

IN THE MATTER OF

ROBERT PRITCHARD AND LYNN FONTANA

- LEGAL OWNERS /PETITIONERS

RICHARD AND MARCIE ROSARIO

- CONTRACT PURCHASERS/PETITIONERS

PETITION FOR VARIANCE

FOR THE PROPERTY LOCATED AT

12202 HAPPY HOLLOW ROAD

8TH ELECTION DISTRICT

2ND COUNCILMANIC DISTRICT

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO.: 13-256-A

*

*

* * * * *

ORDER OF DISMISSAL

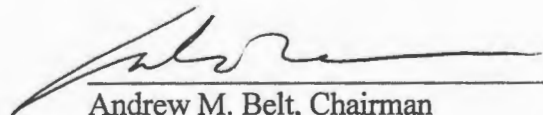
This matter comes to the Board of Appeals by way of an appeal filed by Edith Hellmers, Dianne Schroeder, and Robyn Costello, from a decision of the Administrative Law Judge dated June 7, 2013 in which the requested Petition for Special Hearing was granted.

WHEREAS, the Board is in receipt of a letter of withdrawal of the Petition for Variance, filed September 4, 2013 and signed by Richard and Marie Rosario, Contract Purchasers/Petitioners, (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Contract Purchasers/Petitioners request that the Petition for Variance taken in this matter be withdrawn as of September 4, 2013,

IT IS THEREFORE ORDERED this 11th day of September 2013 by the Board of Appeals of Baltimore County that the Petition for Variance taken in Case No. 13-256-A be and the same is hereby **DISMISSED without prejudice**, thereby rendering the June 7, 2013 Order of the Administrative Law Judge **null and void** in this matter.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**


Andrew M. Belt, Chairman



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

September 11, 2013

Richard and Marcie Rosario
9603 Deereco Road, Ste 300
Timonium, MD 21093

RE: *In the Matter of: Robert Pritchard and Lynn Fontana – Legal Owners*
Richard and Marcie Rosario – Contact Purchasers/Lessees
Case No.: 13-256-A

Dear Mr. and Mrs. Rosario:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all **Petitions for Judicial Review filed from this decision should be noted under the same civil action number.** If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

A handwritten signature in cursive script that reads "Sunny Cannington".

Krysundra "Sunny" Cannington
Acting Administrator

Enclosure
Duplicate Original Cover Letter

c: Robert Pritchard and Lynn Fontana
Edith Hellmers
Dianne Schroeder
Robyn Costello
Leonard Aumiller
Office of People's Counsel
Lawrence M. Stahl, Managing Administrative Law Judge
Arnold Jablon, Director/PAI
Andrea Van Arsdale, Director/Department of Planning
Nancy West, Assistant County Attorney
Michael Field, County Attorney, Office of Law

County Board of Appeals of
Baltimore County
105 W. Chesapeake Avenue, Ste. 203
Towson, Maryland 21204

Re: APPEAL TO THE BOARD OF APPEALS
Location: 12202 Happy Hollow Road
8th Election District
2nd Council District
Richard H. Rosario and
Marcie S. Rosario, Petitioner
Case No. 2013-0256-A

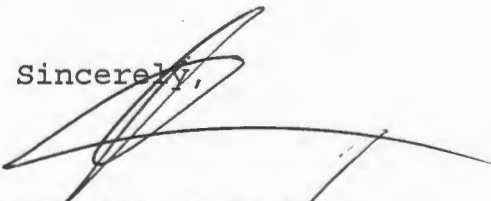
Dear Clerk:

As the Legal Owners/Petitioners in the above referenced Petition for Administrative Variance, please accept this request of the Petition for Administrative Variance in the accordance with Rule 3.b.2 of the Rules of Practice and Procedure of the Baltimore County Board of Appeals.

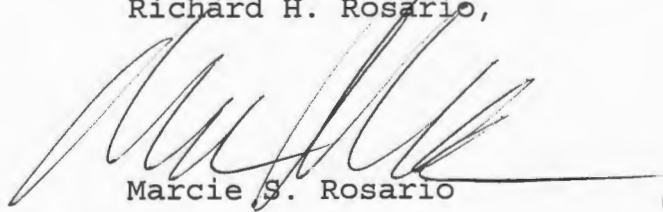
As Legal Owners/Petitioner we wish to have the petition withdrawn and dismissed without prejudice. As such, this withdrawal is being filed not less than 10 days before the scheduled hearing date, September 17, 2013. We the Legal Owners/Petitioners understand and acknowledge that the withdrawal of our petition will render the Administrative Law Judge's June 7, 2013 decision moot.

Thank you for your time and consideration of this most important matter.

Sincerely,



Richard H. Rosario,



Marcie S. Rosario

RECEIVED

SEP 4/2013

BALTIMORE COUNTY
BOARD OF APPEALS

KC

July 23rd, 2013

Regarding Case No. 2013-0256-A

I would like to bring to the attention of the Office of Administrative Hearings that a document has been falsified directly pertaining to this variance.

In the Zoning Hearing Plan for Variance, Richard H. Rosario represents the dimensions of the accessory structure at 12202 Happy Hollow Rd. as being 30 feet by 18 feet by 29 feet tall. This Application was submitted after the Variance Decision of June 7th.

Included herein is a photograph of the building, clearly showing that it was half that height, at approximately 14 feet tall.

It is probable that the dimensions of this structure were falsified as a contingency to accommodate a possible appeal and reversal of the variance decision. Judge Stahl's variance apprises the contract owner/ lessee that it is possible for the variance to be reversed through an appeal process.

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.

In the included application for variance, the building's "original condition" has been falsified, and the building's height has been roughly doubled to a height of 29 feet. It is probable that this was done in the case of a variance reversal, in an attempt to fool the system, and attain a height of 29 feet even if the variance were reversed. These represented dimensions are crucial because **the pre-existing accessory structure no longer exists.**

The building was systematically dismantled prior to the variance decision of June 7th by Judge Stahl, and was entirely removed, including the concrete footer, by July 19th 2013.

Further, the pre-existing structure was not a "garage," nor was it ever used as a "garage." It was a storage shed with a storage loft. Historically, it was never used to park or store vehicles. The narrow double door could hardly accommodate a vehicle.

I am obliged to apprise the Office of Administrative Hearings of this falsification.

Richard H. Rossario runs a land settlement company. Included herein is a description of his company. A complaint will be filed with the Maryland Real Estate Commission.

Thank you for your attention to this matter.

RECEIVED
JUL 23 2013

BALTIMORE COUNTY
BOARD OF APPEALS



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

July 12, 2013

Robert U. Pritchard
Lynn A. Fontana
12202 Happy Hollow Road
Cockeysville, Maryland 21030

RECEIVED

JUL 12 2013

BALTIMORE COUNTY
BOARD OF APPEALS

RE: **APPEAL TO BOARD OF APPEALS**
Case No. 2013-0256-A
Location: 12202 Happy Hollow Road

Dear Mr. Pritchard and Mrs. Fontana:

Please be advised that an appeal of the above-referenced case was filed in this Office on July 3, 2013. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

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:slm

c: Baltimore County Board of Appeals
People's Counsel for Baltimore County
Richard and Marcie Rosario, 9603 Deereco Road, Suite 300, Timonium, Maryland 21093
Leonard Aumiller, 12204 Happy Hollow Road, Cockeysville, Maryland 21030

APPEAL

Petition for Variance
(12202 Happy Hollow Road)
8th Election District – 2nd Councilmanic District
Legal Owners: Robert U. Pritchard and Lynn A. Fontana
Case No. 2013-0256-A

RECEIVED
JUL 12 2013

BALTIMORE COUNTY
BOARD OF APPEALS

- ✓ Petition for Variance (April 29, 2013)
- ✓ Zoning Description of Property
- ✓ Notice of Zoning Hearing (May 29, 2013)
- ✓ Certificate of Publication (see notation at bottom of right hand corner)
- ✓ Certificate of Posting (May 12, 2013) by Martin Ogle
- ✓ Entry of Appearance by People's Counsel (N/A)
- ✓ Petitioner(s) Sign-in Sheet (N/A)
- ✓ Citizen(s) Sign-in Sheet (N/A)
- ✓ Zoning Advisory Committee Comments
- ✓ Petitioner(s) Exhibits-
(N/A)
- ✓ Miscellaneous (Not Marked as Exhibits) – Formal Demand Request, withdrawn letter and Photos
- ✓ Administrative Law Judge Order (GRANTED- June 7, 2013)
- ✓ Notice of Appeal – July 3, 2013 from Dianne Schroeder, Edith Hellmers, and Robyn Costello

Address List

Petitioner:

Robert Pritchard
Lynn Fontana
12202 Happy Hollow Road
Cockeysville, MD 21030

Contract Purchaser/Lessee:

Richard and Marcie Rosario
9603 Deereco Road, Ste 300
Timonium, MD 21093

Protestants/Appellants:

Edith Hellmers
12220 Happy Hollow Road
Cockeysville, MD 21030

Dianne Schroeder
12203 Happy Hollow Road
Cockeysville, MD 21030

Robyn Costello
12402 Happy Hollow Road
Cockeysville, MD 21030

Interested Persons:

Leonard Aumiller
12204 Happy Hollow Road
Cockeysville, MD 21030

Interoffice:

Office of People's Counsel
Lawrence M. Stahl, Managing Administrative Law Judge
Arnold Jablon, Director/PAI
Andrea Van Arsdale, Director/Department of Planning
Nancy West, Assistant County Attorney
Michael Field, County Attorney, Office of Law

APPEAL

**Petition for Variance
(12202 Happy Hollow Road)
8th Election District – 2nd Councilmanic District
Legal Owners: Robert U. Pritchard and Lynn A. Fontana
Case No. 2013-0256-A**

Petition for Variance (April 29, 2013)

Zoning Description of Property

Notice of Zoning Hearing (May 29, 2013)

Certificate of Publication (see notation at bottom of right hand corner)

Certificate of Posting (May 12, 2013) by Martin Ogle

Entry of Appearance by People's Counsel (N/A)

Petitioner(s) Sign-in Sheet – N/A

Citizen(s) Sign-in Sheet – N/A

Zoning Advisory Committee Comments

Petitioner(s) Exhibits-
N/A

Miscellaneous (Not Marked as Exhibits) – Formal Demand Request, withdrawn letter and Photos

Administrative Law Judge Order (GRANTED- June 7, 2013)

Notice of Appeal – July 3, 2013 from Dianne Schroeder

July, 3rd 2013

To whom it may concern:

We are hereby filing an appeal to the Baltimore County Board of Appeals regarding Case No. 2013-0256-A.

We also formally state that we do not wish to be contacted by Robert U. Pritchard, Lynn A. Fontana, Richard Rosario, Marcie Rosario, or anyone else acting on their behalf.

Edith Hellmers, 12220 Happy Hollow Rd., Cockeysville, MD 21030

Edith Hellmers 7/2/13

Dianne Schroeder, 12203 Happy Hollow Rd., Cockeysville, MD 21030

Dianne Schroeder

Robyn Costello, 12402 Happy Hollow Rd., Cockeysville, MD 21030

Robyn Costello 7/2/13

RECEIVED

JUL 03 2013

OFFICE OF ADMINISTRATIVE HEARINGS

IN RE: PETITION FOR ADMIN. VARIANCE *

(12202 Happy Hollow Road)

8th Election District *

2nd Councilmanic District

Robert U. Pritchard and Lynn A. Fontana, *

Legal Owners

Richard and Marcie Rosario, *

Contract Purchaser/Lessee

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0256-A

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Robert U. Pritchard and Lynn A. Fontana, legal owners, and Richard and Marcie Rosario, contract purchaser/lessee, (the "Petitioners"). The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To allow an existing accessory structure (garage) to remain in the side yard in lieu of the required rear yard placement, and (2) To allow an existing accessory structure (garage) to be increased to a height of 29 feet in lieu of the maximum 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

This matter was originally filed as an Administrative Variance, with a closing date of May 27, 2013. On May 24, 2013, Leonard Aumiller (12204 Happy Hollow Road) requested a formal hearing on this matter. On May 29, 2013, the hearing was subsequently scheduled for Thursday, June 27, 2013 1:30 PM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. However, on June 4, 2013, Mr. Aumiller cancelled his formal demand and the file was forwarded to the Office of Administrative Hearings on the same day.

ORDER RECEIVED FOR FILING

Date 6-7-13

By Wes

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 12, 2013, 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 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.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory building not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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 7th day of June, 2013, that a Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To allow an existing accessory structure (garage) to remain in the side yard in lieu of the required rear yard placement, and (2) To allow an

ORDER RECEIVED FOR FILING

Date 6-7-13

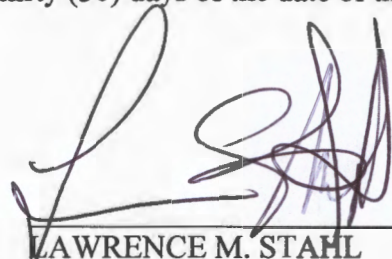
By [Signature]

existing accessory structure (garage) to be increased to a height of 29 feet in lieu of the maximum 15 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for their appropriate permits 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.
2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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:dlw

ORDER RECEIVED FOR FILING

Date 6-7-13

By DLW



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

June 7, 2013

Robert U. Pritchard
Lynn A. Fontana
12202 Happy Hollow Road
Cockeysville, Maryland 21030

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(12202 Happy Hollow Road)
Case No. 2013-0256-A

Dear Mr. Pritchard and Ms. Fontana:

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.

Very truly yours,

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:dlw
Enclosure

c: Richard and Marcie Rosario, 9603 Deereco Road, Suite 300, Timonium, MD 21093
Leonard Aumiller, 12204 Happy Hollow Road, Cockeysville, MD 21030



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 12202 Happy Hollow Rd., Cockeysville which is presently zoned RC5

Deed Reference Liber 18760, Folio 503 10 Digit Tax Account # 2300003872

Property Owner(s) Printed Name(s) Robert U. Pritchard and Lynn A. Fontana

(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 in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

1. X **ADMINISTRATIVE VARIANCE** from section(s)

SEE ATTACHED

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:

Richard and Marcie Rosario

Name- Type or Print

Signature

9603 Deereco Road, Ste. 300, Timonium, MD

Mailing Address City State

21093 / 410-404-5526 / rrosario@omniland.net

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Robert U. Pritchard / Lynn A. Fontana

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

12202 Happy Hollow Rd., Cockeysville, MD

Mailing Address City State

21030 / 410-404-5526 / rrosario@omniland.net

Zip Code Telephone # Email Address

Representative to be contacted:

Richard H. Rosario

Name - Type or Print

Signature

9603 Deereco Road, Ste. 300, Timonium, MD

Mailing Address City State

21093 / 410-561-7525

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

2013-0256-4

Filing Date

4/29/13

Estimated Posting Date

5/10/13

Reviewer

JS

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: 12202 Happy Hollow Road, Cockeysville, MD 21030

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)

1. The accessory building structure is not large enough for automobile storage to structurally usable for other storage.
2. The existing accessory building is currently 29 feet in height and reflects the architectural original farm house accessory building. This will allow us to continue with the characteristics of the current accessory building
3. The property is in need of additional storage space as the main home on the property has no attic storage and a cellar type basement that is small, low ceilings and has limited narrow door access making it impossible to store any large items.
3. The property is in need of vehicle protection from weather and vandalism as currently there is no enclosed structure for automobile parking
4. The location of the proposed accessory building is the same as the existing accessory building with a larger width of approximately 10 feet and a larger depth of approximately 6 feet to accommodate automobile parking.

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

Signature of Affiant

Richard H. Rosario, Marcie S. Rosario
Name- Print or Type

Signature of Affiant

Robert U. Pritchard, Lynn A. Fontana
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 09 day of April, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Richard H. Rosario, Marcie S. Rosario, Robert U. Pritchard, Lynn A. Fontana
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

Byron L. Wilson
NOTARY PUBLIC

Baltimore County, Maryland
My Commission Expires, July 6, 2013

Notary Public

My Commission Expires

Variances:

BCZR: 400.1 → To allow an existing accessory structure (garage) to remain in the side yard in lieu of the required rear yard placement.

BCZR: 400.3 → To allow an existing accessory structure (garage) to be increased to a height of 29 feet in lieu of the maximum 15 feet.

ZONING HEARING PROPERTY DESCRIPTION

Beginning at a point on the west side of Happy Hollow Road which is 50 foot wide at the distance of 330 feet north of the centerline of the nearest improved intersecting street, West Padonia Road, which is 50 feet wide.

Being Lot 1 in the minor subdivision of Jerico L.L.C. as surveyed by Highland Survey Associates, Inc. dated July 23, 1997 and recorded among the land records of Baltimore County, Maryland at Liber 13037, Folio 11. Located in the 8th Election District and 2nd Council District.

2013-0256-A

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: 2013-0256-A
Petitioner: Richard H. Rosario, Marcie S. Rosario, Robert U. Pritchard, Lynn A. Fontana
Address or Location: 12202 Happy Hollow Rd., Cockeysville, MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: Richard H. Rosario
Address: 9603 Deereco Rd., Ste. 300
Timonium, MD 21093
Telephone Number: 410-561-7525

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0756 -A

Address 12202 HAPPY HOLLOW RD.

Contact Person: JASON SEIDELMAN

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 4/29/13

Posting Date: 5/12/13

Closing Date: 5/27/13

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 2013- 0756 -A

Address 12202 HAPPY HOLLOW RD

Petitioner's Name ROSARIO

Telephone 410-404-5506

Posting Date: 5/12/13

Closing Date: 5/27/13

Wording for Sign: TO PERMIT AN EXPANSION OF AN EXISTING ACCESSORY STRUCTURE
(GARAGE) LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD, AND
TO HAVE A HEIGHT OF 29 FEET IN LIEU OF THE MAXIMUM 15 FEET.

Revised 7/06/11

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

No. **098556**

Date: **4/29/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 4/29/2013 4/29/2013 11:30:35 8

REG M04 NAIL SHIL SAH
 >> RECEIPT # 564327 4/29/2013 GFLH

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	506	0006		6110				\$ 75.00

Dept: 5 328 ZONING VERIFICATION
 CR NO. 098556

Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **ROSARIO**

For: **2013-0756-1**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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

No. 94610
Date: 7-3-13

PAID RECEIPT

BUSINESS ACTION TIME
7/03/2013 7/03/2013 09:17:40
REG H505 WALKTH TRMS LBB
RECEIPT # 470796 7/03/2013 OFLN
5 502.000000 VERIFICATION
0. 074610
Recpt Tot \$265.00
\$265.00 \$ 0.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				265.00
								265.00

Total: _____

Rec From: E. Dianne Schroeder
For: CK#1272
12202 Happy Hollow Rd
Case# 2013-0256-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CASE NO. 2013-

0256-A

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment5-13DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NCDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)5-7

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 5-12-13 by OglePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2013-0256-A

Address: 12202 HAPPY HOLLOW RD

Petitioner(s): ROSARIO, RICHARD H.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Leonard Amiller

Name - Type or Print

☒ **Legal Owner** OR ☐ **Resident** of

12204 Happy Hollow Rd.

Address

Cockeysville, MD 21030

City

State

Zip Code

240-994-2165

Telephone Number

which is located approximately 100 feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Richard Rosario 5/24/13

Signature

Date

To Whom it May Concern:

I am requesting to
cancel my request for
a hearing on the
Administrative Zoning
Hearing for case no.

2013-0256-A

Leonard M. Chack

Amiller

Richard Rosario

6/4/13 240-994-2165

CERTIFICATE OF POSTING

RE: Case No 2013-0256-APetitioner/Developer ROSARIO

RECEIVED

JUN 07 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Date Of Hearing/Closing: 5/27/13

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 12202 Happy Hollow Rd

This sign(s) were posted on May 12, 2013

Month, Day, Year

Sincerely,

Martin Ogle 5/12/13
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



mark 5/12/13

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 6, 2013 Issue - Jeffersonian

Please forward billing to:
Richard Rosario
9603 Deereco Road, Ste. 300
Timonium, MD 21093

410-404-5526

NOTICE OF ZONING HEARING

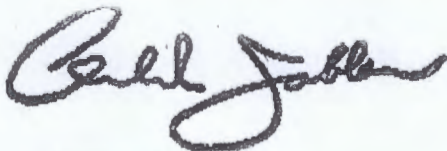
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0256-A

12202 Happy Hollow Road
W/corner of intersection of Happy Hollow Road and Padonia Road
8th Election District – 2nd Councilmanic District
Legal Owners: Robert Pritchard & Lynn Fontana
Contract Purchaser: Richard & Marcie Rosario

Variance to allow an existing accessory structure (garage) to remain in the side yard in lieu of the required rear yard placement. To allow an existing accessory structure (garage) to be increased to a height of 29 feet in lieu of the maximum 15 feet.

Hearing: Thursday, June 27, 2013 at 1:30 p.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 ACCOMODATIONS, 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.

Per Kristen Lewis,
Ad got pulled due
to w/d of formal
demand - therefore
no need for this.



KEVIN KAMENETZ
County Executive

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

May 29, 2013

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 NUMBER: 2013-0256-A

12202 Happy Hollow Road

W/corner of intersection of Happy Hollow Road and Padonia Road

8th Election District – 2nd Councilmanic District

Legal Owners: Robert Pritchard & Lynn Fontana

Contract Purchaser: Richard & Marcie Rosario

Variance to allow an existing accessory structure (garage) to remain in the side yard in lieu of the required rear yard placement. To allow an existing accessory structure (garage) to be increased to a height of 29 feet in lieu of the maximum 15 feet.

Hearing: Thursday, June 27, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Rosario, 9603 Deereco Road, Ste. 300, Timonium 21093
Mr. Pritchard, Ms. Fontana, 12202 Happy Hollow Road, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 7, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



NOTICE OF ASSIGNMENT

6/7/13 Opinion and Order of Administrative Law Judge wherein all relief was GRANTED.

ASSIGNED FOR: TUESDAY, SEPTEMBER 17, 2013, AT 10:00 A.M.

LOCATION: Hearing Room #2, Second Floor, Suite 206
Jefferson Building, 105 W. Chesapeake Avenue, Towson

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, *Baltimore County Code*.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Krysundra "Sunny" Cannington
Acting Administrator

c: Petitioners/Legal Owners
Contract Purchasers/Lessees

: Robert Pritchard and Lynn Fontana
: Richard and Marcie Rosario

Protestants/Appellants

: Edith Hellmers, Dianne Schroeder, Robyn Costello

Leonard Aumiller

Office of People's Counsel
Arnold Jablon, Director/PAI
Nancy West, Assistant County Attorney

Lawrence M. Stahl, Managing Administrative Law Judge
Andrea Van Arsdale, Director/Department of Planning
Michael Field, County Attorney, Office of Law



KEVIN KAMENETZ
County Executive

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

June 4, 2013

Robert U Pritchard
Lynn A Fontana
12202 Happy Hollow Road
Cockeysville MD 21030

RE: Case Number: 2013-0256 A, Address: 12202 Happy Hollow Road

Dear Mr. Pritchard & Ms. Fontana:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 29, 2013. 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
Richard and Marcie Rosario, 9603 Deereco Road, Suite 300, Timonium MD 21093

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



MARYLAND DEPARTMENT OF TRANSPORTATION

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

Date: 5-7-13

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

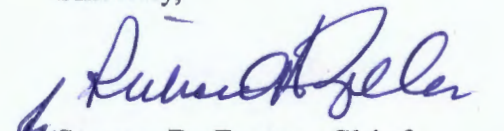
RE: Baltimore County
Item No. 2013-0256-A
Administrative Variance
Robert U. & Lynn A. Fontana
12202 Happy Hollow Road.

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. 2013-0256-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 13, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For May 10, 2013
Item Nos. 2013- 0249, 0256, 0257, 0258,0259, and 0260.

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

DAK:CEN
Cc: file

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 08 Account Number - 2300003872

Owner Information

Owner Name: PRITCHARD ROBERT U
FONTANA LYNN A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 12202 HAPPY HOLLOW RD
COCKEYSVILLE MD 21030-1709
Deed Reference: 1) /18760/ 00503
2)

Location & Structure Information

Premises Address
12202 HAPPY HOLLOW RD
0-0000
Legal Description
1.987 AC
12202HAPPY HOLLOW RDSWS
NW COR OF W PADONIA RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0051	0013	0057		0000				2	Plat Ref:

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1912	4,218 SF	1.9900 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	329,700	274,700		
Improvements:	651,650	446,400		
Total:	981,350	721,100	721,100	721,100
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
HEBERT ROBERT C	09/10/2003	\$685,000
Type: ARMS LENGTH IMPROVED	Deed1: /18760/ 00503	Deed2:
STEIN JAMES M	10/18/2000	\$600,000
Type: ARMS LENGTH IMPROVED	Deed1: /14760/ 00584	Deed2:
STEIN JAMES M	07/29/1998	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13037/ 00005	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
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: Approved 05/07/2008

OMNI LAND SETTLEMENT



Omni Land
Settlement
CORPORATION



- [Homepage](#)
- [Company Info](#)
- [Closing 101](#)
- [Rate Calculator](#)
- [FastDocs](#)
- [Place an Order](#)
- [Contact Us](#)

Omni Land Settlement Corporation



Omni Land Settlement Corporation is committed to providing the highest quality service in the increasingly demanding and competitive mortgage lending industry. We currently serve Maryland, Pennsylvania, Washington D.C., Virginia, Delaware, New Jersey, West Virginia, Florida, Ohio and Indiana.

Our superior service is evident not only in our fast turn around of your title orders, flexible settlements, and low fees, but also because we have full-time attorneys on staff to assist you with complex deals and answer any and all of your questions. Regardless of which state your borrower is in, you can be confident that the settlement will be professionally handled by a highly-skilled Omni Land Settlement Corporation agent.

1. [Areas of Service](#)
2. [Employee Difference](#)
3. [Fast Flexible Settlements](#)



- [Homepage](#)
- [Company Info](#)
- [Closing 101](#)
- [Rate Calculator](#)
- [FastDocs](#)
- [Place an Order](#)
- [Contact Us](#)

Meet Our Staff

From your first contact with an Omni Land Settlement Corporation representative to the closing of your transaction, our goal is to provide a fully-responsive, problem-solving environment that makes you successful.

Building our business begins with helping you build yours. Each of our employees has the responsibility to recognize and attend to our client's needs, whether they are internal customers or external customers. Our clients must realize a distinct value that cannot be obtained from our competitors. Instead, we will strive to deliver what is needed, valued, and deserved by our clients. As a result, our clients have peace of mind.

Let Omni Land Settlement Corporation develop a relationship of trust with you. And together, we'll share success.

Because at Omni, Our Success Is Built On Service.™

Legal Staff Attorney

Richard H. Rosario, Esq.
Leo Ramunno, Esq.

Processing Department

[Byron Wilson](#) - Vice President of Operations
[Suzie Im](#)
[Jill Glass](#)
[Jessica Rudolph](#)

Payoff Department

[Kathy Hutson](#)

Disbursement Department

[Elizabeth Phelps](#)
[Kathy Hutson](#)

Pennsylvania Office

[Chris Torres](#)

Title Examination Department

[Carrie McCauley](#)
[Charles Vinci](#)
[Sammy Stalter](#)

Title Changes

[Kathy Hutson](#)

General Administration Department

[Sheena Serio](#)
[Kathy Hutson](#)

Eastern Shore (MD) Office

[Vonny Lynn Pilchard](#)

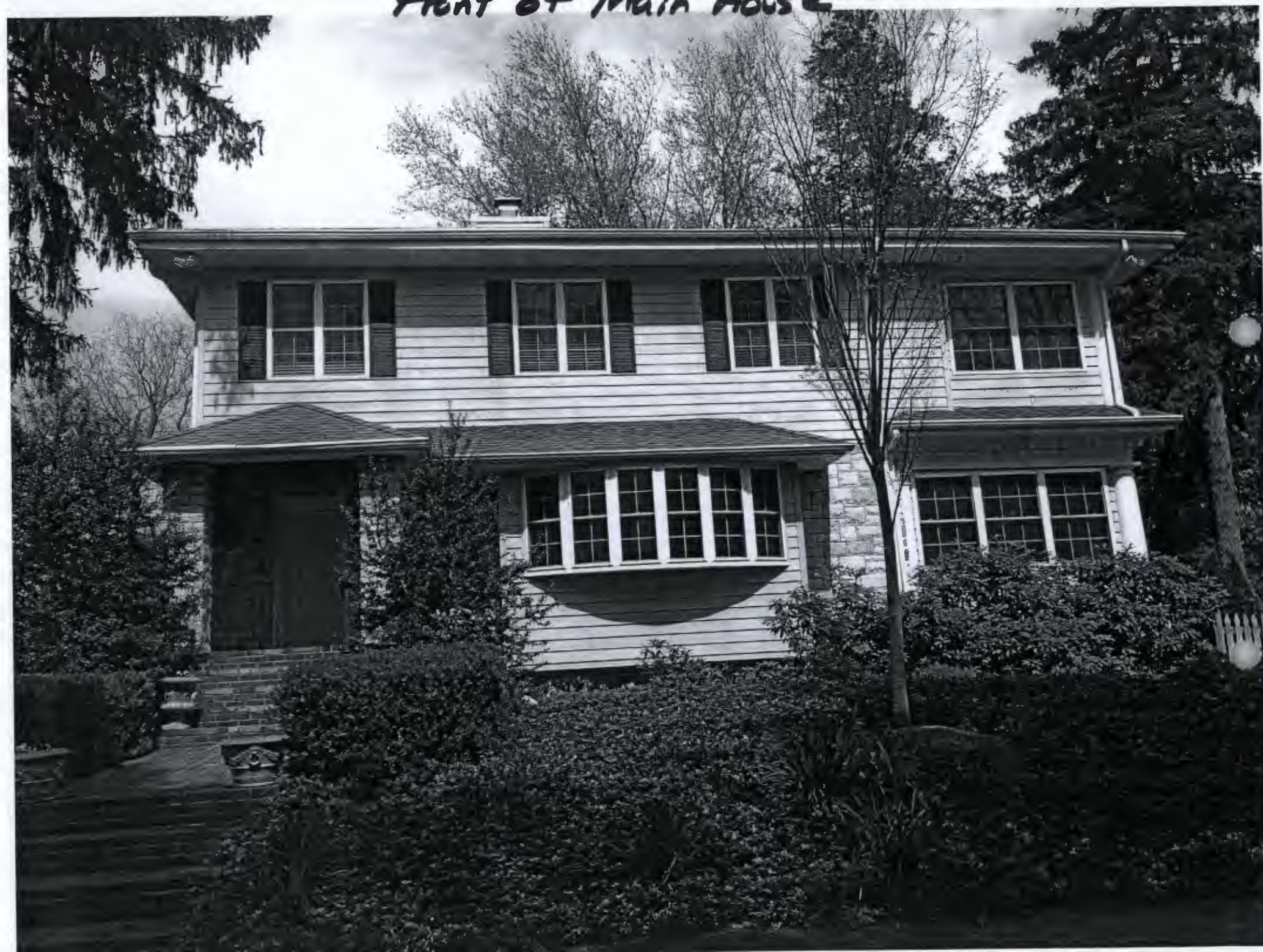
Designed by [MyTitleRates.com](#)

ZONING PETITION PHOTOS

Happy Hollow Rel. Entrance



Front of Main House



Rear of Existing Garage From Happy Hollow Rd.



Front of Existing Garage



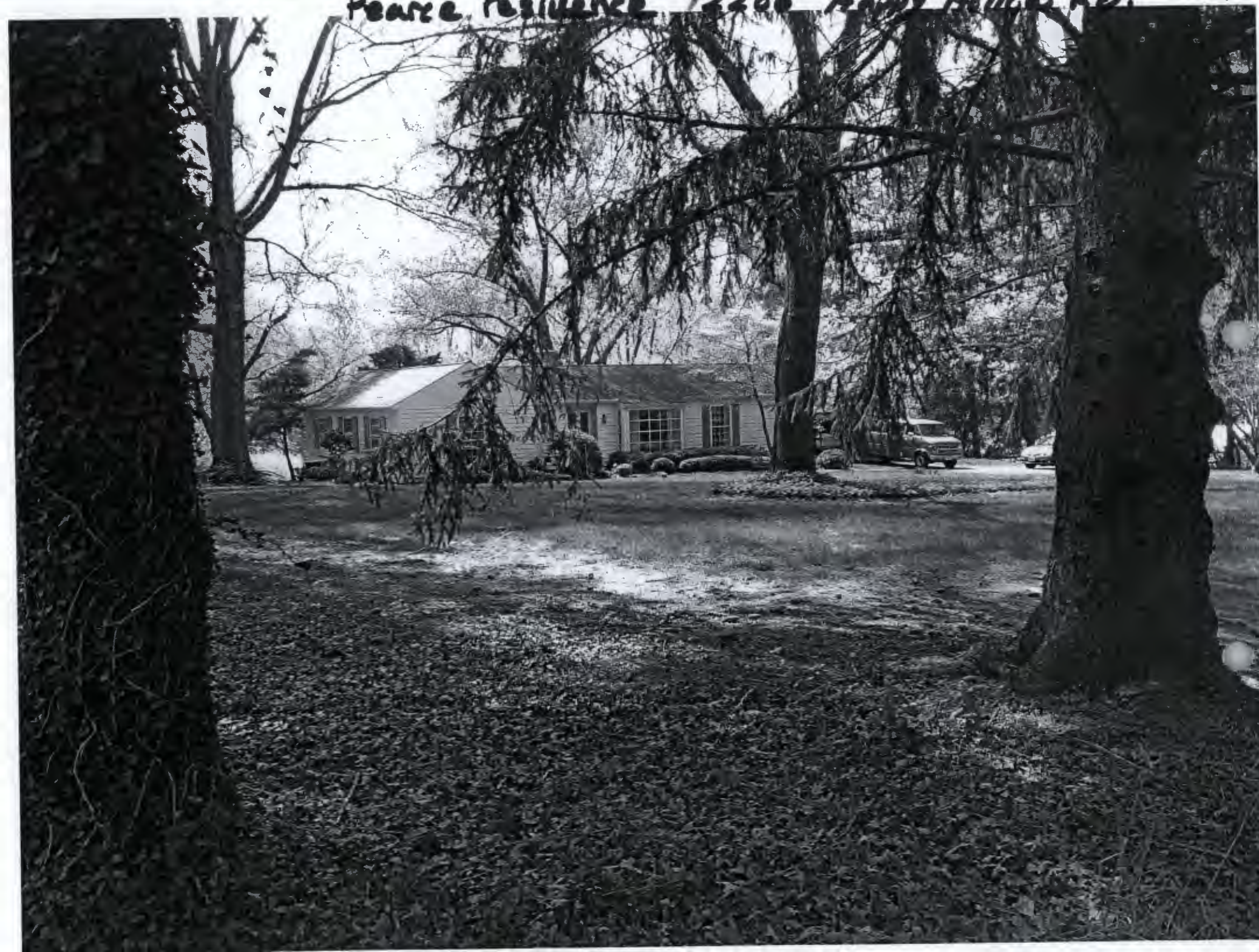
Side View of Existing Garage



Side View of Fitting room.

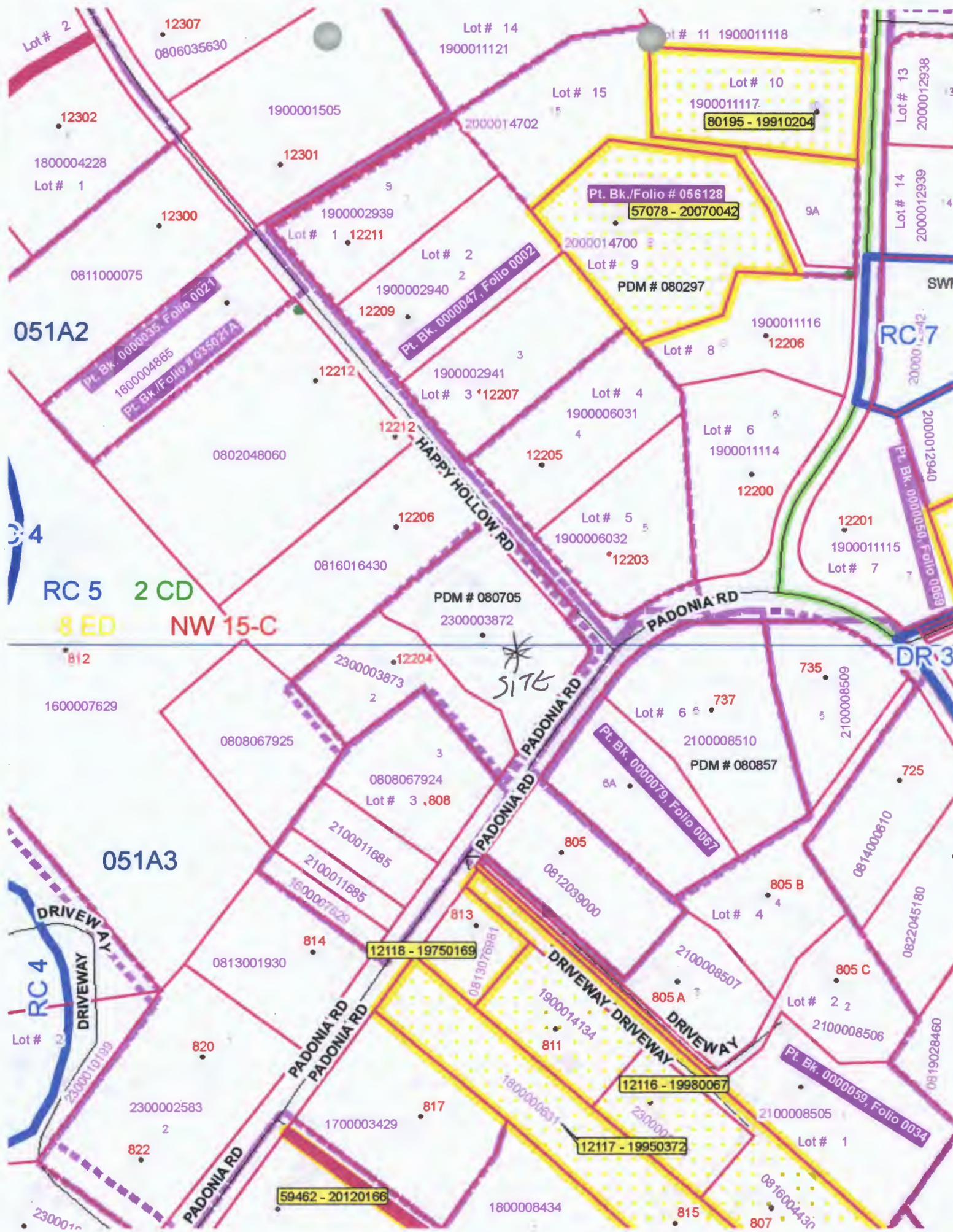


Pearce residence 12206 Happy Hollow Rd.



Aumiller residence Guy W. Padonka 12cl.





051A2

RC 5 2 CD
8 ED NW 15-C

051A3

RC 4

RC 7

DR 3

Lot # 14
1900011121

Lot # 15
1900011117

Lot # 10
1900011117

Lot # 13
2000012938

Lot # 14
2000012939

1900001505

2000014702

80195 - 19910204

1800004228
Lot # 1

0811000075

Pt. Bk. 0000835, Folio 0021
1600004865
Pt. Bk. 0000835, Folio 0021A

12301

Lot # 1 12211

Lot # 2
Pt. Bk. 0000047, Folio 0002

Pt. Bk./Folio # 056128
57078 - 20070042

PDM # 080297

1900011116
12206

SW

0802048060

Lot # 3 12207

Lot # 4
1900006031

Lot # 6
1900011114

Pt. Bk. 0000050, Folio 0069

12212

Lot # 3 12207

12205

12200

12201

1900011115
Lot # 7

0816016430

PDM # 080705
2300003872

PADONIA RD

SITE

2300003873

812

1600007629

0808067925

0808067924
Lot # 3 .808

Lot # 6 737

PDM # 080857

735

725

051A3

DRIVEWAY
RC 4

Lot # 2

0813001930

814

12118 - 19750169

0812039000

Lot # 4 805 B

2100008507

Lot # 2 2
2100008506

805 C

820

2300002583

822

1700003429

817

DRIVEWAY
DRIVEWAY
DRIVEWAY

1900014134

811

12116 - 19980067

12117 - 19950372

2100008505

Lot # 1

59462 - 20120166

1800008434

815

807

0816004430

190000040

Pt. Bk./Folio # 047002

Pt. Bk. 0000047, Folio 0002

Lot # 3

1900002941
12207

12212

0802048060

12212

Lot # 4

1900006031
Pt. Bk. 0000048, Folio 0147

Pt. Bk./Folio # 050069

PDM # 080297

HOUSES ON THE HILL (SECTION 2) (PDM File/Project #)

Pt. Bk./Folio # 048147A

051A2

12206

Lot # 5

1900006032

0816016430

12203

2 CD

RC 5

NW 15-C

8 ED

2300003872
12202

*
SITE

PDM # 080705

Pt. Bk./Folio # MP97095

2300003.WEST PADONIA RD (800) (PDM File/Project #)

0808067925

Lot # 3

0808067924
Pt. Bk. 0000022, Folio 0092

051A3

808

PDM # 080057

Pt. Bk./Folio # 022092

2100011685

PDM # 080857

KNAPP MEADOWS (PDM File/Project #)

Lot # 6A

741
2500006695
Pt. Bk. 0000079, Folio 0067

805

0812039000

1600007629

DRIVEWAY
DRIVEWAY
1998-0067-SPH

Pt. Bk. 0000059, Folio 0067

0813001930

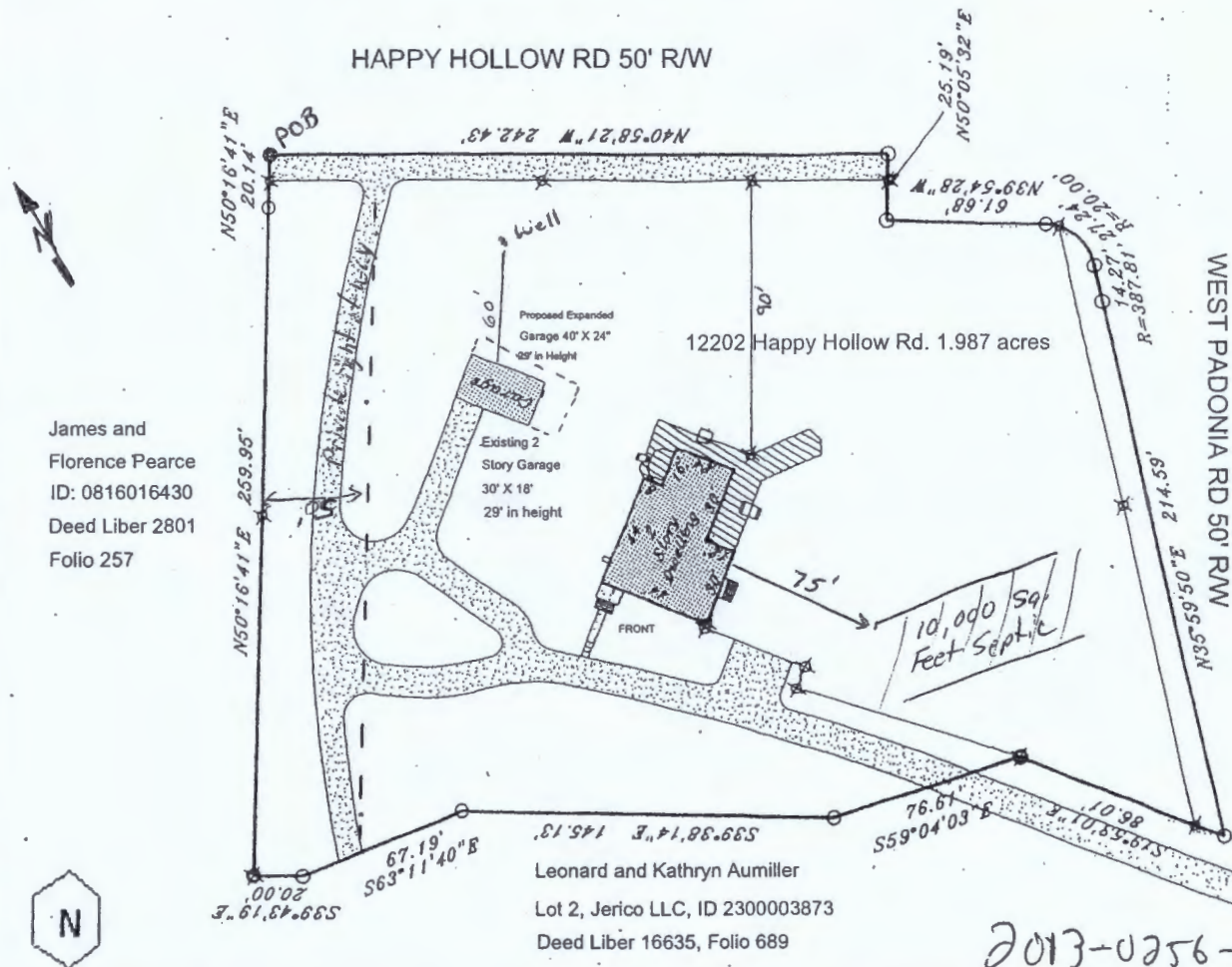
SCALE: 1 INCH = 80 FEET

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

ADDRESS 12202 Happy Hollow Road, Cockeysville, MD 21030 OWNER(S) NAME(S) Richard and Marcie Rosario

SUBDIVISION NAME JERICO L.L.C. LOT # 1 BLOCK # SECTION #

PLAT BOOK # 13037 FOLIO # 11 10 DIGIT TAX # 2300003872 DEED REF. # 18760 / 503



James and
Florence Pearce
ID: 0816016430
Deed Liber 2801
Folio 257

Leonard and Kathryn Aumiller
Lot 2, Jerico LLC, ID 2300003873
Deed Liber 16635, Folio 689

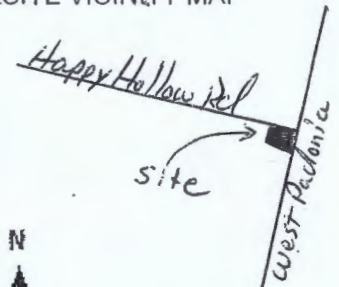
2013-0256-A

PLAN DRAWN BY Richard H. Rosario

DATE

SCALE: 1 INCH = 80 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 051A2

SITE ZONED RC5

ELECTION DISTRICT 8

COUNCIL DISTRICT 2

LOT AREA ACREAGE 1.987

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? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO: