

IN RE: PETITION FOR ADMIN. VARIANCE *
(909 Bardswell Road)
1st Election District *
1st Council District
Hong T. and Dung Viet Nguyen *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0054-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Hong T. and Dung Viet Nguyen. The Petitioners are requesting Variance relief from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an attached open projection addition (carport) with a side setback of 2.2 ft. in lieu of the required minimum side setback of 9 ft. 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. 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 September 6, 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 (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 10-7-13

By low

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.

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 7th day of October, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an attached open projection addition (carport) with a side setback of 2.2 ft. in lieu of the required minimum side setback of 9 ft., 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. Building materials for the carport addition shall be consistent with those of the existing principal dwelling.
3. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

ORDER RECEIVED FOR FILING

Date 10-7-13

By WJ

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 10-7-13

By law



KEVIN KAMENETZ
County Executive

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

October 7, 2013

Long V. Bui
P.O. Box 21406
Baltimore, Maryland 21282

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(909 Bardswell Road)
Case No. 2014-0054-A

Dear Mr. Bui:

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 "JEB", is written over the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Hong T. and Dung Viet Nguyen, 909 Bardswell Road, Baltimore, MD 21228



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 909 BARDSWELL RD which is presently zoned DR 5.5

Deed Reference 23996-133 10 Digit Tax Account # 01-11-001500

Property Owner(s) Printed Name(s) HONG T. & DUNG V. NGUYEN

(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)

BCZR: 1B02.3.B; 301.1 → To permit an attached open projection addition (carport) with a side setback of 2.2 feet in lieu of the required minimum side setback of 9 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:

HONG T. NGUYEN DUNG V. NGUYEN
Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
Signature #1 Signature #2

909 BARDSWELL RD
Mailing Address City State

21228 (DOES NOT SPEAK ENGLISH)
Zip Code Telephone # Email Address

Representative to be contacted:

LONG V. BUI
Name – Type or Print

[Signature]
Signature

P.O. Box 21406, BALTO., MD
Mailing Address City State

21282 410.262.5467 LVB@edwardsbrown.com
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 5 day of August, 2014 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

2014-0054-A

Filing Date

8/29/13

Estimated Posting Date

9/8/13

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: 909 BARDSWELL RD., CATONSVILLE, MD 21228
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)

WE ARE, THE SENIOR RESIDENTS OF THIS PROPERTY,
APPLYING FOR THE VARIANCE TO BUILT A CARPORT
ON TOP OF EXISTING CONCRETE DRIVEWAY ON THE
RIGHT SIDE OF THIS LOT TO FACILITATE OUR TRANSPORTATION
ACTIVITIES ESPECIALLY IN INCLEMENT WEATHER. IT'S THE
MOST SUITABLE PLACE AS IT'S DIFFICULT TO PRACTICE AT ANY
OTHER LOCATION ON THE LOT.

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

Signature of Affiant

HONG T. NGUYEN
Name- Print or Type

Signature of Affiant

DUNG VIET NGUYEN
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 27 day of August, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Hong T. Nguyen, Dung Viet Nguyen
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

AMY WOOTEN
Notary Public
Baltimore County
Maryland

My Commission Expires June 04, 2017

Notary Public

June 04, 2017
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 909 BADSWELL ROAD

Beginning at a point on the south side of Bardswell Road which is 50 feet wide at the distance of 294.5 feet east of the centerline of Moorehead Road which is 50 feet wide.

Being Lot No. 24, Block L, Section 3B in the subdivision of West View Park as recorded in Baltimore County Plat Book G.L.B. 22, Folio 23, containing 6,500 square feet or 0.1492 acres. Located in the First Election District and the First Council District.

2014-0054-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: 2014-0054-A

Petitioner: NGUYEN

Address or Location: 909 BARDSWELL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: HONG + DUNG NGUYEN

Address: 909 BARDSWELL RD.

CATONSVILLE, MD 21228

Telephone Number: MR. BUI, REPRESENTATIVE 410-262-5467

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

No. **102581**

Date: **8/29/13**

PAID RECEIPT

BUSINESS ACTUAL TYPE INR
 8/29/2013 8/29/2013 10:19:36 5

PO #505 WALTON EDIS LAR
 RECEIPT # 690731 8/29/2013 OFFER
 Dept 5 DBA CONTING VERIFICATION
 PO NO. 102581

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

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

Total: **\$ 75.00**

Rec From: **NGUYEN**

For: **2014-0054-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 09/08/2013

Case Number: 2014-0054-A

Petitioner / Developer: NGUYEN

Date of Hearing (Closing): SEPTEMBER 23, 2013

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

The sign(s) were posted on: SEPTEMBER 6, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

MEMORANDUM

DATE: November 7, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0054-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 6, 2013. 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

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment9-13

DEVELOPMENT PLANS REVIEW

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

NC

DEPS

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

FIRE DEPARTMENT

PLANNING

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

9-12

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: 9-6-13by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐Rev'd 10/13Comments, if any: Sp. to Pet. rep. to be contacted, Mr. Bui, 10-3-13 @ 3:19pm.Advised OAH needs pics -- he'll email - gave him OAH gen. email -

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0054 -A Address 909 BARDSWELL RD.
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8-29-13 Posting Date: 9-8-13 Closing Date: 9-23-13

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 2014- 0054 -A Address 909 BARDSWELL RD
Petitioner's Name NGUYEN Telephone MR. BUI, REPRESENTATIVE 410-263-5467
Posting Date: 9-8-13 Closing Date: 9-23-13
Wording for Sign: TO PERMIT AN ATTACHED OPEN PROJECTION ADDITION (CARPORT) WITH A SIDE SETBACK OF 2.2 FEET IN LIEU OF THE REQUIRED MINIMUM SIDE SETBACK OF 9 FEET.

Revised 7/25/13



KEVIN KAMENETZ
County Executive

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

September 24, 2013

Hong T Nguyen & Dung V Nguyen
909 Bardswell Road
Baltimore MD 21228

RE: Case Number: 2013-0054 A, Address: 909 Bardswell Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 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
Long V Bui, P O Box 21406, Baltimore MD 21228

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 9-12-13

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

RE: Baltimore County
Item No 2014-0054-A
Administrative Variance
Hong T. → Dung V. Nguyen
909 Bardswell 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. 2014-0054-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/
Development Manager
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

Administrative Hearings - 909 Bardswell Road - Case No. 2014-0054-A

From: Long Van Bui <long@DavidSBrown.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings...>
Date: 10/3/2013 3:30 PM
Subject: 909 Bardswell Road - Case No. 2014-0054-A
Attachments: IMG_1867.jpg; IMG_1866.jpg

Please review attached photos.

Thanks,
Long V Bui
410-262-5467





08/28/2013

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 13, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For September 16, 2013
Item No. 2014-0047, 0048, 0049, 0050, 0051, 0052, 0054, 0055, 0056,
0057, 0058 and 0059

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

DAK:CEN
Cc: file

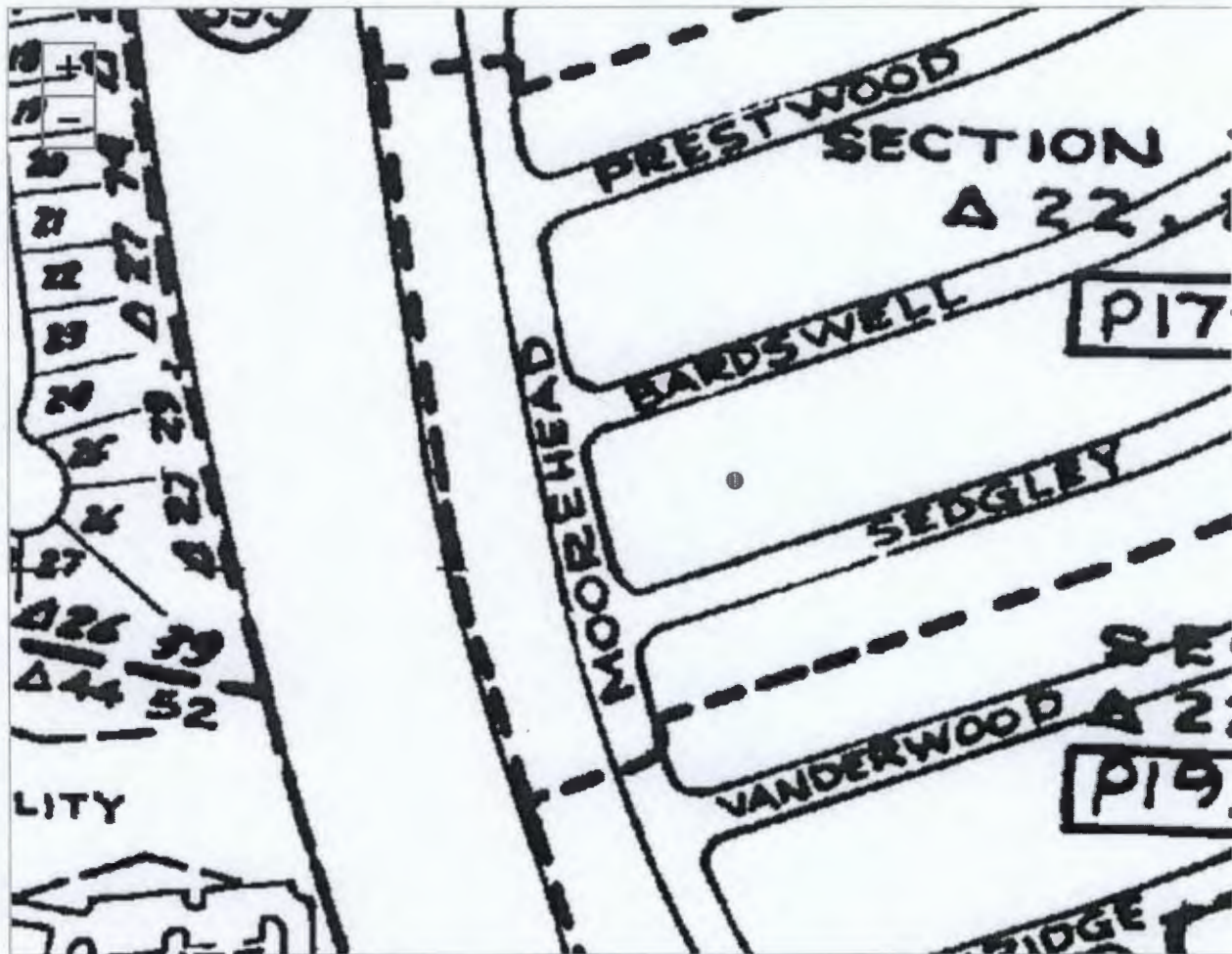
Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 01 Account Number - 0111001500		
Owner Information		
Owner Name:	NGUYEN HONG T NGUYEN DUNG VIET	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	909 BARDSWELL RD BALTIMORE MD 21228-1202	Deed Reference: 1) /23996/ 00133 2)
Location & Structure Information		
Premises Address:	909 BARDSWELL RD 0-0000	Legal Description: 909 BARDSWELL RD WESTVIEW PARK
Map: 0095	Grid: 0013	Parcel: 0179
Sub District:	Subdivision: 0000	Section: 3B
Block: L	Lot: 24	Assessment Year: 2013
Plat No:		Plat Ref: 0022/ 0023
Special Tax Areas:		Town: NONE Ad Valorem: Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1956	1,099 SF	6,500 SF
Property Land Area	County Use	
04		
Stories	Basement	Type
	NO	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	1 full	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2013
Land:	84,500	63,500
Improvements	100,000	69,900
Total:	184,500	133,400
Preferential Land:	0	0
Transfer Information		
Seller: ROHLER AMBER M	Date: 06/13/2006	Price: \$228,000
Type: ARMS LENGTH IMPROVED	Deed1: /23996/ 00133	Deed2:
Seller: ROHLER AMBER	Date: 12/20/2004	Price: \$69,133
Type: ARMS LENGTH IMPROVED	Deed1: /21155/ 00094	Deed2:
Seller: KASCHAK VERONICA/JOHN	Date: 12/23/2003	Price: \$97,500
Type: ARMS LENGTH IMPROVED	Deed1: /19343/ 00020	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 10/16/2012		

Baltimore County

[New Search](#)District: **01** Account Number: **0111001500**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml.



☐ Loading... Please Wait. Loading... Please Wait.
-->



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



2014-0054-A

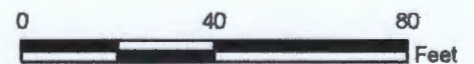
Printed 11/11/2011

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

909 Bardswell Road

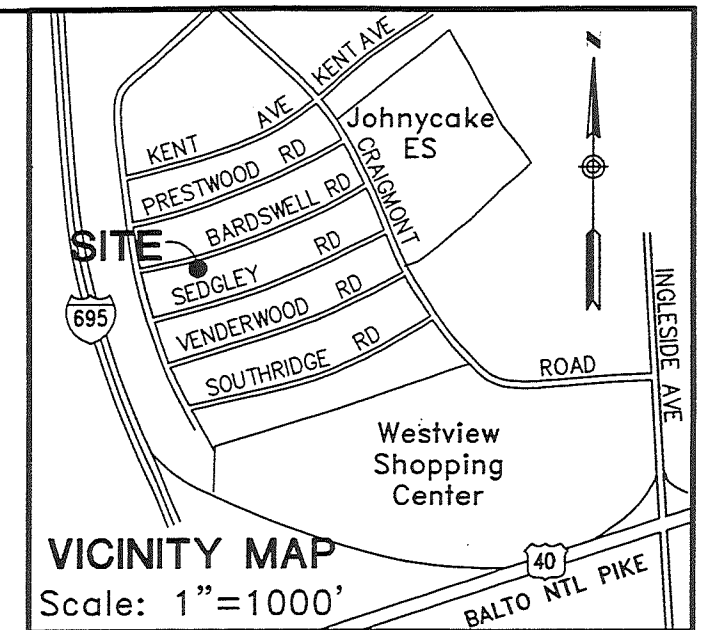
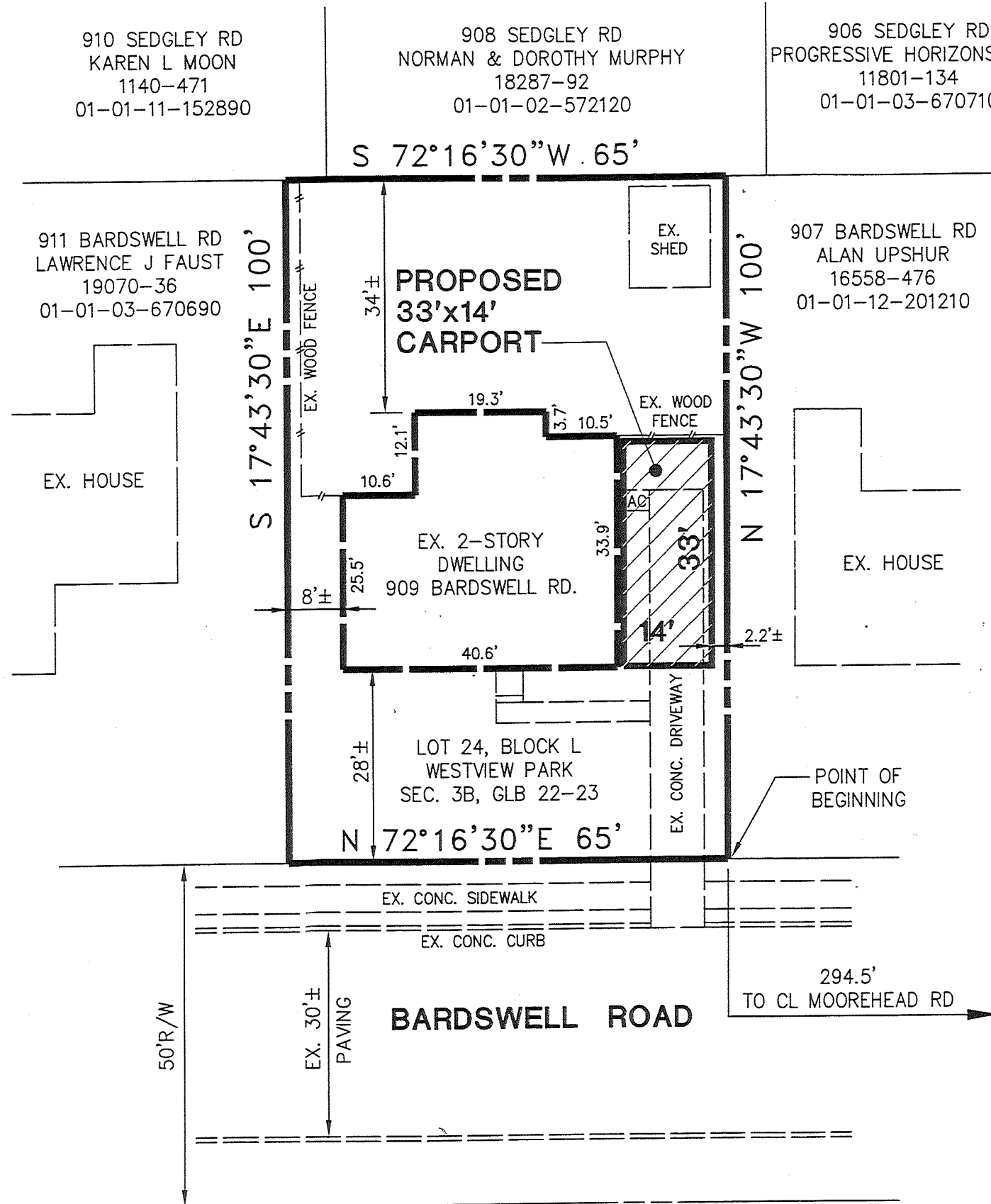
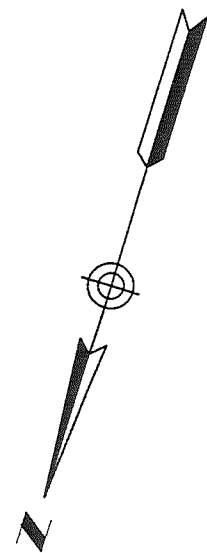


Publication Date: November 28, 2011
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 40 feet

2014-0054-A



NOTES

GIS Tile No.: 095A3 (40 Scale)
Site Zoned: DR 5.5
Election District: 1
Councilmanic District: 1
Lot Area: 6,500 sf or 0.149 ac±
Historic: No
In CBCA: No
In Floodplain: No
Utilities:
Water is: Public
Sewer is: Public
Prior Hearing: No

OWNERS:

Hong T Nguyen and Dung Viet Nguyen
Deed 23996-133
Map 0095, Grid 0013, Parcel 0179, Acct. No. 01-11-001500
Subdivision: Westview Park, Section 3B, Block L, Lot 24
Plat Book GLB 22-23

VARIANCE REQUEST

For a side yard of 2.2'±,
in lieu of the required 9'

ZONING HEARING PLAN FOR ADMINISTRATIVE VARIANCE

909 Bardswell Road
Baltimore, MD 21228

Scale: 1"=20'
Date: August 26, 2013

Pet. Exh.
1