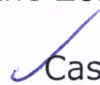


M E M O R A N D U M

DATE: March 20, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0152-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 20, 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

IN RE: PETITION FOR ADMIN. VARIANCE *

(30 Yew Road)

15th Election District *

7th Council District *

Leslie L. Sunderhaus (Spanglo) *

Petitioner *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0152-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Leslie L. Sunderhaus (Spanglo). The Petitioner is requesting Variance relief pursuant to Sections 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R") and V.B.6.b (CMDP – 1977 regulations), as follows: (1) To permit a rear addition with a side setback of 5 ft. in lieu of the required 8 ft., and (2) To amend the latest Final Development Plan (FDP) of "Brien Run Village" for Lot No. 67 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 26, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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

ORDER RECEIVED FOR FILING

Date 2-18-14

By kw

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 18th day of February, 2014 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R") and V.B.6.b (CMDP – 1977 regulations), as follows: (1) To permit a rear addition with a side setback of 5 ft. in lieu of the required 8 ft., and (2) To amend the latest Final Development Plan (FDP) of "Brien Run Village" for Lot No. 67 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

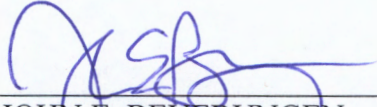
1. Petitioner may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 2-18-14

By DW

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 2-18-14

By bw

KEVIN KAMENETZ
County Executive



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

February 18, 2014

Leslie L. Sunderhaus (Spanglo)
30 Yew Road
Essex, Maryland 21221

RE: Petition for Administrative Variance
Case No. 2014-0152-A
Property: 30 Yew Road

Dear Ms. Sunderhaus:

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 printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB: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 30 YEW RD Essex MD 21221 which is presently zoned Residential

Deed Reference 30753/00049 10 Digit Tax Account # 1900014910

Property Owner(s) Printed Name(s) Leslie L Sunderhaus

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

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

Section: 1B02.3; BCZR

CMDP V.B.6.b.

To permit a rear addition with a side setback of 5 feet in lieu of the required 8 feet, and to amend the latest final development plan of "Brien Run Village" for lot number 67 only.

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

Legal Owners:

Leslie L Sunderhaus

Name #1 – Type or Print

Name #2 – Type or Print

Leslie L Sunderhaus

Signature #1

Signature #2

30 YEW Rd

Essex MD

Mailing Address

City

State

21221

410-574-4489

LSunderhaus@yahoo

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

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 _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2014-0152-A

Filing Date 1/14/2014

Estimated Posting Date 1/27/14

Reviewer ju

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: 30 YEW RD Essex MD 21221
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 applying for a variance because our proposed addition will come within 10 feet of our current property line. Our property (30 YEW RD) has a unique pie shape because it's adjacent to the county local access space that divides our back yard with our next door neighbor. Our purpose of the addition is to create a master suite with an ADT accessible bathroom, and to increase our storage capabilities. These modifications will allow the owners to remain in the home safely as they age. Without the modifications the owners may have to move out of the home.

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

Leslie Sanderhaus
Signature of Affiant

Leslie Sanderhaus
Name- Print or Type

Signature of Affiant

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 8 day of JAN, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

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
12/6/2017
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 30 YEW RD ESSEX MD 21221

Beginning at a point on the northwest side of Yew Rd. which is 50 feet wide at the distance of 471 feet northeast of the centerline of the nearest improved intersecting street Yew Ct. which is 50 feet wide.

Being Lot # 67 in the subdivision of Brain Run as recorded in Baltimore County Plat Book # 59, Folio # 32, containing 7675 square feet. Located in the 15th Election District and 7th Council District.

2014-0152-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0152 -A Address 30 Yew Road
Contact Person: LEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/14/14 Posting Date: 1/27/14 Closing Date: 2/11/14

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- 0152 -A Address 30 Yew Road
Petitioner's Name Leslie Sunderhaus Telephone 410-574-4489
Posting Date: 1/27/14 Closing Date: 2/10/14

Wording for Sign: To permit a rear addition with a side setback of 5 feet in lieu of the required 8 feet, and to amend the latest final development plan of "Brien Run Village" for lot number 67 only.

Revised 7/06/11

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

No. **108130**

Date: **1/14/14**

PAID RECEIPT

BUSINESS ACTUAL TIME IN
 1/14/2014 1/14/2014 10:07:19 5

REC: MS05 WALKIN RB05 L03
 RECEIPT # 720237 1/14/2014 OPEN

5 528 ZONING VERIFICATION

108130

Recpt Tot \$175.00
 \$175.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dep
001	806	0000		6150						175.00	

Total: **175.00**

Rec From: **Leslie Swartzhaus**

For: **30 Yew Rd**
21221

2014-0152-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: CASE NO: 2014-0152-A

PETITIONER/DEVELOPER _____

LESLIE SUNDERHAUS

DATE OF HEARING/CLOSING: _____

2/11/14

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 _____

30 YEW ROAD

THIS SIGN(S) WERE POSTED ON _____

January 26, 2014
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 1/26/14
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE

(SIGN POSTER)

60 CHELMSFORD COURT

BALTIMORE, MD 21220

(ADDRESS)

PHONE NUMBER: 443-629-3411



Certificate of Marriage

STATE OF MARYLAND

Worcester County



2011 - 9917
9917

CERTIFIED COPY

Man : **MICHAEL DENNIS SUNDERHAUS**
Residence : **30 YEW ROAD**
BALTIMORE BALTIMORE MARYLAND,

Birthplace : **OHIO**
Age : **52**
Marital Status : **DIVORCED**

Woman : **LESLIE L SPANGLO**
Residence : **30 YEW ROAD**
BALTIMORE BALTIMORE MARYLAND,

Birthplace : **MARYLAND**
Age : **51**
Marital Status : **DIVORCED**

Relationship of the parties by blood or marriage : **NOT RELATED**

SWORN TO AND SUBSCRIBED ON 2nd day of August, 2011 at 09:44 am

PRINTED ON 10/3/2011 12:39:35 PM 12:39 pm

CERTIFICATE OF MARRIAGE RETURN OF MINISTER OR AUTHORIZED COURT OFFICIAL

On the 2nd day of October, 2011 at 12:00 pm the above named individuals were united in marriage
at FAGER'S ISLAND, OCEAN CITY MD,

by REVEREND EDWARD MCANULLA
UNIVERSAL LIFE CHURCH, 6906 RIDGEWAY ROAD
DUNDALK, MD 21222

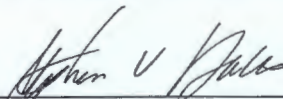
I HEREBY CERTIFY that the foregoing Clerk's Certificate is correctly executed from a
Marriage Return filed in this office on 10/03/2011 under authority of License No. 9917
EWM, Clerk of the Circuit Court.



Certified Copy of Marriage

This is to certify that the above is a True Copy of a Marriage Record on file in the
office of the Clerk of the Circuit Court for Worcester County

In testimony whereof, I have hereunto set my hand and affixed the seal of the
Circuit Court this 3rd day of October, 2011


Clerk of the Circuit Court



2014-0152-A



KEVIN KAMENETZ
County Executive

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

February 11, 2014

Leslie L. Sunderhaus
30 Yew Road
Essex MD 21221

RE: Case Number: 2014-0152 A, Address: 30 Yew Road

Dear Ms. Sunderhaus:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 14, 2014. 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: 1-24-14

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

RE: Baltimore County
Item No. 2014-0152-A
Administrative Variance
Leslie L. Sunderhaus
30 Yew 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. 2014-0152-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,

A handwritten signature in blue ink, which appears to read "Steven D. Foster".

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: January 27, 2014

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For January 27, 2014
Item No. 2014-0146, 0149, 0150, 0151, 0152, 0153, 0154 and 0156

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\ZAC01272014 -.doc

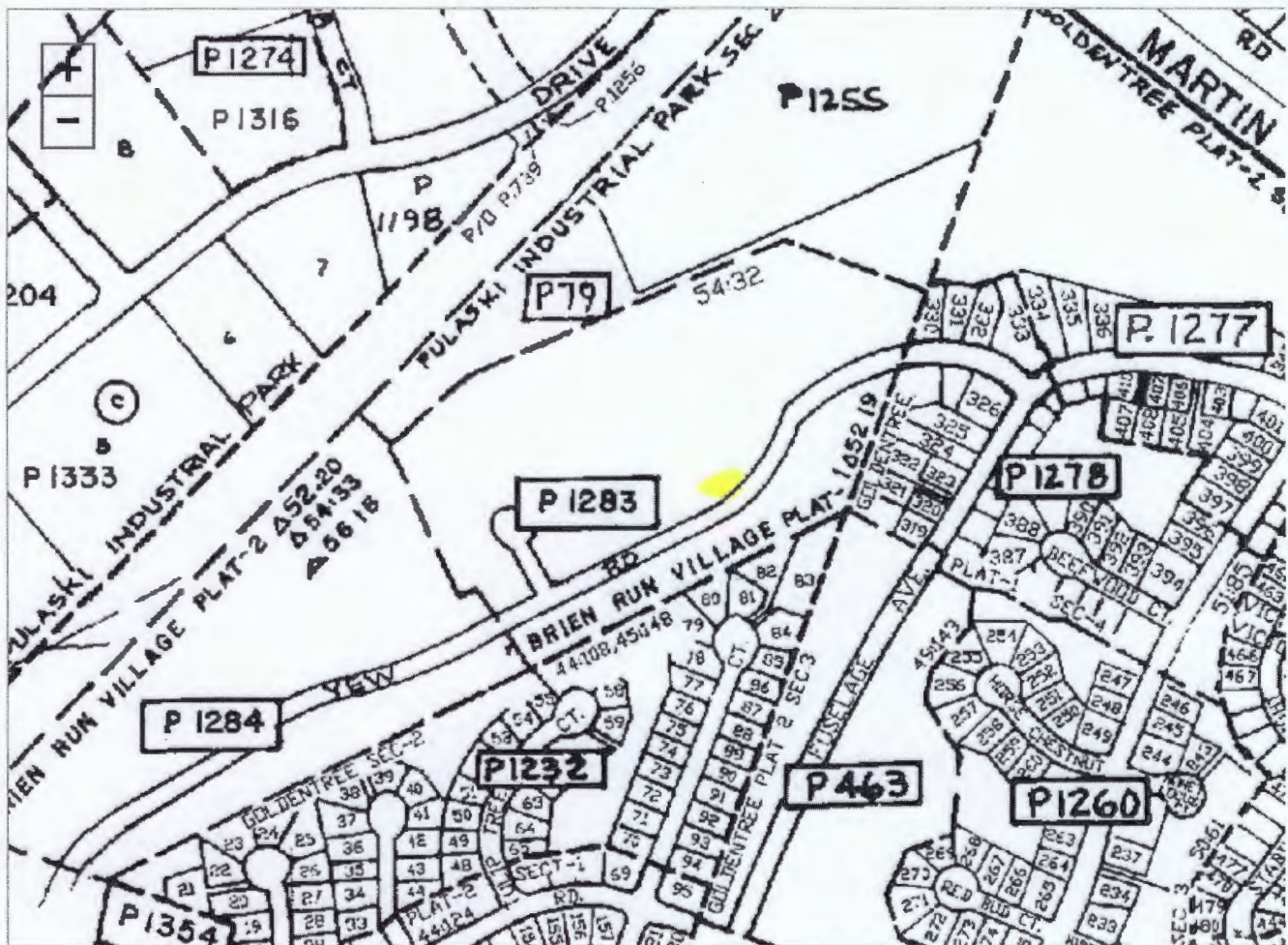
Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 15 Account Number - 1900014910	
Owner Information		
Owner Name:	SPANGLO LESLIE L	Use: RESIDENTIAL
Mailing Address:	30 YEW RD BALTIMORE MD 21221-3286	Principal Residence: YES
		Deed Reference: 1) /30753/ 00049 2)
Location & Structure Information		
Premises Address:	30 YEW RD 0-0000	Legal Description: 7675 SQ FT .1762 AC BRIEN RUN VILLAGE
Map:	Grid:	Parcel:
0090	0009	1283
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	67	2012
Plat No:	Plat Ref:	
1	0054/ 0032	
Special Tax Areas:	Town:	Ad Valorem:
		Tax Class:
		NONE
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1986	1,568 SF	-528 SF
Stories	Basement	Type
2.000000	NO	SPLIT LEVEL
Exterior	Full/Half Bath	Garage
SIDING	1 full/ 1 half	
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2012	07/01/2013
Land:	85,600	85,600
Improvements	153,600	101,000
Total:	239,200	186,600
Preferential Land:	0	186,600
		0
Transfer Information		
Seller:	Date:	Price:
WISE ANTHONY DEAN	04/27/2011	\$0
Type:	Deed1:	Deed2:
NON-ARMS LENGTH OTHER	/30753/ 00049	
Seller:	Date:	Price:
JOHN E SPERL & S ON INC	10/27/1986	\$86,485
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/07313/ 00274	
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 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 10/04/2013		

Baltimore County

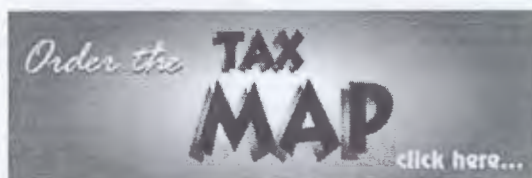
New Search (<http://sdat.resiusa.org/RealProperty/>)District: **15** Account Number: **1900014910**

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 (<http://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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

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2014 0153-A



2511 / 1102



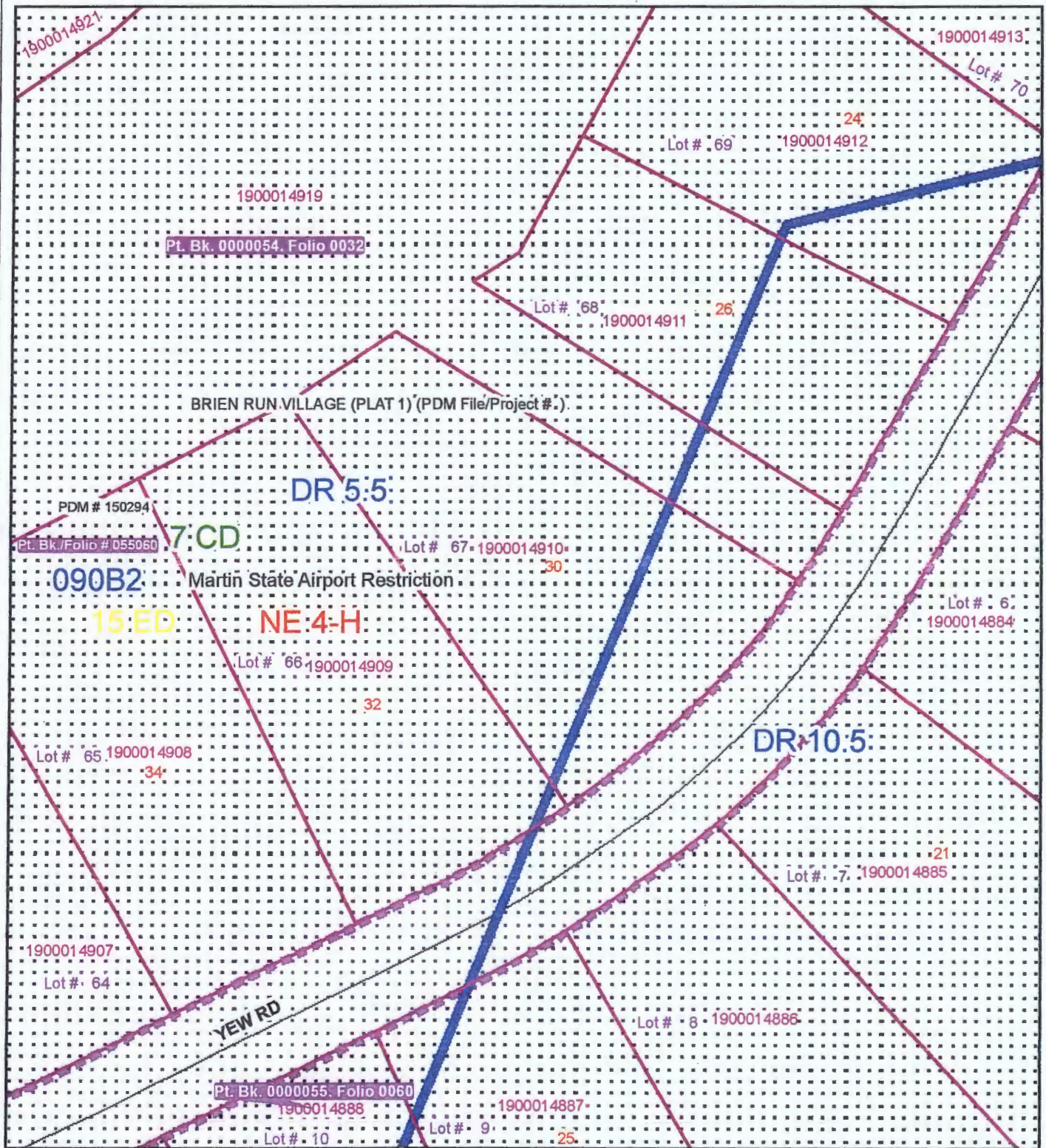
ADJACENT DWELLING



EXTEND THIS PART OF
HOUSE 15 FEET

2014-0152-A

30 Yew Road



Publication Date: 9/6/2013



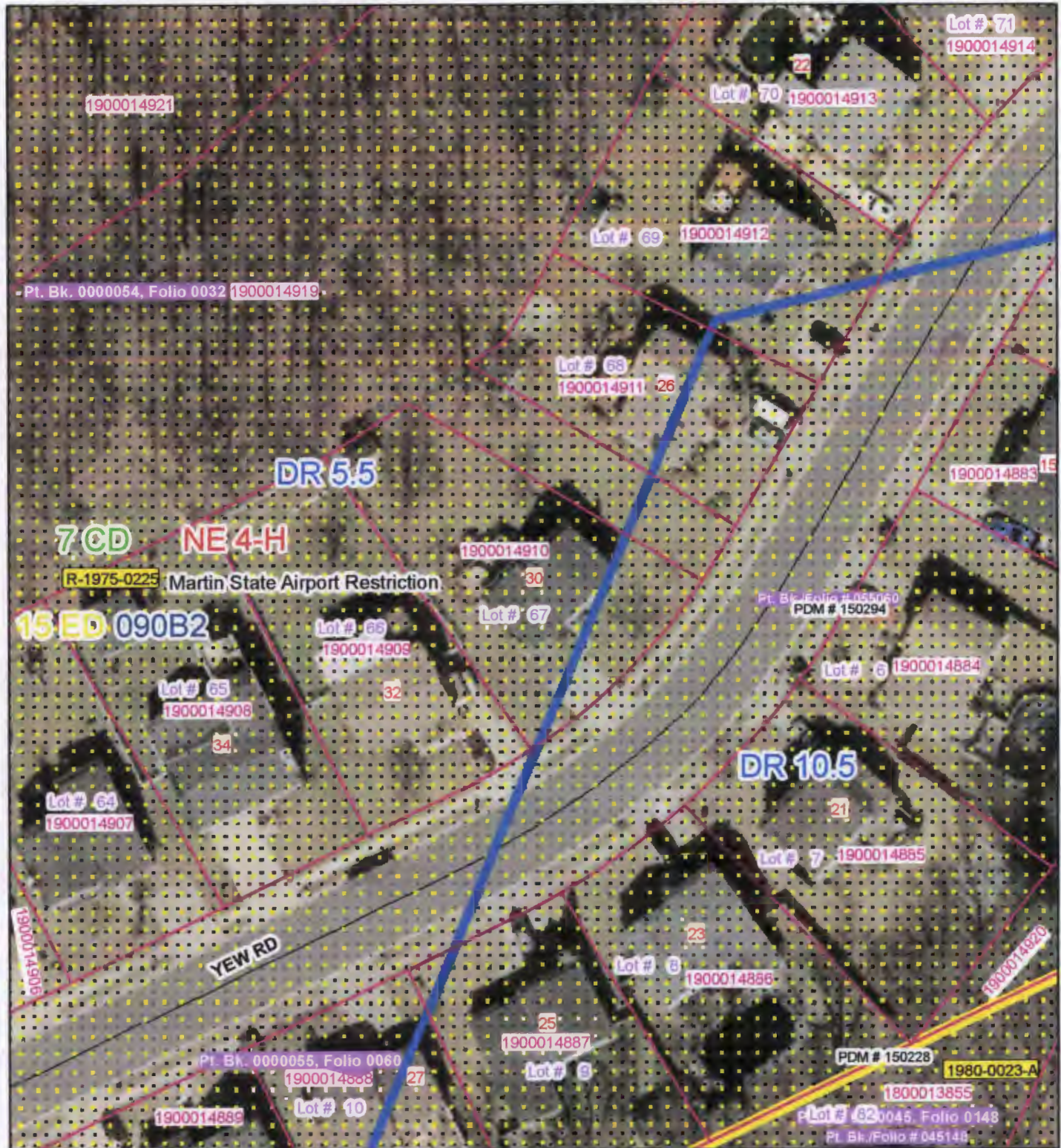
Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

30 Yew Road 2014-0152-A



Publication Date: 1/14/2014



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

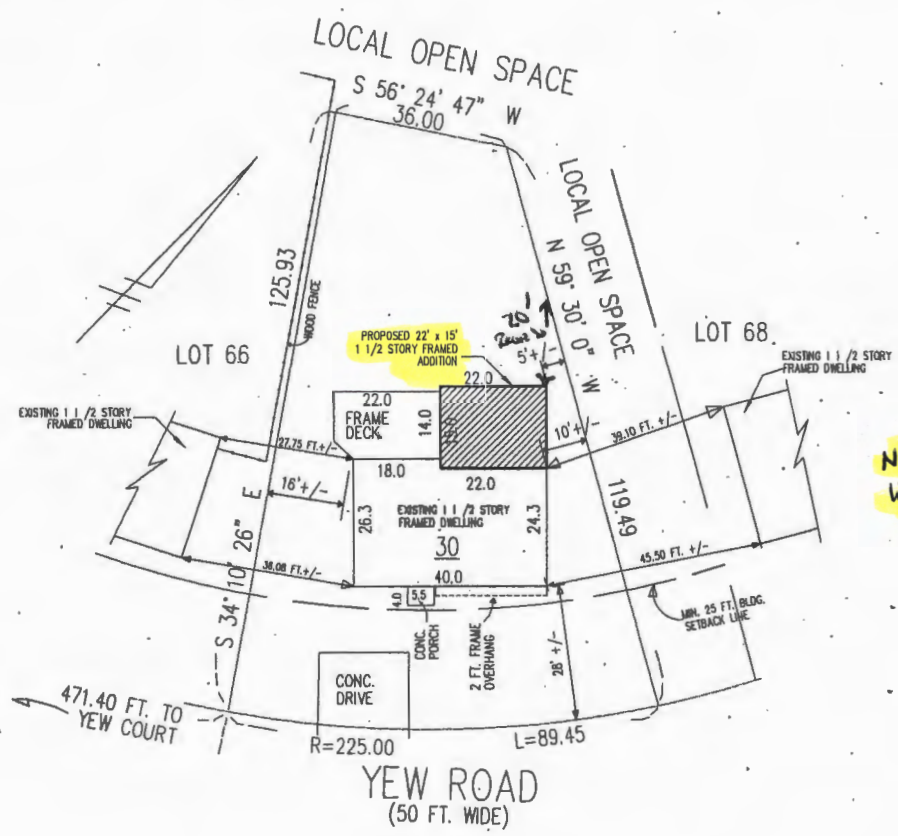


0 12.5 25 50 75 100 Feet

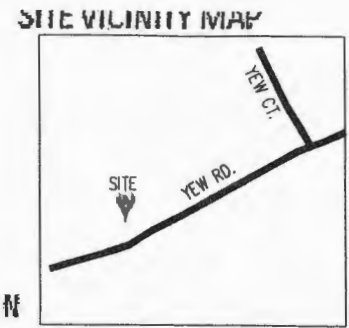
1 inch = 51.994302 feet

2014-0152-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 30 YEW RD OWNER(S) NAME(S) LESLIE L SONDERHAUS
 SUBDIVISION NAME BRIEN RUN VILLAGE LOT # 67 BLOCK # _____ SECTION # _____
 PLAT BOOK # 54 FOLIO # 32 10 DIGIT TAX # 1900014910 DEED REF. # 30753100049



NO Side Windows.



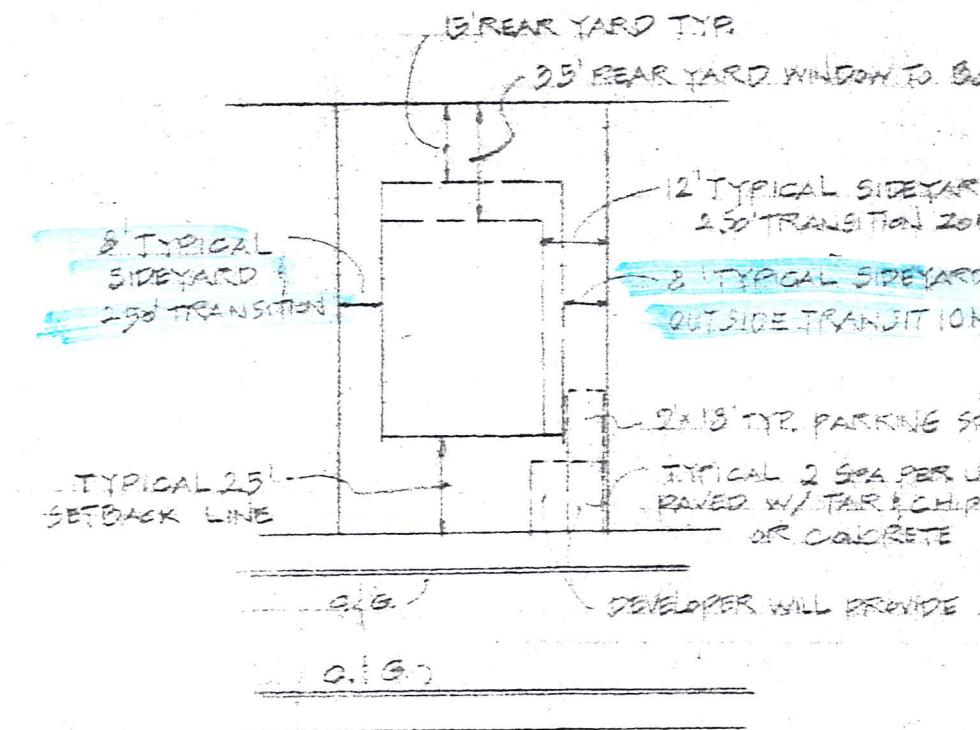
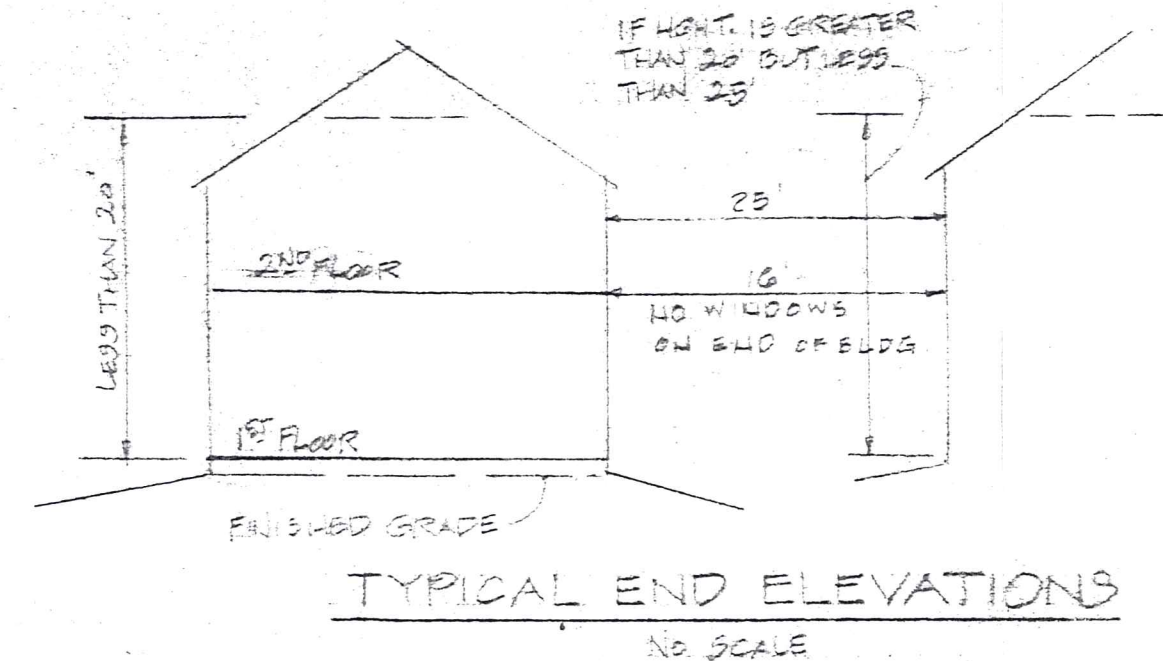
MAP IS NOT TO SCALE
 ZONING MAP# 09032
 SITE ZONED DR 5.5 / DR 10.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE .1762
 OR SQUARE FEET 7675
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC X PRIVATE _____
 SEWER IS: PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

PLAN DRAWN BY KEN SZPARA DATE 12-7-13 SCALE: 1 INCH = 40 FEET
 2014-0152-A

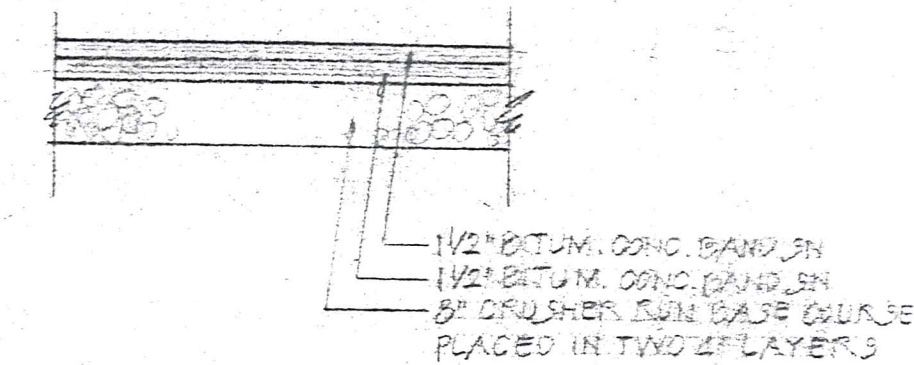
VIOLATION CASE INFO:

Pet. Echr. 1

NOTE: THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN.



SECTION 4
"GOLDENTREE"
51-85, 86



DEVELOPER
BTR REALTY INC.
4991 FAIRVIEW AVE.
LINTHICUM HEIGHTS, MD.
21090

ENGINEER
PAUL LEE ENGINEERING
304 W. PENNSYLVANIA AVE.
TOWSON MARYLAND 21204

FINAL DEVELOPMENT PLAN
BRIEN RUN VILLAGE
ELECTION DISTRICT 15
SCALE: 1" = 100'
BALTO. CO. MD.
AUG. 10, 1984

1ST Amendment APPROVED
8' / 8' TYP SETBACKS



2014-0152-A

OFFICE OF PLANNING AND ZONING
APPROVED BY:

EBL For 9/4/84
DIRECTOR DATE

James E. Dyer 9/9/84
ZONING COMMISSIONER DATE
DS

MICROFILMED