

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Fork Road; 550 feet W of
the c/l of Harford Road
11th Election District
3rd Council District
(12628 Fork Road)

Claire J. Salkowski and Richard P. Bartlett
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2012-0295-A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, Claire J. Salkowski and Richard P. Bartlett. The Petitioners are requesting Variance relief from Section 1A04.3.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed deck with rear and side yard setbacks of 25 feet in lieu of the required 50 feet. 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.

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 May 27, 2012, 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 the public and should therefore be granted. In the opinion of the Administrative Law Judge, the

ORDER RECEIVED FOR FILING

Date 6.18.12

By [Signature]

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.

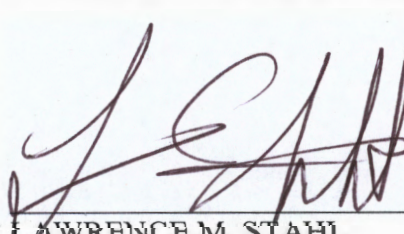
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 18th day of June, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1A04.3.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed deck with rear and side yard setbacks of 25 feet in lieu of the required 50 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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, 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.


LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 6-18-12

2

By pm



KEVIN KAMENETZ
County Executive

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

June 18, 2012

CLAIRE J. SALKOWSKI AND RICHARD P. BARTLETT
12628 FORK ROAD
FORK MD 21051

RE: Petition For Administrative Variance
Case No. 2012-0295-A
Property: 12628 Fork Road

Dear Ms. Salkowski and Mr. Bartlett:

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 black ink, appearing to read "L. Stahl", is written over the typed name "LAWRENCE M. STAHL".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

Enclosure

c: Chris Kilduff, 4402 Crompton Court, White Hall MD 21161



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 12628 Fork Rd, Fork MD which is presently zoned RC5

Deed Reference 20853 / 0720

10 Digit Tax Account # 1 1 0 8 0 8 0 2 2 7

Property Owner(s) Printed Name(s) Claire Salkowski & Richard Bartlett

(SELECT THE HEARING(S) BY MARKING ☒ 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 in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1A04.3.2.6 BCZR To permit a proposed deck with a ~~rear~~ rear and side, set back of 25ft in lieu of the required 50ft. yard

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:

Claire Salkowski / Richard Bartlett
Name #1 - Type or Print Name #2 - Type or Print

Claire Salkowski / Richard Bartlett
Signature #1 Signature #2

12628 Fork Rd, Fork MD
Mailing Address City State

21051 / 410 499 4732 / csalkowski@freelance
Zip Code Telephone # Email Address montecarlo.org

Representative to be contacted:

Chris Kilduff
Name - Type or Print

Chris Kilduff
Signature

4402 Grompton Ct.; White Hall MD
Mailing Address City State

21161 / 410 446 5209 / Blackhorse@zoom
Zip Code Telephone # Email Address internet.net

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 5 day of May, 2012 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 2012-0095-A

Filing Date 5/17/12

Estimated Posting Date

Reviewer

Rev 10/12/11

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: 12628 Fork Rd ; Fork MD 21051
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)

In order to construct a reasonably sized deck at the rear of the home, a variance is needed. The lot size is .65 acres and this variance would allow the deck to be constructed 24' from the rear lot line. The hardship peculiar to this lot is the setback requirement of 50' on a lot that is only 98' deep on the narrowest side.

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

Claire J. Salkowski
Signature of Affiant

Claire J. Salkowski
Name- Print or Type

Richard Bartlett
Signature of Affiant

Richard Bartlett
Name- Print or Type

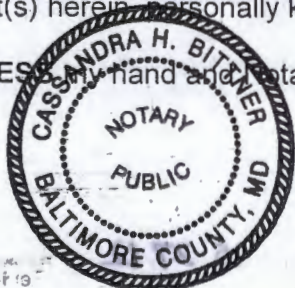
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of May, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Claire Salkowski & Richard Bartlett
the Affiant(s) herein personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESSED, hand and Notaries Seal



Cassandra H. Bittner
Notary Public
5/10/2015
My Commission Expires

PROPERTY DESCRIPTION

ZONING DESCRIPTION FOR 12628 FORK ROAD, FORK, MARYLAND 21051

Beginning at a stone heretofore set up on the southwest side of the road leading from form to Baldwin and on the dividing line between the land now being described and conveyed and the land of J. Lester Smith and running thence with said line magnetically, to date, North 75 degrees, 0 minutes, East 20 feet to the middle of the said road and thence with and binding thereon North 43 degrees 4 minutes. West 80 feet and North 45 degrees, 25 minutes, West 165 feet, thence leaving the said road and running for dividing lines through the land of the Grantors South 41 degrees, 25 minutes, West 18 feet to a stone now set up on the southeast side of the said road and thence still south 41 degrees, 25 minutes, East 166 feet to a snow now set in the northwest outlines of the lot on which the new schoolhouse stands and thence binding thereon North 62 degrees, 0 minutes, East 64.5 feet to a stone near a persimmon tree, a corner of the school lot and the land of the said L. Lester Smith and thence with and binding on the land of the said Smith North 77 degrees, 0 minutes, East 100 feet to the beginning thereof; containing 65/100 of an acre.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2012- 0295 -A Address 12628 Fork RD, 21051Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 5/17/12 Posting Date: 5/27/12 Closing Date: 6/11/12

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- 0295 -A Address 12628 ForkPetitioner's Name Claire Salkowski / Richard Bartlett Telephone _____Posting Date: 5/27/12 Closing Date: 6/11/12Wording for Sign: To Permit a propose deck with a 25ft set-back
in lieu of the required 50ft.

Revised 7/06/11

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2012- 0295-A

Petitioner: Chris Kilduff

Address or Location: 12628 Fork RD, MD, 21051

PLEASE FORWARD ADVERTISING BILL TO:

Name: Chris Kilduff

Address: 4402 Crompton Ct
White Hall, MD 21161

Telephone Number: 410-446-5209

Revised 2/17/11 DT

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

No. **83470**

Date: **5/17/12**

PAID RECEIPT

BUSINESS ACTUAL

5/17/2012 5/17/2012 0

REG M303 WALKIN RDOS LR

> RECEIPT # 589446 5/17/

DEPT 5 528 ZONING VERI

CK NO. 083470

Recpt Tot

\$75.00 CK

Baltimore County, M

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75. ⁰⁰

Total: **75.⁰⁰**

Rec From:

Black Horse Construction

For:

**Administrative Variance
2012 - 0295-A**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2012-0295-A

Petitioner/Developer CLAIRE
SALKOWSKI / RICHARD BARTLETT

Date Of Hearing/Closing: 6/11/12

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 12628 FORK

This sign(s) were posted on May 27, 2012

Month, Day, Year

Sincerely,

Martin Ogle 5/27/12
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE# 2012-0295-A

TO PERMIT A PROPOSED DECK WITH A 35 FT.
SET BACK IN LIEU OF THE REQUIRED 50 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE. PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON
WEDNESDAY MAY 11, 2012.
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-587-3391

DO NOT REMOVE THIS SIGN AND POST 15% AFTER THE DATE UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE

05/27/2012

Met with 5/27/12



KEVIN KAMENETZ
County Executive

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

June 5, 2012

Claire Salkowski and Richard Bartlett
12628 Fork Road
Fork, MD 21051

RE: Case Number: 2012-0295-A, Address: 12628 Fork Road, 21051

Dear Ms. Salkowski and Mr. Bartlett:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 15, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Chris Kilduff, 4402 Crompton Court, White Hall MD 21161

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



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

Date: 6-1-12

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

RE: Baltimore County
Item No 2012-0295-A
Administrative Variance
Claire Sal Kowski
Richard Bartlett
12628 Fork Road

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. 2012-0295-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,

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: May 31, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For June 11, 2012
Item Nos. 2008-0531, 2012- 0295, 0296, 0297
and 0299.

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-06112012-NO COMMENTS.doc

M E M O R A N D U M

DATE: July 19, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0295-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 18, 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

Debra Wiley - ZAC Comments - Distribution Mtg. of May 28, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/11/2012 1:36 PM
Subject: ZAC Comments - Distribution Mtg. of May 28, 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.

2008-0531-SPHX - 810 Back River Neck Road
No hearing date in data base as of 6/11/12

2012-0295-A - 12628 Fork Road
Administrative Variance - Closing Date: 6/11/12

2012-0296-A - 1228 Birch Avenue
Administrative Variance - Closing Date: 6/16/12

2012-0297-A - 2919 Cornwall Road
No hearing date in data base as of 6/11/12

2012-0299-A - 6701 North Point Road
Administrative Variance - Closing Date: 6/18/12

2012-0300-A - 3641 Bay Drive
No hearing date in data base as of 6/11/12

Thanks.

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 (vw6.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 11 Account Number - 1108080227

Owner Information

Owner Name: SALKOWSKI CLAIRE J
BARTLETT RICHARD P
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 12628 FORK RD
FORK MD 21051-9705
Deed Reference: 1) /20853/ 00720
2)

Location & Structure Information

Premises Address
12628 FORK RD
0-0000
Legal Description
SS FORK RD
COR CLAYTON ST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0054	0011	0326		0000				3		0008/ 0012

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1924	3,192 SF	27,050 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	
		01/01/2012	07/01/2011	07/01/2012
Land	105,700	105,700		
Improvements:	256,100	208,700		
Total:	361,800	314,400	361,800	314,400
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
FSMS PROPERTIES LLC	10/20/2004	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /20853/ 00720	Deed2:
TAILOR MADE PROPERTIES LLC	01/26/2001	\$202,500
Type: ARMS LENGTH MULTIPLE	Deed1: /14942/ 00322	Deed2:
MURPHY ROBERT C	12/13/1999	\$95,000
Type: ARMS LENGTH MULTIPLE	Deed1: /14202/ 00385	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

NE 16-H

12641

1103039220

RC 2

054C1

3 CD

SITE

NE 16-I

12628

11 ED

Pt. Bk. 8, Folio 12
1108080227

20090056

PDM # 118052

Pt. Bk./Folio # 008012

Lot # 5
1108080230

12620

1119051650

RC 5

1107047800

054C2

1600006105

12630

PDM # 118054

1102057825

Pt. Bk. 5, Folio 70
Pt. Bk./Folio # 005070B

1119051651

BM CR



Rear view of petitioner's house

2012-0295-A



View of rear of house.
Deck will be added to existing
deck

2012-0295-A



in this photo the house on the left
is where the deck would be built;
on the right is the rear neighbor.
this picture shows the separation

2012-0295-A



View towards neighbor on
the left side

2012-0295-A



Neighbor's house — behind the
house where deck is to be
built

2012-0295-A



View of the house behind
the petrowers house.

2012-0295-A



View of neighbour on the left from
the front yard of Petrover's home.

2012-0295-A



View from proposed deck location
to the house behind.

2012-0295-A

Case No.: 2012-0295-A

Exhibit Sheet

6/20/12 P3

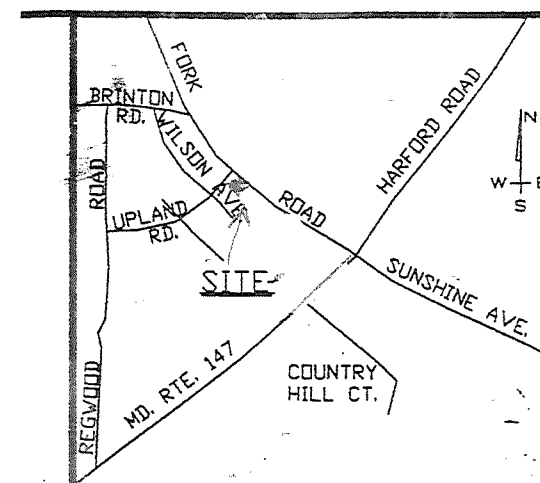
Petitioner/Developer

Protestants

193
7-19-12

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		

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 12628 Fork Rd., Fork, MD 21051 OWNER(S) NAME(S) Claire Salkowski & Richard Bartlett
 SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1180080227 DEED REF. # _____



VICINITY MAP
SCALE: 1"=200'

FREESTATE
MONTESSORI
SCHOOL

Salkowski/
Bartlett

Cynthia
Piccini

Tax I.D.
1119057651

Existing
Home

Existing
Outbuilding

Salkowski/
Bartlett

WELL

Existing
Home

12620 Fork Rd

12628 Fork Rd.

FORK RD.

Scale 1"=40'

Drawn by 5-10-12
C Kilduff

ZONING MAP# 054 C-1
 SITE ZONED RC 5
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE .65 acre
 OR SQUARE FEET _____
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
2009-0056-A
Variance for addition
was approved

VIOLATION CASE INFO:

Exhibit 1

2012-0295-A