

IN RE: PETITION FOR ADMIN. VARIANCE *

(613 Hastings Road)

9th Election District *

5th Councilmanic District

Richard J. and Mary Lynne Veltman *

Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0095-A

* * * * *

OPINION AND ORDER

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, Richard J. and Mary Lynne Veltman. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage) to have a height of 19.5 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief are more particularly described on 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 24, 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,

ORDER RECEIVED FOR FILING

Date 11-14-13

By 19w

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 garage 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 14th day of November, 2013, that a Variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed detached accessory structure (garage) to have a height of 19.5 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED, subject to the following:

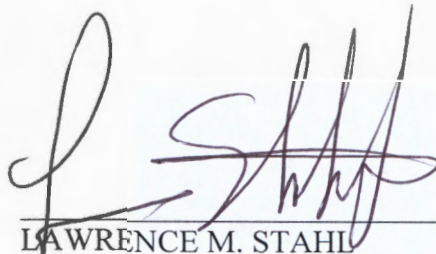
1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this 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.

ORDER RECEIVED FOR FILING

Date 11-14-13

By [Signature]

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 11-14-13

By 

KEVIN KAMENETZ
County Executive



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

November 14, 2013

Richard J. Veltman
Mary Lynne Veltman
613 Hastings Road
Baltimore, Maryland 21286-7826

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(613 Hastings Road)
Case No. 2014-0095-A

Dear Mr. and Mrs. Veltman:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County 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



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 613 HASTINGS ROAD

which is presently zoned DR 5.5

Deed Reference 106360/00764

10 Digit Tax Account # 0923156820

Property Owner(s) Printed Name(s) RICHARD J. & MARY LYNN VELTMAN

(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

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) 400.3 - to permit a proposed detached accessory structure (garage) to have a height of 19 1/2 feet in lieu of the maximum allowed 15 feet

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

- ☐ **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:

RICHARD J. VELTMAN MARY LYNN VELTMAN

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 10 day of 11-14-13 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 2014-0095-A

Filing Date 10/16/13

Estimated Posting Date 10/22/13

Reviewer RDT

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: 613 HASTINGS ROAD TOWSON MARYLAND 21286
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 seeking a variance from the height restriction for our proposed garage to increase the height from 15' to 19.5'. The basic reason is that we need the storage space. The house at 613 Hastings Road was built in 1948 with a total of 5 closets, with each being only 2'x3'. If the petition is approved, we will build a large walk-in cedar closet above the garage.

As currently planned, the garage will have a 9.5' ceiling height in the parking bays. If the height of the garage is limited to 15', the upstairs will have about 4' of clearance at the centerline, with that height rapidly diminishing to the sides of the centerline due to the pitch of the roof. That configuration would not be suitable for a closet.

If the height is increased to 19.5', we can build a closet that will have a 6' ceiling that is 2' wide at the centerline, with the sidewalls sloping downwardly along the pitch of the roof. At the point where the sidewalls are 5' high, they would drop straight down, providing a total width of 8' at that height of 5'.

Richard Veltman
Signature of Affiant
RICHARD VELTMAN
Name- Print or Type

Mary Lynne Veltman
Signature of Affiant
Mary Lynne Veltman
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 16th day of October 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Richard Veltman
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

Cathleen O. Buchanan
Notary Public
2/15/17
My Commission Expires

Item #0095 REV. 10/12/11

PART A:

ZONING PROPERTY DESCRIPTION FOR 613 HASTINGS ROAD, TOWSON, MD

Beginning at a point on the south side of Hastings Road which is 40 feet wide at the distance of 393 feet west of the centerline of Coventry Road which is 40 feet wide.

PART B:

Being Lot #44, Section 3 in the subdivision of Wiltondale as recorded in Baltimore County Plat Book L.MCL.H. No. 10, Folio 124 containing 9316 square feet. Located in the 9th Election District and 5th Council District.

Item #0095

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: 2014-0095-A

Petitioner: RICHARD VELTMAN

Address or Location: 613 HASTINGS ROAD, TOWSON, MD 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICHARD VELTMAN

Address: 613 HASTINGS ROAD
TOWSON, MD 21286

Telephone Number: (443) 831-5393

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

No. **102648**
Date: **10/16/13**

PAID RECEIPT

BUSINESS ACTUAL TIME
10/16/2013 10/16/2013 10:24:38
REG W504 WALKIN SHIL 9MH
> RECEIPT # 596794 10/16/2013 OFPL
Dept 5 528 ZONING VERIFICATION
CR NO. 102648

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

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

Total: **\$ 75.00**

Rec From:
For: **zoning hearing case # 2014-0095-A**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/23/2013

Case Number: 2014-0095-A

Petitioner / Developer: RICHARD VELTMAN

Date of Hearing (Closing): NOVEMBER 11, 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:
613 HASTINGS ROAD

The sign(s) were posted on: OCTOBER 24, 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: December 18, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0095-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 16, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-23</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-22</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>10-24-13</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

November 13, 2013

Richard J. & Mary Lynne Veltman
613 Hastings Road
Towson MD 21286

RE: Case Number: 2014-0095 A, Address: 613 Hastings Road

Dear Mr. & Ms. Veltman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 16, 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

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



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

Date: 10-22-13

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

RE: Baltimore County
Item No 2014-0095-A
Administrative Variance
Richard F. & Mary Lynne Veltman
613 Hastings 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. 2014-0095-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 23, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For October 28, 2013
Item No. 2014-0087, 0091, 0092, 0093, 0095, 0096, 0098 and 0099

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\ZAC10282013 -.doc

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0095 -A Address 613 Hastings Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/16/13 Posting Date: 10/27 Closing Date: 11/11

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

- 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 2014- 0095 -A Address 613 Hastings Rd

Petitioner's Name Richard Veltman Telephone 443 831 5393

Posting Date: 10/27/13 Closing Date: 11/11/13

Wording for Sign: To Permit a proposed detached accessory structure
(garage) to have a height of 19 1/2 feet in lieu of the
maximum allowed 15 feet

Revised 7/06/11

Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 09 Account Number - 0923156820		
Owner Information		
Owner Name:	VELTMAN RICHARD J VELTMAN MARY LYNNE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	613 HASTINGS RD BALTIMORE MD 21286-7826	Deed Reference: 1) /06360/ 00764 2)
Location & Structure Information		
Premises Address:	613 HASTINGS RD 0-0000	Legal Description: 569 S AINTREE RD WILTONDALE
Map: 0070	Grid: 0020	Parcel: 0789
Sub District:	Subdivision: 0000	Section: 3
Block:	Lot: 44	Assessment Year: 2014
Plat No:		Plat Ref: 0010/ 0124
Special Tax Areas:		Town: NONE
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1947	1,500 SF	300 SF
Property Land Area	County Use	
9,316 SF	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
BRICK	1 full/ 1 half	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2011
Land:	152,300	152,300
Improvements	181,200	181,200
Total:	333,500	333,500
Preferential Land:	0	
Transfer Information		
Seller: EICHELBERGER DAVID EUGENE	Date: 01/08/1982	Price: \$98,000
Type: ARMS LENGTH IMPROVED	Deed1: /06360/ 00764	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

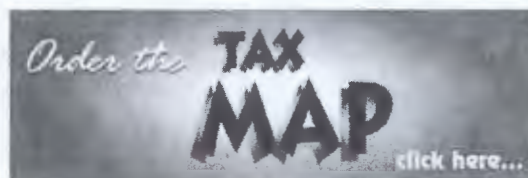
[New Search](#)District: **09** Account Number: **0923156820**

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.

-->

Looking North - Slightly East - Garage will sit AT Bottom Right



Item # 0095

Looking South - GARAGE WILL BE TOWARD LEFT SIDE



LOOKING SOUTH EAST - GARABEWILL BE IN CENTER



Item #0095

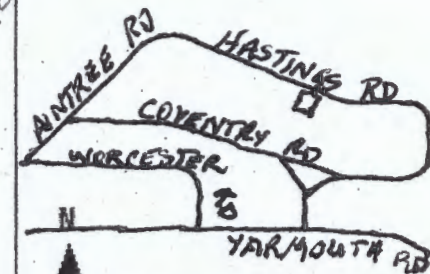
LOOKING SOUTH - GARAGE WILL BE LEFT CENTER



Item #00095

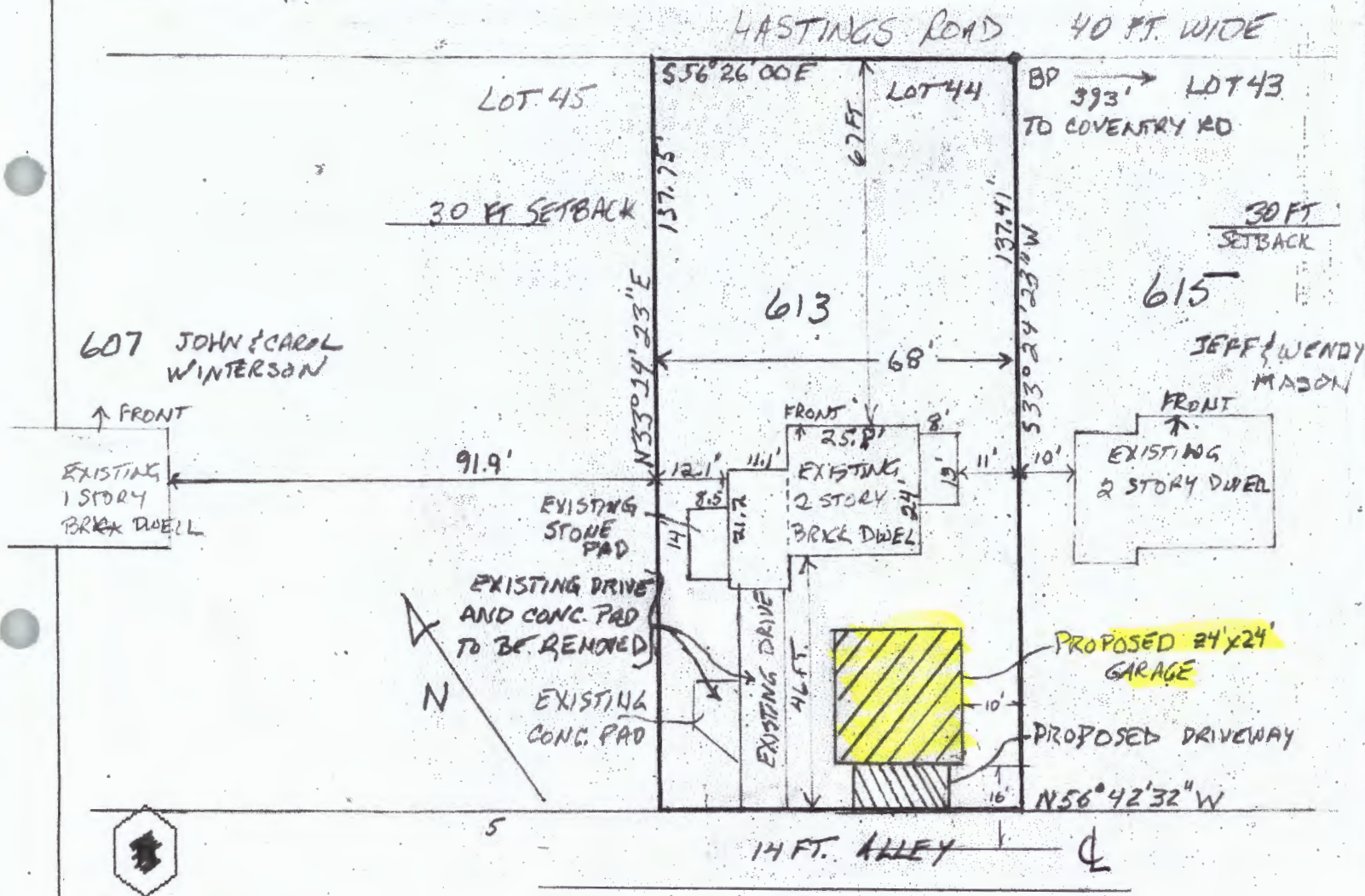
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 613 HASTINGS ROAD, TOWSON OWNER(S) NAME(S) RICHARD J & MARY LYNN VELTMAN
 SUBDIVISION NAME WILTONDALE LOT # 44 BLOCK # _____ SECTION # 3
 PLAT BOOK # 0000010 FOLIO # 010124 10 DIGIT TAX # 0923156820 DEED REF. # 06360100764

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 070A3
 SITE ZONED DRS.5
 ELECTION DISTRICT 9th
 COUNCIL DISTRICT 5th
 LOT AREA ACREAGE 0.21
 OR SQUARE FEET 9316
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
N/A



PLAN DRAWN BY RICHARD VELTMAN DATE 10/4/2013 SCALE: 1 INCH = 30 FEET

#2014-0095-A

VIOLATION CASE INFO:

N/A

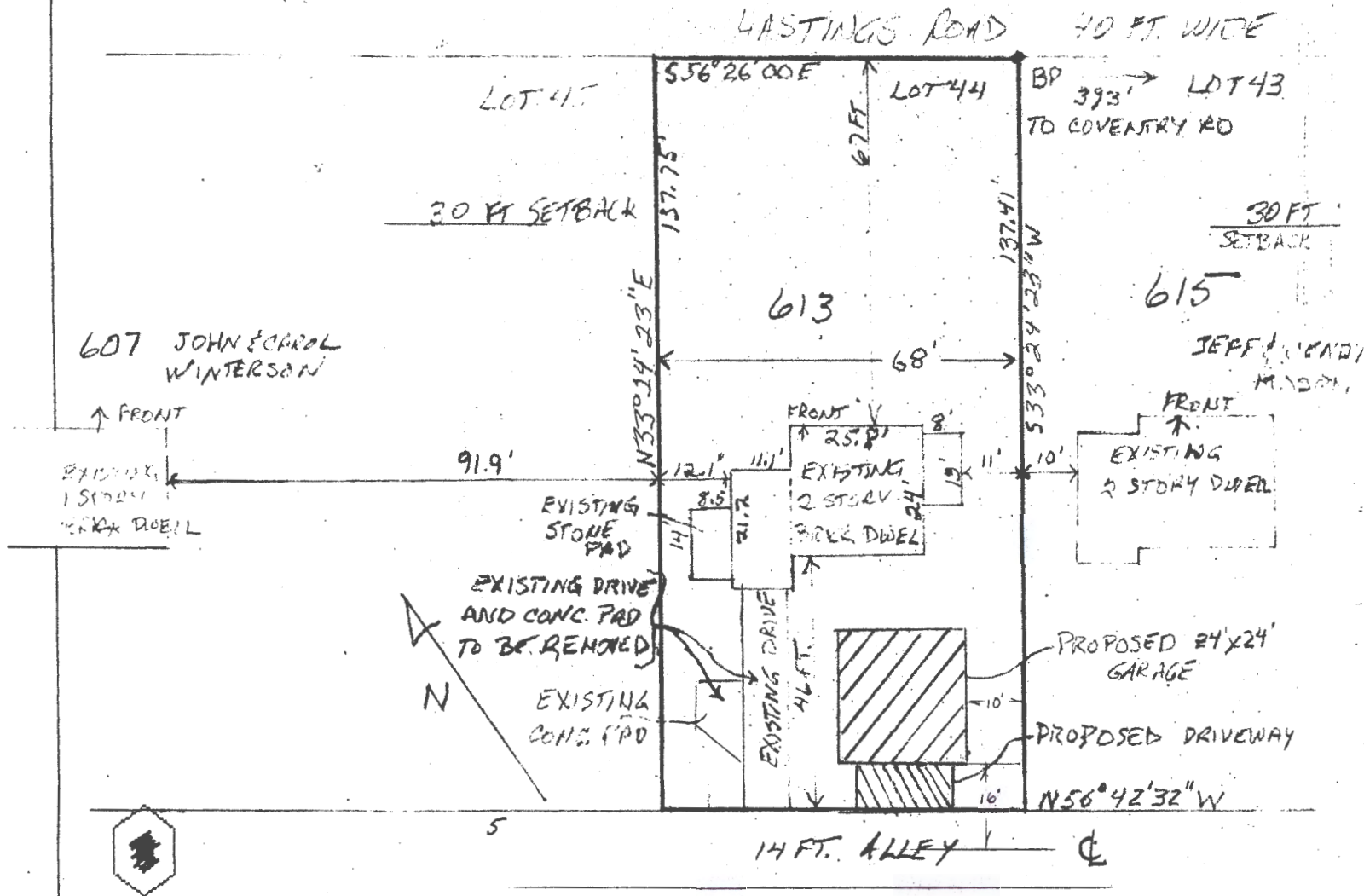
Pet. Exh 1

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

ADDRESS 613 HASTINGS ROAD, TOWSON OWNER(S) NAME(S) RICHARD J & MARY ELLEN VELTMAN

SUBDIVISION NAME WILTONDALE LOT # 44 BLOCK # _____ SECTION # 3

PLAT BOOK # 0000010 FOLIO # 010124 10 DIGIT TAX # 0923156820 DEED REF. # 06360100764



PLAN DRAWN BY PHILIP VELTMAN

DATE 10/4/2013 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 070A3

SITE ZONED DRS.5

ELECTION DISTRICT 9th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE 0.21

OR SQUARE FEET 9316

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

2014-0095-A

RD

613 Hastings Road



Publication Date: 10/16/2013



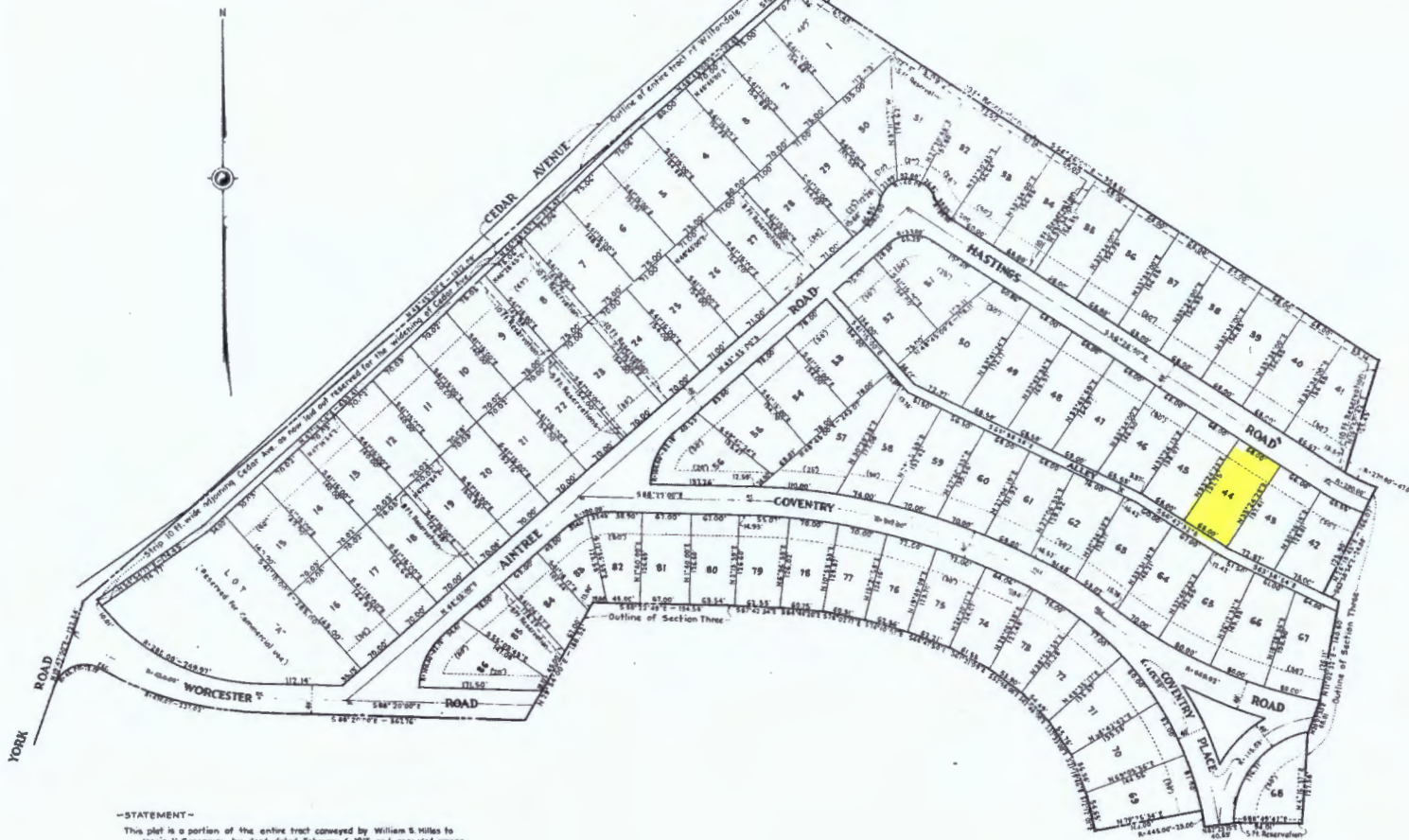
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0095



STATEMENT

This plat is a portion of the entire tract conveyed by William S. Hilles to Jessie H. Greenway by deed dated February 4, 1915 and recorded among the Land Records of Baltimore County in Liber W.P.C. 441, folio 365; the outline of a part of said entire tract being shown on an outline plat by S.J. Martineau and Co. dated March 27, 1931.

Roads, lanes, alleys and other highways, insofar as they are contained in the outline of "Section Three, Wiltondale" are shown hereon for the purpose of description only and not for the purpose of dedication. Easements and rights of way are hereby expressly reserved in and over the rear five-foot of each lot shown on this plat except where the rear line abuts on an alley.

Reservations, other than those specified above, are shown by dash lines, thus: ----- The boundaries of lots and other parcels of land and of streets and other highways are shown by solid lines, thus: ----- House setbacks from front and side streets are shown hereon by short dash lines, thus: - - - - -

PREPARED BY
THE ROLAND PARK COMPANY
ENGINEERING DEPARTMENT

APPROVED: _____
CORRECT: _____
CHIEF ENGINEER

PLAT OF
SECTION THREE
WILTONDALE

BALTIMORE COUNTY, MD.

PROPERTY OF
MRS. JESSIE HILLES GREENWAY

JULY 16, 1931.

SCALE: 1 IN. = 80 FT.

WITNESSES:
Hiram S. White

MRS. JESSIE HILLES GREENWAY
By: Spring Adams
Attorney in Fact

File: N-4-102

ASA CTH 0136-2798

Item #0095