

IN RE: PETITION FOR ADMIN. VARIANCE *

(9 Fieldstream Ct.)

8th Election District *

2nd Councilmanic District *

Edwin & Dolly Brake *

Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0118-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, Edwin and Dolly Brake, for property located at 9 Fieldstream Court. The Petitioners are requesting variance relief from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.): (1) to permit two proposed open projections (front porch addition and a roof over an existing rear patio) with side setbacks of 11 ft. and 6 ft. 3 in., in lieu of the required 11.25 ft.; and (2) to amend the Final Development Plan (FDP) of Lot #19 only.

This matter was originally filed as an Administrative Variance, with a closing date of December 9, 2013. On January 29, 2014, Administrative Law Judge Lawrence M. Stahl requested a formal hearing on this matter. The hearing was subsequently scheduled for Thursday, March 6, 2014 at 10:00 AM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. The file reveals that the Petition was advertised and posted as required by the Baltimore County Zoning Regulations.

There were no substantive Zoning Advisory Committee (ZAC) comments received.

Appearing at the public hearing in support of the petition was Edwin Brake, legal owner.

There were no Protestants or interested citizens in attendance.

ORDER RECEIVED FOR FILING

Date 3/6/14

By den

By e-mail dated January 28, 2014, Petitioners' neighbors at 7 Fieldstream Ct. (Mr. & Mrs. Jones) objected to the proposed rear porch addition. Subsequently, after discussions between the neighbors, the Jones' submitted to the OAH another e-mail indicating that the Petitioners agreed to amend the plan to remove the rear porch addition, and that they did not object to the front porch addition. The site plan (Ex. No. 1) was amended, and the proposed rear porch addition was crossed out and initialed by the undersigned. The neighbors at 11 Fieldstream Court (Geoffrey Bloomfield and Linda Alexander) also indicated they were not opposed to the revised plan.

Testimony and evidence revealed that the subject property is approximately .24 acres and is zoned DR 2. Mr. Brake indicated he is active in his community association (The Fields at Seminary), and that the proposed front porch addition would in fact resemble one of the models offered by the builder when the subdivision was built. The Petitioner stated he would only be replacing the existing rear patio (which has been damaged by the extreme weather) but would not be covering or enlarging it as originally proposed.

Based upon the testimony and evidence presented, I will grant the revised petition for variance. To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The property is irregularly shaped, and is therefore unique. The Petitioners would experience a practical difficulty if the regulations were strictly interpreted, in that they would be unable to construct the proposed front porch addition. The grant of relief would not be injurious in any way to the community.

ORDER RECEIVED FOR FILING

Date

3/6/14

By

per

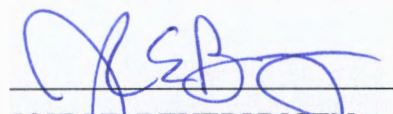
Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence, I find that Petitioners' variance request (as amended at the hearing) should be granted.

THEREFORE, IT IS ORDERED, this 6th day of March, 2014 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."): (1) to permit a front porch addition (open projection) with a side setback of 6 ft. 3 in., in lieu of the required 11.25 ft.; and (2) to amend the Final Development Plan (FDP) of Lot #19 only in accordance with the terms of this Order, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for 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.

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:sln

ORDER RECEIVED FOR FILING

Date 3/6/14
By den

KEVIN KAMENETZ
County Executive



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

March 6, 2014

Edwin R. Brake
Dolly Brake
9 Fieldstream Court
Lutherville-Timonium, Maryland 21093

RE: Petition for Variance
Property: 9 Fieldstream Ct.
Case No.: 2014-0118-A

Dear Mr. & Mrs. Brake:

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.

Sincerely,

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:sln
Enclosure

c: Jeremy Clancy, P.O. Box 1253, Eldersburg, Maryland 21784



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 9 Fieldstream Ct which is presently zoned DR 2
 Deed Reference 08269 / 00206 10 Digit Tax Account # 2000009563
 Property Owner(s) Printed Name(s) Edwin Dolly Brake

(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. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1B01.2.C.1 to permit 2 proposed open projections (porch addition, and a roof over an existing patio) with a side set-backs of 11 feet and 6 feet 3 inches in lieu of the required 11.25 feet, and to amend a final development Plan 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:

Edwin Brake

Name #1 – Type or Print

Edwin Brake
Signature #1

Dolly Brake

Name #2 – Type or Print

Dolly Brake
Signature #2

9 Fieldstream Ct. Lutherville-Timonium md
Mailing Address City State

21093 / 410-987-2162 /
Zip Code Telephone # Email Address

Representative to be contacted:

Jeremy Clancy

Name – Type or Print

Signature

P.O. Box 1253 Eldersburg Md
Mailing Address City State

21784 / 443-340-1229 / JCLANCY1204@4400
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 11 day of 11/24/13 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 2014-0118-A Filing Date 11/24/13 Estimated Posting Date 11/24/13 Reviewer [Signature]

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 9 Fieldstream Ct. Lutherville-Timonium Md 21093
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 PROPOSING TWO VERY MODEST OPEN PORCHES ON OUR HOUSE. THE PORCHES WILL NOT BE ENCLOSED AND DO NOT CONFLICT WITH THE GENERAL INTENT OF THE ZONING. WITHOUT OBTAINING A VARIANCE, THE PROPOSED PORCHES WILL BE TOO SMALL TO MAKE THE CONSTRUCTION WORTH WHILE. WE SPECIFICALLY PLANNED FOR THE SIZE OF THE PORCHES TO BE SMALL ENOUGH AS TO NOT INTERFERE WITH THE GENERAL INTENT OF THE ZONING CODE, BUT LARGE ENOUGH THAT WE CAN UTILIZE OUR PROPERTY MORE THAN WE DO NOW. FURTHERMORE, BY NOT ENCLASING THE PORCHES WE ATTEMPT TO MINIMIZE THE IMPACT A MUCH LARGER DWELLING WOULD HAVE. THE SIZE & POSITION OF OUR HOUSE ON OUR LOT PREVENTS ANY REASONABLE IMPROVEMENTS ALONG THE SIDES WITHOUT ASKING FOR A VARIANCE.

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

Edwin Brake
Signature of Affiant

Edwin Brake
Name- Print or Type

Dolly Brake
Signature of Affiant

Dolly Brake
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of November, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Edwin - Dolly Brake
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
12/27/2016
My Commission Expires

Property Description

ZONING PROPERTY DESCRIPTION FOR 9 FIELDSTREAM COURT, LUTHERVILLE

Beginning at a point on the North side of Fieldstream Court which is 30' wide at the distance of 460' South of the centerline of the nearest improved intersecting street, Summer Fields Court, which is 40' wide.

Being Lot # 19 in the subdivision of The Fields At Seminary as recorded in Baltimore County Plat Book # 57, Folio # 39, containing 10,454 square feet. Located in the 11th Election District and 2nd Council District.

2014-0118-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: _____

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: _____

2014-0118-A

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

No. **105025**

Date: **11/12/13**

PAID RECEIPT

BUSINESS
 11/13/2013 11:11 AM
 RECEIPT # 887107
 5 328 10414
 RECEIVED
 Receipt for
 \$150.00
 Baltimore

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	200	000		6150						150.00

Total: **150.00**

Rec From: **Applied and Approved Permit LLC**

For: **Administrative Variance**

2014 - 0118-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2014-0118-A

Petitioner/Developer

JEREMY CLANCY

Date Of Hearing/Closing: 12/9/13

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

9 FIELDSTEAM COURT

This sign(s) were posted on November 24, 2013

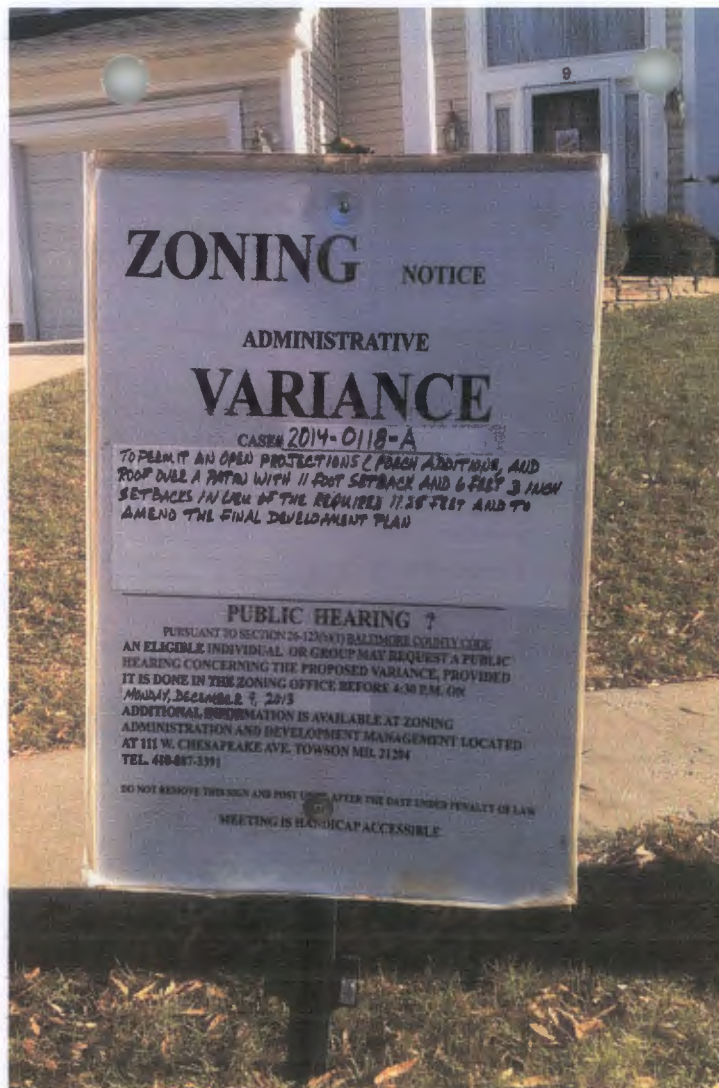
Month, Day, Year

Sincerely,

Martin Ogle 11/24/13

Signature of Sign Poster and Date

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



W. J. Ogle 11/24/13

CERTIFICATE OF POSTING

RE: CASE NO: 2014-0118-A

PETITIONER/DEVELOPER _____

JERRY CLARK

DATE OF HEARING/CLOSING: _____

3/6/14

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 THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

9 FIELDSTREAM

THIS SIGN(S) WERE POSTED ON _____

February 11/2014
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 2/11/14
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE

(SIGN POSTER)

60 CHELMSFORD COURT

BALTIMORE, MD 21220

(ADDRESS)

PHONE NUMBER: 443-629-3411

ZONING NOTICE

CASE # 2014-0118-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 205, JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: THURSDAY, MARCH 6, 2014
AT 10:00 A.M.

REQUEST:

VARIANCE TO PERMIT 2 PROPOSED OPEN PROTECTIONS
(PORCH ADDITION AND A ROOF OVER AN EXISTING PATIO) WITH SIDE
SETBACKS OF 1 FEET AND 6 FT. 3 INCHES IN LIEU OF THE REQUIRED
11.25 FT.; TO AMEND THE FINAL DEVELOPMENT PLAN OF
LOT # 14 ONLY.

PERFORMANCE DUE TO WEATHER AND OTHER CONDITIONS ARE SOMETIMES NECESSARY
THIS SIGN IS A GUIDE ONLY. CALL 410-336-1234

DO NOT REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

Malcolm 2/11/14



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

February 14, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on February 13, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2014-0118-A

9 Fieldstream Court

N/s Fieldstream Court, 460 ft. S/of the centerline of Summerfield Court

8th Election District - 2nd Councilmanic District

Legal Owner(s): Edwin & Dolly Brake

Variance: to permit 2 proposed open projections (porch addition and a roof over an existing patio) with side setbacks of 11 feet and 6 ft. 3 inches in lieu of the required 11.25 ft.; to amend the Final Development Plan of Lot #19 only.

Hearing: Thursday, March 6, 2014 at 10:00 a.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 accommodations 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.
2/28/14 February 13 968890



KEVIN KAMENETZ
County Executive

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

February 7, 2014

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: 2014-0118-A

9 Fieldstream Court

N/s Fieldstream Court, 460 ft. S/of the centerline of Summerfield Court

8th Election District – 2nd Councilmanic District

Legal Owners: Edwin & Dolly Brake

Variance to permit 2 proposed open projections (porch addition and a roof over an existing patio) with side setbacks of 11 feet and 6 ft. 3 inches in lieu of the required 11.25 ft.; to amend the Final Development Plan of Lot #19 only.

Hearing: Thursday, March 6, 2014 at 10:00 a.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. Brake, 9 Fieldstream Court, Lutherville 21093
Jeremy Clancy, P.O. Box 1253, Eldersburg 21784

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 14, 2014.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 13, 2014 Issue - Jeffersonian

Please forward billing to:
Edwin Brake
9 Fieldstream Court
Lutherville, MD 21093

410-887-2162

NOTICE OF ZONING HEARING

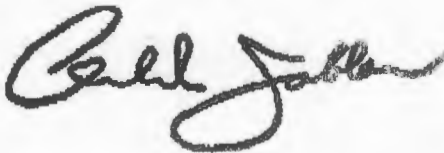
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0118-A

9 Fieldstream Court
N/s Fieldstream Court, 460 ft. S/of the centerline of Summerfield Court
8th Election District – 2nd Councilmanic District
Legal Owners: Edwin & Dolly Brake

Variance to permit 2 proposed open projections (porch addition and a roof over an existing patio) with side setbacks of 11 feet and 6 ft. 3 inches in lieu of the required 11.25 ft.; to amend the Final Development Plan of Lot #19 only.

Hearing: Thursday, March 6, 2014 at 10:00 a.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.

M E M O R A N D U M

DATE: April 11, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0118-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 7, 2014. 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

RE: PETITION FOR ADMINSTRATIVE VARIANCE	*	BEFORE THE OFFICE
9 Fieldstream Court; 460' S of	*	OF ADMINSTRATIVE
c/line Summerfield Court	*	HEARINGS FOR
8 th Election & 2 nd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Edwin & Dolly Brake	*	
Petitioner(s)	*	2014-118-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

FEB 20 2014

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of February, 2014, a copy of the foregoing Entry of Appearance was mailed to Craig & Pam Jones, 7 Fieldstream Court, Lutherville, MD 21093 and Jeremy Clancy, P.O. Box 1253 Eldersburg, Maryland 21784, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11/20</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>11/20</u>	STATE HIGHWAY ADMINISTRATION	<u>No Obj</u>
_____	TRAFFIC ENGINEERING	_____
<u>11-14</u>	<u>RTP</u>	<u>NC</u>
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

2/13/14

SIGN POSTING

Date:

2/11/14

by

Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-20</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>11-20</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
<u>11-14</u>	<u>Rd 1</u>	<u>NC</u>
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 11-24-13 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: Left v.m. 12-18 @ 2:01 " " " "

Left v.m. 12-12 @ 2:09 - Need ltr. from adjacent neighbor - does not object to variance.

Also, it appears one of the Pet. is a Co. employee - Need public disclosure per BCC 32-1-102. Update Incorrect phone # listed on Pet. -- are not Co. employees. Spoke to Lt. Matthew Smith (X-2162) that no Edman or Daley Brulls are employed w/ B.C.

1/6 2:58PM

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0118 -A Address 9 Fieldstream CT

Contact Person: Gary Huick Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/12/13 Posting Date: 11/24/13 Closing Date: 12/09/13

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

- 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- 0118 -A Address 9 Fieldstream CT

Petitioner's Name Edwin Brake Telephone 410-887-2162

Posting Date: 11/24/13 Closing Date: 12/09/13

Wording for Sign: To Permit an open projections (porch additions, and roof over a patio) with a 7.5 foot set-back and 6 foot 3 inch set backs in lieu of the required 11.25 feet and to ~~modify the~~ amend the final development plan.

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 25, 2013
Item No. 2014-0117, 0118 and 0119

DATE: November 20, 2013

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\ZAC11252013 -.doc

BALTIMORE COUNTY, MARYLAND

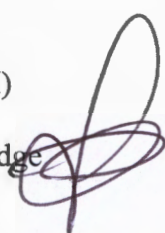
Inter-Office Memorandum

DATE: January 29, 2014

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: Lawrence M. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings

RE: Petition for Administrative Variance – 12/09/13 Closing Date
Case No. 2014-0118-A – 9 Fieldstream Court



After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing. A deadline of January 6th and an extension of January 13th were given to the Petitioners in order to provide a letter of support from their adjacent neighbors. Today, I received the attached email from the adjacent neighbors that they do in fact oppose.

For the above reasons, our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Please send hearing notification to:

Craig and Pam Jones
7 Fieldstream Court
Lutherville, MD 21093

Thank you for your attention and cooperation in this matter.

c: Office of People's Counsel



KEVIN KAMENETZ
County Executive

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

December 11, 2013

Edwin & Dolly Blake
9 Fieldstream Court
Luth-Timonium MD 21093

RE: Case Number: 2014-0118 A, Address: 9 Fieldstream Court

Dear Mr. & Ms. Blake:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 12, 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
Jeremy Clancy, P O Box 1253, Eldersburg MD 21784

KEVIN KAMENETZ
County Executive



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

December 24, 2013

Edwin R. Brake
Dolly L.W. Brake
9 Fieldstream Court
Lutherville-Timonium, Maryland 21093

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(9 Fieldstream Court)
Case No. 2014-0118-A

Dear Mr. and Mrs. Brake:

We have attempted to contact your representative, Jeremy Clancy, regarding additional items needed for processing your Administrative Variance, and have not heard from him.

Please contact this office at your earliest convenience at the number listed below. If we do not hear from you by January 6, 2014, the case file will be returned to the Zoning Review Office for processing and scheduling of a hearing.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Jeremy Clancy, P.O. Box 1253, Eldersburg, MD 21784

*Extending to
Nicholas w/ Roofing Co.
on 1-6
Expecting etc.
from neighbors
w/ in 1 wk.*

From: Jeanette Tansey
To: kmatthews@baltimorecountymd.gov
Date: 11/14/2013 4:39 PM
Subject: ZAC Agenda due 11/25/13

Following are the comments for the Department of Recreation and Parks regarding Local Open Space on the above noted agenda:

2014-0115-SPH - This appears to be within the Roland Run environmental greenway, therefore approval is not recommended.

2014-0116-SPHA - No comment

2014-0117-A - No comment

2014-0118-A - No comment

2014-0119-A - No comment

Jeanette M. S. Tansey, R.L.A.
Development Plans Review
Department of Permits, Approvals and Inspections
111 W. Chesapeake Ave, Rm 119
Towson, MD 21204
410-887-3751
410-887-2877 Fax
jtansey@baltimorecountymd.gov

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



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

Date: 11-20-13

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

RE: Baltimore County
Item No. 2014-0118-A
Administrative Variance
Edwin & Dolly Brake
9 Fieldstream Court

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. 2014-0118-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,

for 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

Subject: 2014-0118-A
Created By: snuffer@baltimorecountymd.gov
Scheduled Date:
Creation Date: 3/6/2014 3:19 PM
From: Sherry Nuffer

Recipient	Action	Date & Time	Comment
To: pam.s.jones@aol.com (pam.s.jones@aol.com)	Transferred	3/6/2014 3:19 PM	

Sherry Nuffer - Case #2014-0118-A - 9 Fieldstream Court

From: Pam Jones <pam.s.jones@aol.com>
To: <administrativehearings@baltimorecountymd.gov>
Date: 2/24/2014 2:03 PM
Subject: Case #2014-0118-A - 9 Fieldstream Court

Dear County Representative,

This is just to let you know that our next door neighbor, Ed Brake of 9 Fieldstream Court, advised us yesterday that he was amending his proposed drawings and variance application to remove the rear porch addition to which we objected. For this reason, we do not plan to attend the hearing on March 6th. We do not object to the front porch addition.

Should you have any questions, please don't hesitate to call.

Thank you,

Pam and Craig Jones
7 Fieldstream Court
410-245-8787

-----Original Message-----

From: Pam Jones <pam.s.jones@aol.com>
To: administrativehearings <administrativehearings@baltimorecountymd.gov>
Cc: crjones <crjones@actavis.com>; pjones <pjones@ohblaw.net>
Sent: Tue, Jan 28, 2014 9:54 pm
Subject: Case #2014-0118-A - 9 Fieldstream Court

Dear County Representative,

We are emailing to let you know that our next-door neighbor at 9 Fieldstream Court asked us to review the proposed building plans in the above-referenced case, and to accept the proposed variance. After examining the plans and discussing, we feel that the proposed plans would reduce our backyard privacy, and also result in a diminution of our property value. We advised Mr. and Mrs. Brake that we would not accept the proposed variance for these reasons.

Should there be any further efforts to obtain this variance, please let us know.

We value our positive neighborly relationship, and do not want to cause friction, but feel it is really not in our best interest to accept the variance.

Thank you,

Craig and Pam Jones
7 Fieldstream Court
Lutherville, MD 21093
410-245-8787

Administrative Hearings - Re: Case #2014-0118-A - 9 Fieldstream Court

From: Administrative Hearings
To: Jones, Pam
Date: 1/29/2014 11:52 AM
Subject: Re: Case #2014-0118-A - 9 Fieldstream Court

Mr. and Mrs. Jones,

This is to acknowledge receipt of your e-mail. The case file will be returned to the Zoning Office for scheduling of a public hearing. Once notified, the Petitioners are required to post another sign on their property reflecting the hearing date, time, etc.

Hopefully, you'll receive notification of the hearing. If not, you may want to look for the sign posting which must be posted for 20 days prior to the hearing.

Thank you.

>>> Pam Jones <pam.s.jones@aol.com> 1/28/2014 9:54 PM >>>
Dear County Representative,

We are emailing to let you know that our next-door neighbor at 9 Fieldstream Court asked us to review the proposed building plans in the above-referenced case, and to accept the proposed variance. After examining the plans and discussing, we feel that the proposed plans would reduce our backyard privacy, and also result in a diminution of our property value. We advised Mr. and Mrs. Brake that we would not accept the proposed variance for these reasons.

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Thank you,

Craig and Pam Jones
7 Fieldstream Court
Lutherville, MD 21093
410-245-8787

Administrative Hearings - Case #2014-0118-A - 9 Fieldstream Court

From: Pam Jones <pam.s.jones@aol.com>
To: <administrativehearings@baltimorecountymd.gov>
Date: 1/28/2014 9:55 PM
Subject: Case #2014-0118-A - 9 Fieldstream Court
CC: <crjones@actavis.com>, <pjones@ohblaw.net>

RECEIVED

JAN 29 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Dear County Representative,

We are emailing to let you know that our next-door neighbor at 9 Fieldstream Court asked us to review the proposed building plans in the above-referenced case, and to accept the proposed variance. After examining the plans and discussing, we feel that the proposed plans would reduce our backyard privacy, and also result in a diminution of our property value. We advised Mr. and Mrs. Brake that we would not accept the proposed variance for these reasons.

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Craig and Pam Jones
7 Fieldstream Court
Lutherville, MD 21093
410-245-8787

Administrative Hearings - Re: Case #2014-0118-A - 9 Fieldstream Court

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Subject: Re: Case #2014-0118-A - 9 Fieldstream Court

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Thank you,

Craig and Pam Jones
7 Fieldstream Court
Lutherville, MD 21093
410-245-8787

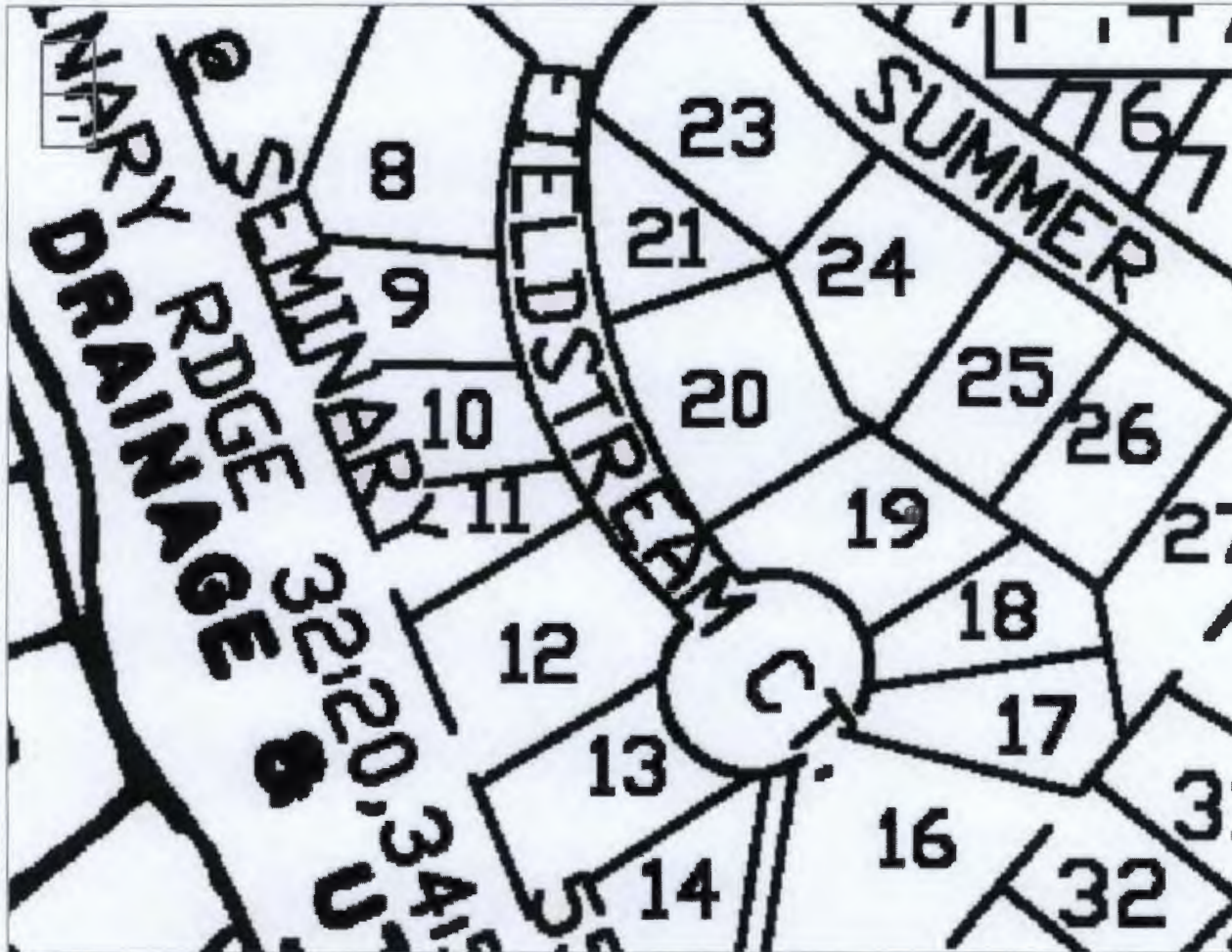
Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 08 Account Number - 2000009563	
Owner Information		
Owner Name:	BRAKE EDWIN R BRAKE DOLLY L W	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	9 FIELDSTREAM CT LUTH-TIMONIUM MD 21093-4737	Deed Reference: 1) /08269/ 00206 2)
Location & Structure Information		
Premises Address:	9 FIELDSTREAM CT 0-0000	Legal Description: .240 AC THE FIELDS AT SEMINARY
Map: 0060	Grid: 0015	Parcel: 0474
Sub District:	Subdivision: 0000	Section:
Block: 19	Lot: 2014	Assessment Year:
Plat No: 1	Plat Ref: 0057/ 0039	
Special Tax Areas:	Town: NONE	
	Ad Valorem:	
	Tax Class:	
Primary Structure Built 1989	Above Grade Enclosed Area 2,949 SF	Finished Basement Area
		Property Land Area 10,454 SF
County Use 04		
Stories 2.000000	Basement YES	Type STANDARD UNIT
Exterior FRAME	Full/Half Bath 2 full/ 1 half	Garage 1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2011
Land:	202,100	202,100
Improvements	314,500	314,500
Total:	516,600	516,600
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2013
		As of 07/01/2014
Transfer Information		
Seller: MATSON HOMES INC	Date: 09/08/1989	Price: \$294,530
Type: ARMS LENGTH IMPROVED	Deed1: /08269/ 00206	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: Approved 10/06/2009		

Baltimore County

[New Search](#)District: **08** Account Number: **2000009563**

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.

->



2014-0118-A



2014-0118-A



2014-048-A



2014-0118-A



2014-0118-A



2014-0118-A



2014-0118-A

Case No.: 2014-0118-A

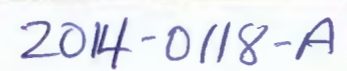
Exhibit Sheet

Petitioner/Developer

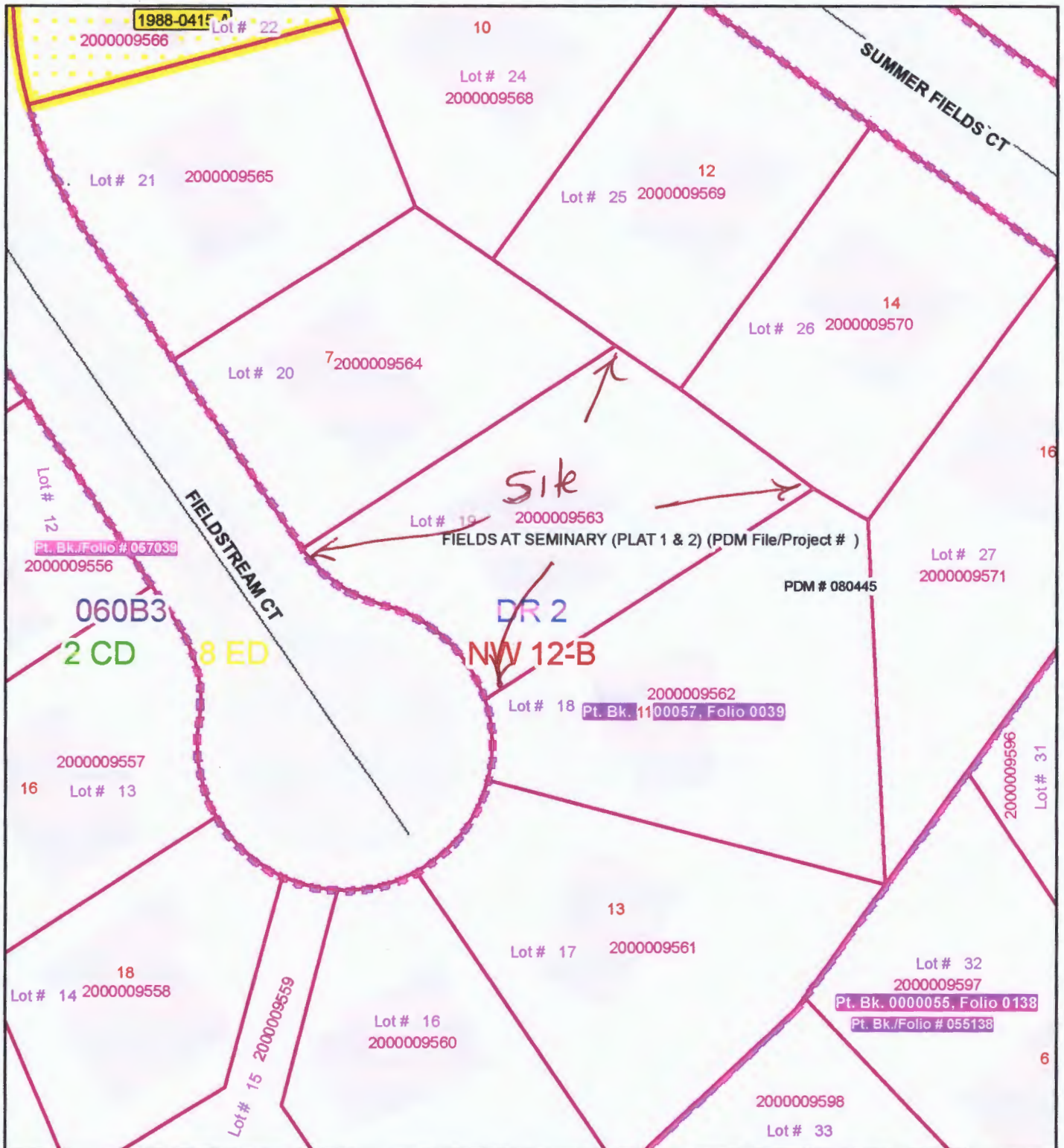
Protestant

193 4-11-14
Sen 3-6-14

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



9 Feildstream Court



Publication Date: 11/12/2013



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



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2014-0118-A

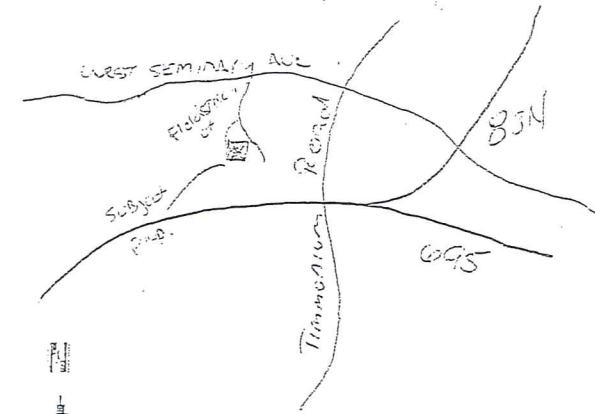
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 9 Fieldstream Ct. OWNER(S) NAME(S) Edwin Dolly Brake

SUBDIVISION NAME THE FIELDS AT SEMINARY LOT # 19 BLOCK # N/A SECTION # N/A

PLAT BOOK # 57 FOLIO # 39 10 DIGIT TAX # 2000009563 DEED REF. # 08262/00206

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 060B3

SITE ZONED DR 2

ELECTION DISTRICT H 8

COUNCIL DISTRICT 2

LOT AREA ACREAGE .24 Acres (10,454 sq ft)

OR SQUARE FEET 10,454 sq ft

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

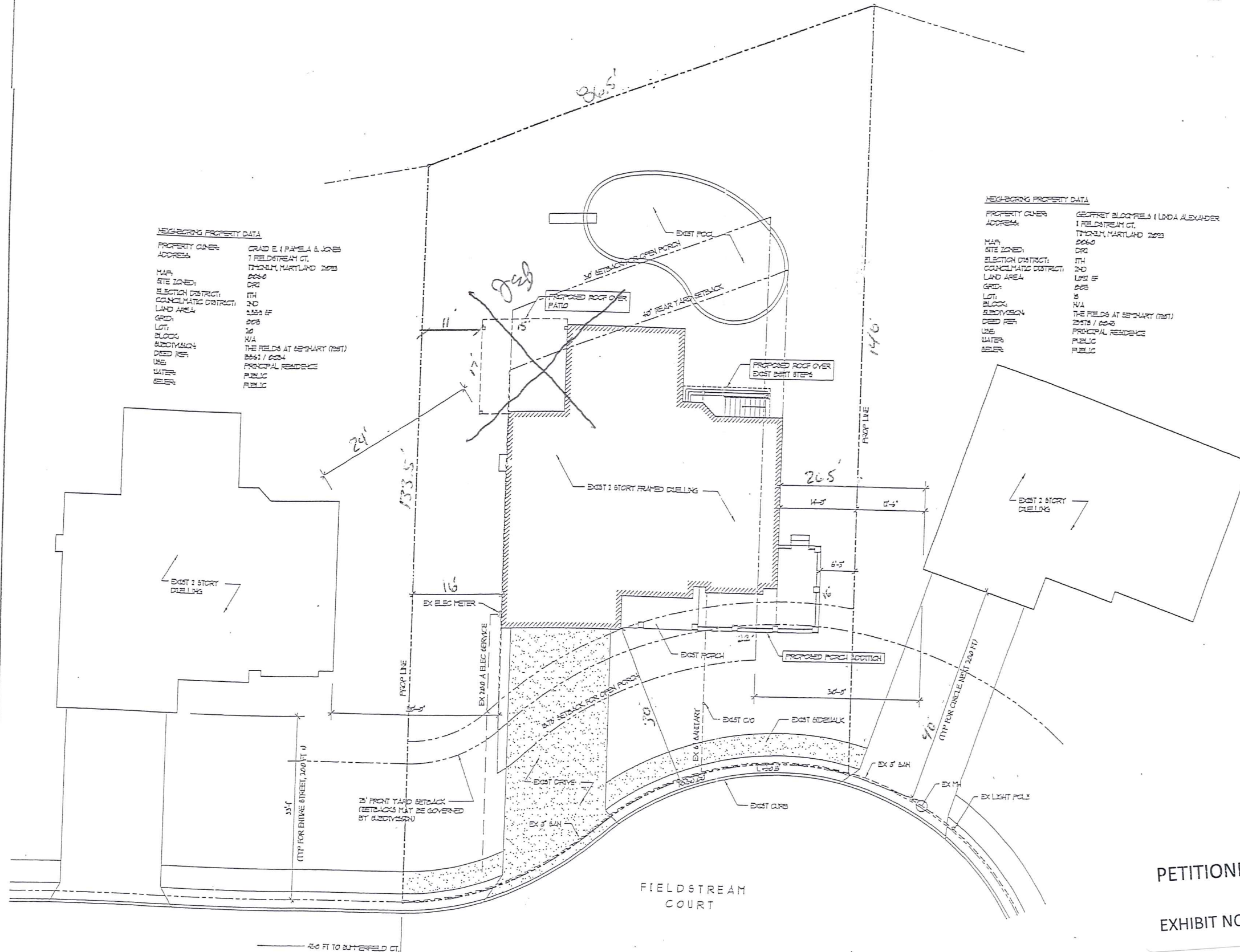
AND ORDER RESULT BELOW

NEIGHBORING PROPERTY DATA

PROPERTY OWNER: GRAD E. (PAMELA & JOE)
ADDRESS: 1 FIELDSTREAM CT.
THOMAS, MARYLAND 20918
MAP: 060B3
SITE ZONED: DR 2
ELECTION DISTRICT: H 8
COUNCIL DISTRICT: 2
LAND AREA: 1.03 AC
GRID: 008
LOT: 8
BLOCK: N/A
SUBDIVISION: THE FIELDS AT SEMINARY (PST)
DEED REF: 2575 / 0048
PRINCIPAL RESIDENCE: PUBLIC
SEWER: PUBLIC

NEIGHBORING PROPERTY DATA

PROPERTY OWNER: GEOFFREY BLOOFIELD (LINDA ALEXANDER)
ADDRESS: 1 FIELDSTREAM CT.
THOMAS, MARYLAND 20918
MAP: 060B3
SITE ZONED: DR 2
ELECTION DISTRICT: H 8
COUNCIL DISTRICT: 2
LAND AREA: 1.03 AC
GRID: 008
LOT: 8
BLOCK: N/A
SUBDIVISION: THE FIELDS AT SEMINARY (PST)
DEED REF: 2575 / 0048
PRINCIPAL RESIDENCE: PUBLIC
SEWER: PUBLIC



PETITIONER'S _____

EXHIBIT NO. 1

2014-0118-A VIOLATION CASE INFO:

DATE 11/3/2013 SCALE: 1 INCH = 20 FEET

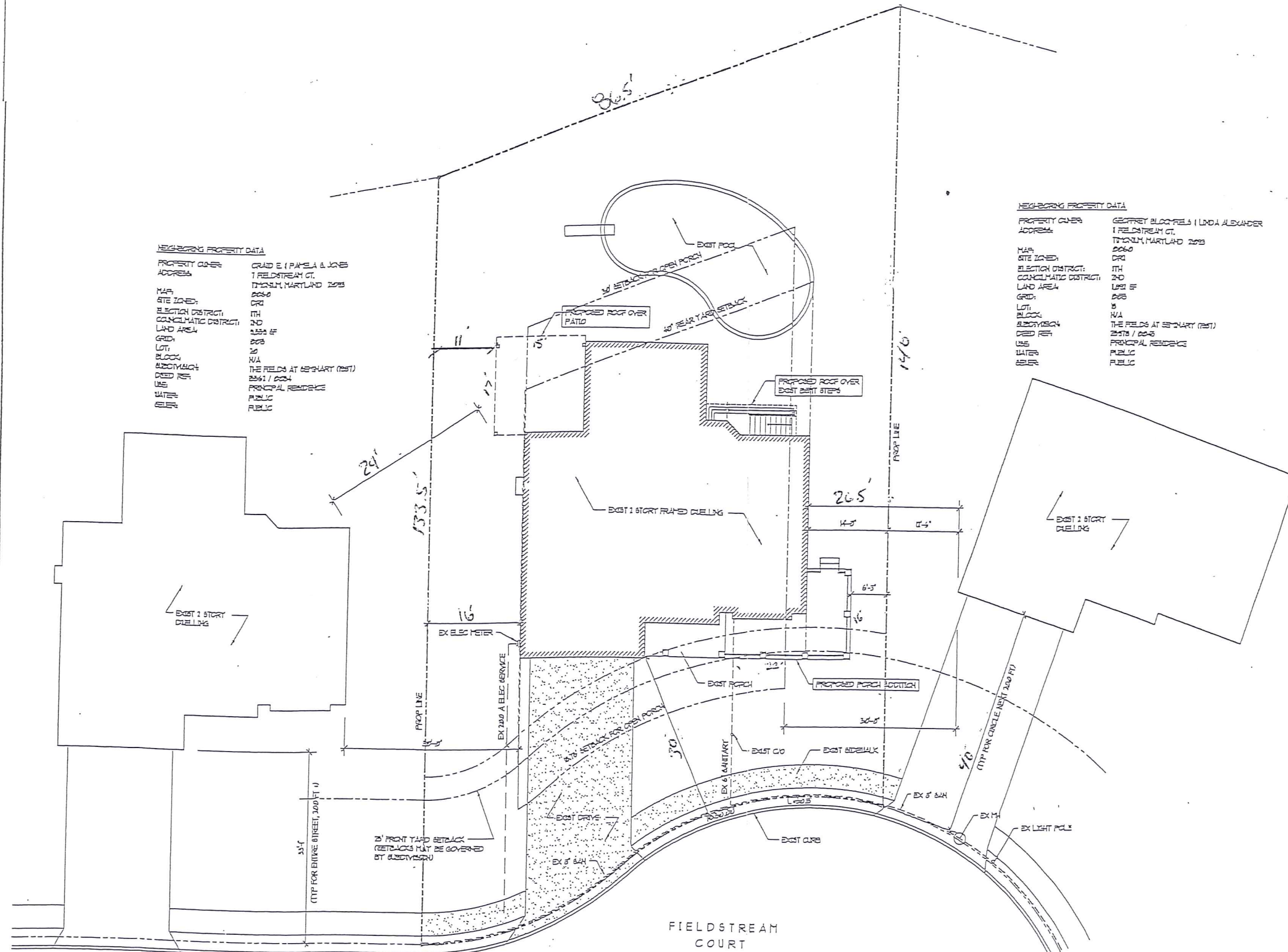
PLAN DRAWN BY SSC

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

ADDRESS 9 Fieldstream Ct. OWNER(S) NAME(S) Edwin Dolly Brake

SUBDIVISION NAME The Fields at Seminary LOT# 19 BLOCK# N/A SECTION# N/A

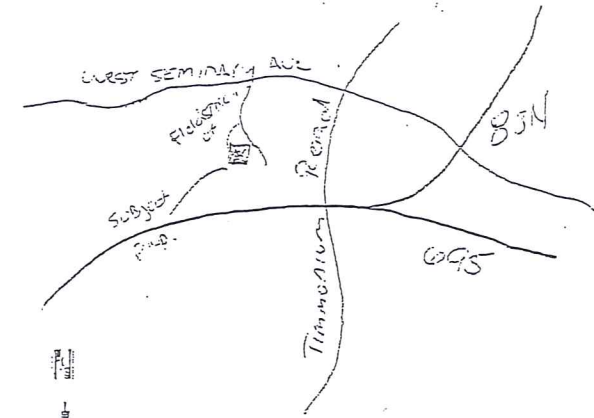
PLAT BOOK# 57 FOLIO# 39 10 DIGIT TAX# 2000009563 DEED REF.# 08269/00206



NEIGHBORING PROPERTY DATA
PROPERTY OWNER: GRAD E. I. PAKELA & JOE
ADDRESS: 7 FIELDSTREAM CT.
TOWNSHIP, MARYLAND 2073
MAP: 2000
SITE ZONED: R-1
ELECTION DISTRICT: 118
COUNCIL DISTRICT: 2
LAND AREA: 1.00 AC
GRID: 100
LOT: 19
BLOCK: N/A
SUBDIVISION: THE FIELDS AT SEMINARY (PST)
DEED REF: 08269 / 00206
PRINCIPAL RESIDENCE
PUBLIC

NEIGHBORING PROPERTY DATA
PROPERTY OWNER: GEORGEY BLOOMFIELD LINDA ALEXANDER
ADDRESS: 1 FIELDSTREAM CT.
TOWNSHIP, MARYLAND 2073
MAP: 2000
SITE ZONED: R-1
ELECTION DISTRICT: 118
COUNCIL DISTRICT: 2
LAND AREA: 1.00 AC
GRID: 100
LOT: 19
BLOCK: N/A
SUBDIVISION: THE FIELDS AT SEMINARY (PST)
DEED REF: 08269 / 00206
PRINCIPAL RESIDENCE
PUBLIC

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0600B3

SITE ZONED DR 2

ELECTION DISTRICT 118

COUNCIL DISTRICT 2

LOT AREA ACREAGE .24 ACRES (10,454 SF)

OR SQUARE FEET 10,454 SF

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

2014-0118-12 VIOLATION CASE INFO:

DATE 11/3/2013 SCALE: 1 INCH = 20 FEET

PLAN DRAWN BY SSC