/12

Wording for Sign

To permit an addition with a side yard setback of 5.4 feet in lieu of the required minimum 10 feet.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

April 11, 2012

Dominic Hoenig
6014 Shady Spring Avenue
Rosedale, MD 21237

RE: Case Number: 2012-0219A, Address: 6014 Shady Spring Avenue.

Dear Mr. Hoenig:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 12, 2012. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



Maryland Department of Transportation

Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 4-3-12

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

RE: Baltimore County
Item No 2012-0219-A.
Variance
Dominic Hoenig
6014 Shady Spring Avenue.

Dear Ms. Lewis:

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. 2012-0219-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).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 21, 2012

FROM: ^{DAK}Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For April 02, 2012
Item Nos. 2012-214,215,216,217,218,219
And 221

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-04022012-NO COMMENTS.doc

Patricia Zook - Case 2012-0219-A - do you have the posting notice?

From: Patricia Zook
To: Fisher, June; Lewis, Kristen
Date: 4/16/2012 10:33 AM
Subject: Case 2012-0219-A - do you have the posting notice?

Good morning Ladies -

This administrative variance closed on April 9. The file is missing the certification of posting and I'm wondering if it was delivered to your office. I called the Petitioners last week regarding this and haven't yet heard from them.

Thanks for checking.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



CONFIDENTIALITY NOTICE: The information contained in this ELECTRONIC MAIL transmission is legally privileged and confidential. It may also be subject to the attorney-client privilege or be privileged work product or proprietary information. This information is intended for the exclusive use of the addressee(s). If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, distribution (other than to the addressee(s)), copying or taking of any action because of this information is strictly prohibited.

Debra Wiley - ZAC Comments - Distribution Mtg. of March 19, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 3/21/2012 1:34 PM
Subject: ZAC Comments - Distribution Mtg. of March 19, 2012

Good Afternoon,

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.

2012-0214-A - 1709 Newport Circle - **CRITICAL AREA**
(Administrative Variance) Closing Date: 4/2/12

2012-0215-A - 9004 Hour Glass Court
(Administrative Variance) Closing Date: 4/2/12

2012-0216-A - 9212 Smith Avenue
(Administrative Variance) Closing Date: 4/2/12

2012-0217-A - 8118 Perry Hills Court
No hearing date assigned as of today

2012-0218-SPHA - 8611 Old Harford Road
No hearing date assigned as of today

2012-0219-A - 6014 Shady Spring Avenue
(Administrative Variance) Closing Date: 4/9/12

2012-0220-A - 7304 Gephardt Avenue (**CRITICAL AREA & FLOODPLAIN**)
(Administrative Variance) Closing Date: 4/9/12

2012-0221-A - 300 Hopkins Road
No hearing date assigned as of today

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

ZAC AGENDA

Case Number: 2012-0218-SPHA

Primary Use: Residential

Reviewer: JCM

Type: SPECIAL HEARING

Legal Owner: Ravenette Realty LLC, Tom Wedge

Contract Purchaser: Candice Holt, 8611 Old Harford Rd 21234, 410-978-3508

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 9th

Councilmanic Dist: 6th

Property Address: 8611 Old Harford Rd

Location: Beginning at a point on N/S of Old Harford Rd, on the NE corner of Old Harford and Edgewood, 60 feet wide at the distance of 51.64 ft +/- S/W from the centerline of Edgewood Avenue.

Existing Zoning: RO

Area: 7,090 sq. ft.

Proposed Zoning: SPECIAL HEARING to permit a zero ft setback in lieu of the required 10 ft from the street right-of-way line for parking spaces.

Attorney: Andrew G. Bailey, 409 Washington Ave Ste 707, 21204, 410-337-3755

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

Case Number: 2012-0219-A

Primary Use: Residential

Reviewer: LW

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Dominic Hoenig

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 14th

Councilmanic Dist: 6th

Property Address: 6014 Shady Spring Ave

Location: E/S of Shady Spring Ave, 230 +/- Ft. N/E of the centerline of Kenwod Ave.

Existing Zoning: Dr 3.5

Area: .661 acres, 28,793 Sq ft

Proposed Zoning: ADMINISTRATIVE VARIANCE To permit an addition with a side yard setback of 5.4 ft. in lieu of the required minimum 10 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 4/9/2012

Miscellaneous:

M E M O R A N D U M

DATE: May 18, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0219-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 17, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Case No.: 2012-0219-A

Exhibit Sheet

4-23-12 P2

5-18-12 RW

Petitioner/Developer

Protestant

No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

2012-0219-A

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

Account Identifier:

District - 14 Account Number - 1416089625

Owner Information

Owner Name:	HOENIG DOMINIC D ESTADILLA ANGELITA	Use:	RESIDENTIAL
Mailing Address:	6014 SHADY SPRING AVE BALTIMORE MD 21237-2028	Principal Residence:	YES
		Deed Reference:	1)/31711/ 00423 2)

Location & Structure Information

Premises Address

6014 SHADY SPRING AVE
0-0000

Legal Description

6014 SHADY SPRING AVE
E KENWOOD PK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0089	0005	0604		0000		A	5	3	
									Plat Ref: 0007/ 0112

Special Tax Areas

Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1920	1,144 SF	22,780 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
		01/01/2012	07/01/2011	07/01/2012
Land	83,400	83,400		
Improvements:	79,900	78,000		
Total:	163,300	161,400	163,300	161,400
Preferential Land:	0			0

Transfer Information

Seller:	HOENIG DOMINIC D	Date:	02/13/2012	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/31711/ 00423	Deed2:	
Seller:	WALDHAUSER ROBERT C	Date:	09/20/2006	Price:	\$165,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/24498/ 00265	Deed2:	
Seller:	PSCHERER JOHN G,JR	Date:	10/27/1978	Price:	\$37,500
Type:	ARMS LENGTH IMPROVED	Deed1:	/05962/ 00167	Deed2:	

Exemption Information

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

Tax Exempt:

Exempt Class:

Special Tax Recapture:

NONE

Homestead Application Information

Homestead Application Status: No Application

Front of Subject Property



View Down Left Property Line
showing prop.
Addition
Location



Left prop. line from rear of subj.
property.



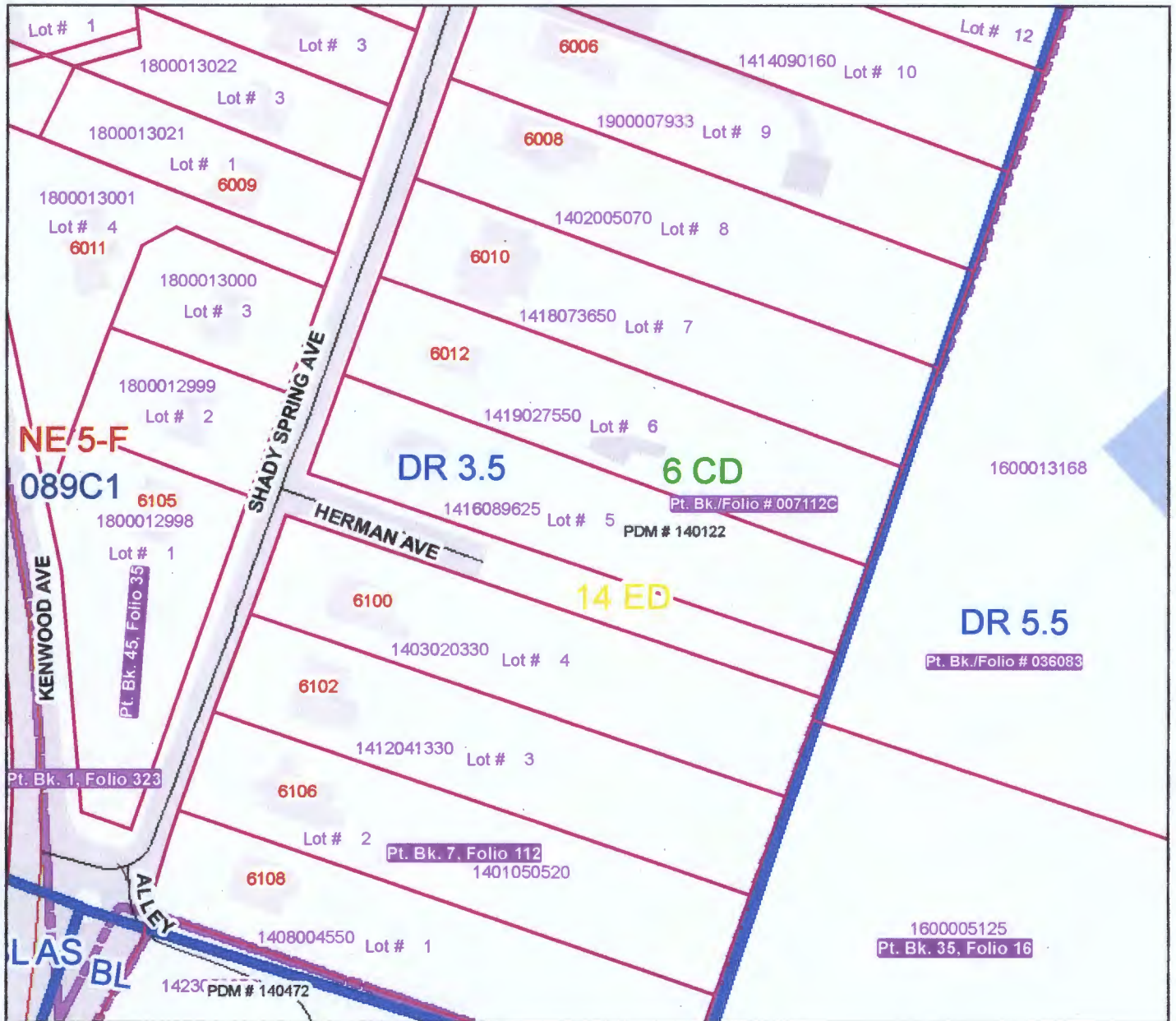
View from neighbor showing side
where addition is proposed to go

Rear of Subj. Property



Right property line @ Herman Ave - Shady Spring

6014 Shady Spring Avenue 2012-0219-A



Publication Date: March 12, 2012
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

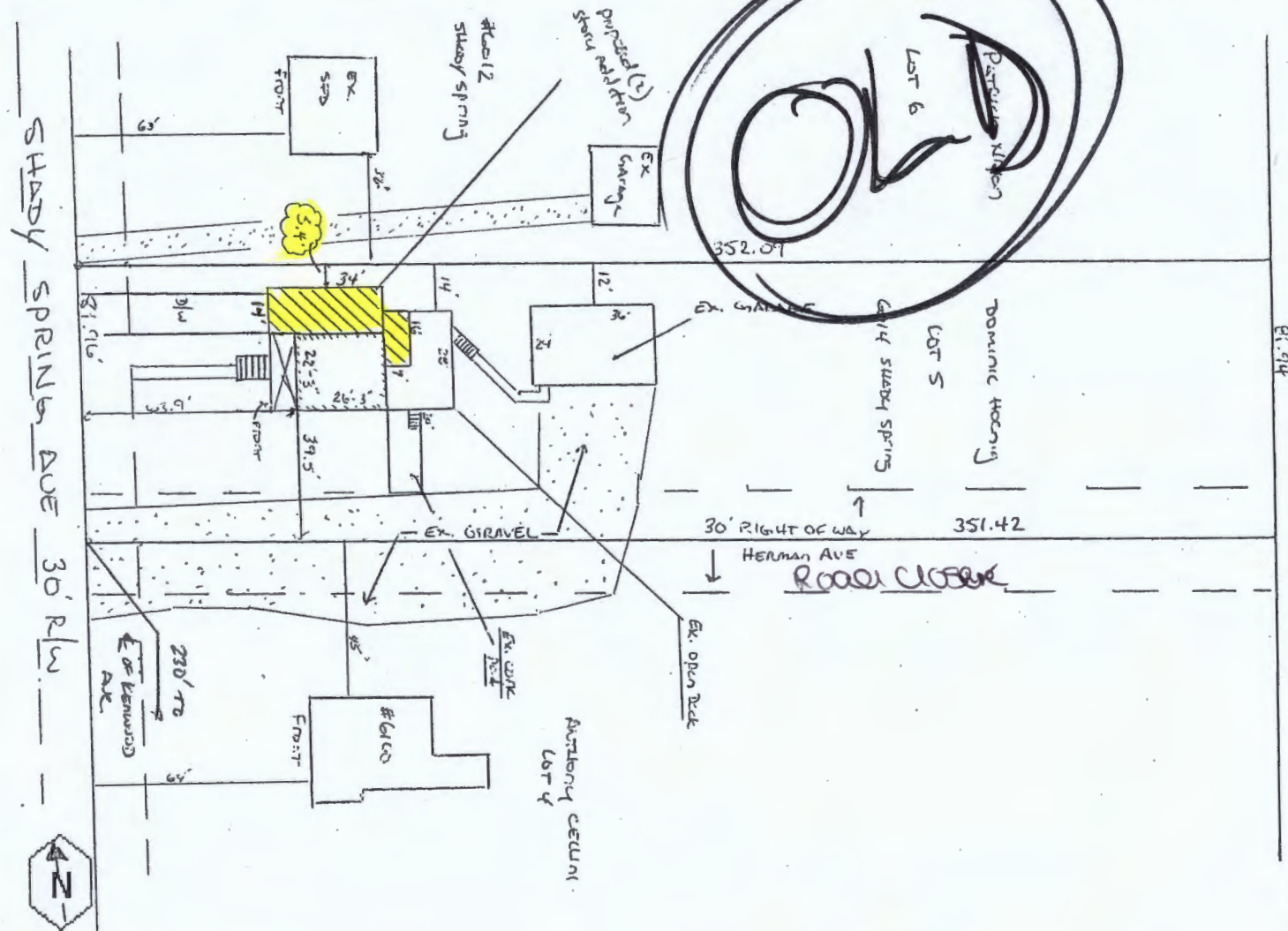
DQ Map Notes



0 100 200 Feet

1 inch = 100 feet

PLAT BOOK # 7 FOLIO # 112 10 DIGIT TAX # 1416089625 DEED REF. # 24498/00265



PLAN DRAWN BY JSC DATE 3/10/12 SCALE: 1 INCH = 50 FEET

A hand-drawn map of the study area. It shows the intersection of I-95 and Golden Ely Rd. A line labeled 'SWAMP SPRING' runs diagonally across the intersection. Another line labeled 'LAWSON ROAD' runs vertically through the intersection. A line labeled 'SUGGEST PROPERTY' runs diagonally from the bottom right towards the intersection. A north arrow is located in the bottom left corner.

P

MAP IS NOT TO SCALE

ZONING MAP# 089C1

SITE ZONED DR. 3.5

ELECTION DISTRICT 14

COUNCIL DISTRICT 6

LOT AREA ACREAGE 0.66

OR SQUARE FEET 28.79

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN ? NO

UTILITIES? MARK WITH

WATER IS:

PUBLIC ☒ PRIVATE ☒

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING? yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

08-1534

Approved

VIOLATION CASE INFO:

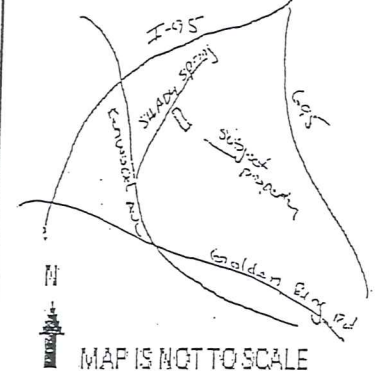
.....

2012-0219-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 6014 Shady Spring Ave OWNER(S) NAME(S) Dominic Horner
 SUBDIVISION NAME EAST KENWOOD PARK LOT # 5 BLOCK # _____ SECTION # _____
 PLAT BOOK # 7 FOLIO # 112 10 DIGIT TAX # 1416089625 DEED REF. # 24498/00265

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND/OR ABSTRACT.

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 089C1
 SITE ZONED DR. 3.5
 ELECTION DISTRICT 14
 COUNCIL DISTRICT 6
 LOT AREA ACREAGE 0.661
 OR SQUARE FEET 28,793
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE X
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? yes
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

08-158A
Approved

VIOLATION CASE INFO:

SHADY SPRING AVENUE
 30' RIGHT-OF-WAY

GRID NORTH
 MARYLAND COORDINATE SYSTEM NAD 83/91
 PER MONUMENTS BCO #880, BCO #1079 & BCO #1161



I HEREBY CERTIFY, TO MY BEST KNOWLEDGE AND BELIEF, THAT THIS SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON FEBRUARY 04, 2008 CORRECTLY SHOWS THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES, IF ANY, TO THE PROPERTY LINES AND THE LAND INDICATED HEREON, THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND EXCEPT AS SHOWN HEREON.

Joseph C. Thompson 2-4-2008
 JOSEPH C. THOMPSON, REGISTERED PROFESSIONAL LAND SURVEYOR #21039



DEED REF: S.M. 24498/265 - PLAT REF: W.P.C. 7-112

BOUNDARY SURVEY
 LOT 5
EAST KENWOOD PARK

THOMPSON & ASSOCIATES, LLC
 Land Surveying & Engineering
 WWW.thompsonassociatesllc.com

402 N. HICKORY AVENUE
 SUITE B
 BEL AIR, MARYLAND 21014
 (410) 803-0696

SCALE: 1"=40'
 DATE: 01-30-2008
 DRAWN: HUTCHINS
 JOB NO.: 3175



Revised

2012-0219-A

Pet. #1