

IN RE: PETITION FOR VARIANCE

(4046 Link Avenue)

11<sup>th</sup> Election District

6<sup>th</sup> Councilman District

Nicholas Harrigan and Anthony Harrigan

Petitioners

\*

\*

\*

\*

\*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0186-A

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Nicholas Harrigan and Anthony Harrigan, the legal owners of the subject property. The Petitioners are requesting variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed dwelling with a lot width of 50 ft. and a side yard setback of 4 ft. in lieu of the required 55 ft. and 10 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the request was Petitioners Nicholas and Anthony Harrigan. Two neighbors attended the hearing and expressed concerns about the requested relief. The Petition was advertised and posted as required by the B.C.Z.R.

The only substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP) dated March 31, 2014. That agency did not oppose the requested relief.

Testimony and evidence revealed that the subject property is approximately 12,600 sq. ft. and is zoned D.R. 5.5. The property is unimproved, and is shown on a subdivision plat approved in 1922, known as Fullerton Farms. Petitioners' Ex. 3. The Petitioners would like to construct a

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Date 5/22/14

By Den

single family dwelling on the lot, and have sought variance relief to do so.

In Baltimore County, there are two methods for obtaining approval to construct a house on an undersized or deficient lot. The first is a petition for variance. Based upon the testimony and evidence presented, I will deny the 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 cannot meet this test. No evidence or argument was presented to show that the property is unique. The property, known as lot #75, is virtually identical to the more than 100 lots shown on the plat, and is therefore not "unique."

But the Petitioners may be entitled to relief under B.C.Z.R. §304, which is the second method for obtaining approval to build on a lot that does not meet current zoning standards. That regulation permits a dwelling to be constructed on an "undersized lot" under certain circumstances. Specifically, the regulation permits construction of a dwelling on a lot that does not meet the current width requirements if the owner does not own sufficient adjoining land to conform to the width requirements, and if all other height and area requirements are satisfied. B.C.Z.R. §304.1. Here, the Petitioners do not own sufficient adjoining land, since the neighboring lot which they own (Lot #74) is improved with a single family dwelling and is nonconforming. See Case # 2014-0187-A.

As for the applicable height and area requirements, this case is a bit of an outlier. That is because the lot is within a "duly recorded subdivision plat" (Plat Book W.P.C. 7-52) that was "not approved by the Baltimore County Planning Board or Planning Commission" B.C.Z.R.

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Date

5/22/14

By

Den

§1B02.3.A.5. As such, this is an "A.5 lot" as described in Mardo Homes v. Balto. Co., Court of Special Appeals No. 120 (Nov. 22, 1977) (unreported). The Mardo Homes court noted that "it would appear that any lot or tract which falls exclusively within subparagraph A.5 would have no applicable development requirements." Id. That Opinion was issued in 1977; in 1992 Baltimore County adopted the Zoning Commissioner's Policy Manual (Z.C.P.M.), which provides (in pertinent part) that such an "A.5" lot (i.e., one in a recorded subdivision, yet not approved by the Planning Board or Planning Commission) "must also comply with [the] small lot table." Z.C.P.M., p. 1B-26.

In light of the above, the Petitioners are entitled to relief under B.C.Z.R. §304, which allows for the erection of a dwelling on a lot that does not meet the width requirements of the B.C.Z.R.. Thus, the lot width of 50', as sought in the Petition, is acceptable. But the Petitioners must comply with the front, rear and side yard setbacks contained in the small lot table. The site plan (Ex. 1) shows a front yard in excess of 25 feet and a rear yard in excess of 30 feet, both of which are in compliance with the small lot table. Baltimore County holds a 15 foot wide utility easement on the northwest side of the lot, as shown on the plan. Thus, even though the small lot table permits 10 foot side setbacks, in this case the Petitioners must not encroach upon the County's easement, which means that the side setbacks required are 15 and 10 feet, respectively. Given the lot width, that of course means that the proposed dwelling must be 25 feet wide or less, and not 27 feet as shown on the site plan. For that reason, the site plan as submitted cannot be approved, and the Petitioners must submit an amended plan that complies with the terms of this Order, as noted below.

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Date

5/22/14

By

Den



Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the petition for variance shall be denied, although zoning relief under B.C.Z.R. § 304 shall be granted.

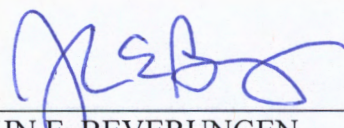
THEREFORE, IT IS ORDERED, this 22nd day of May, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed dwelling with a lot width of 50 ft. and a side yard setback of 4 ft. in lieu of the required 55 ft. and 10 ft., be and is hereby DENIED.

IT IS FUTHER ORDERED that the Petitioners or their assigns and successors are entitled to construct a single family dwelling on the undersized lot shown as Lot #75 on the Plat of Fullerton Farms, subject to the requirements of B.C.Z.R. §304 and the small lot table found at B.C.Z.R. § 1B02.3.C.

IT IS FURTHER ORDERED that the Petitioners shall submit within 15 days of the date hereof an amended site plan (which will be marked as Petitioners' Ex. 4) which complies with the terms of this Order.

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

JEB:slh

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

ORDER RECEIVED FOR FILING

Date 5/22/14  
By sen

KEVIN KAMENETZ  
County Executive



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

May 22, 2014

Anthony & Nicholas Harrigan  
2618 Canterbury Road  
Baltimore, Maryland 21234

RE: Petition for Variance  
Property: 4050 Link Avenue & 4046 Link Avenue  
Case No.: 2014-0186-A & 2014-0187-A

Dear Messrs. Harrigan:

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 a horizontal line.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:slh  
Enclosure

c: Teresa Harrigan, 2618 Canterbury Road, Baltimore, Maryland 21234  
Linda Zmijewski, 4106 Link Avenue, Nottingham, Maryland 21236  
Joseph Lobos, 4014 Link Avenue, Nottingham, Maryland 21236



# PETITION FOR ZONING HEARING(S)

To be filed in the Department of Permits, Approvals & Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 4046 Link Ave (Lot 75) which is presently zoned DR 5.5  
Deed References: \_\_\_\_\_ 10 Digit Tax Account # 1120067186  
Property Owner(s) Printed Name(s) Nicholas Harrigan Anthony Harrigan

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1.        a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2.        a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

*see attached*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

*To Be Presented AT Hearing*

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 \_\_\_\_\_ Date 5/22/14  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

## Legal Owners (Petitioners):

Nicholas Harrigan, Anthony Harrigan  
Name #1 - Type or Print \_\_\_\_\_ Name #2 - Type or Print \_\_\_\_\_  
Nicholas Harrigan, Anthony Harrigan  
Signature #1 \_\_\_\_\_ Signature #2 \_\_\_\_\_  
2618 Canterbury Rd. Baltimore MD  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
21234, 410-665-3976, nick.harrigan1@gmail.com  
Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

## Representative to be contacted:

Teresa D. Harrigan  
Name - Type or Print \_\_\_\_\_  
Teresa D. Harrigan  
Signature \_\_\_\_\_  
2618 Canterbury Rd Baltimore MD  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
21234, 410-665-3976, nick.harrigan1@gmail.com  
Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

CASE NUMBER 2014-0186-A Filing Date 3/11/14 Do Not Schedule Dates: \_\_\_\_\_ Reviewer Bh

1B02.3.C.1 to permit a proposed dwelling with a lot width of 50 ft. and a side yard setback of 4 ft. in lieu of the required 55 ft. and 10 ft., respectively.



# **ZONING DESCRIPTION**

## **Zoning Description For 4046 Link Avenue**

Beginning at a point on the North side of Link Avenue, which is 50 feet wide at the distance of 125 ft. west of the centerline of the nearest improved intersecting street Schroeder Avenue, which is 30 ft. wide. Being Lot #75, Block C, in the subdivision of Fullerton Farms as recorded in Baltimore County Plat Book #0007, Folio# 0052, containing 12,600 square feet and located in the 11<sup>th</sup> Election District, 6<sup>th</sup> Councilmanic District.



# 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/neighborhood 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.**

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#### For Newspaper Advertising:

Item Number or Case Number: 2014-0186-A

Petitioner: Nicholas + Anthony Harrigan

Address or Location: 4046 Link Ave

#### PLEASE FORWARD ADVERTISING BILL TO:

Name: Nicholas Harrigan

Address: 2618 Canterbury Rd

Telephone Number: 410-665-3976

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

No. **108016**

Date: **3/11/14**

**PAID RECEIPT**

BUSINESS ACTIVITY TIME  
 3/12/2014 3/11/2014 11:28:34

REC 002 MAIL, JEW JEE  
 >>> RECEIPT # 002526 3/11/2014 OFLW

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount   |
|------|------|------|----------|-----------------|------------------|----------|---------|----------|
| 001  | 806  | 0200 |          | 6150            |                  |          |         | \$ 15.00 |
|      |      |      |          |                 |                  |          |         |          |
|      |      |      |          |                 |                  |          |         |          |
|      |      |      |          |                 |                  |          |         |          |
|      |      |      |          |                 |                  |          |         |          |
|      |      |      |          |                 |                  |          |         |          |
|      |      |      |          |                 |                  |          |         |          |

Rep 5 328 70MINI VERIFICATION  
 OF 00. 108016

Recpt Tot 175.00  
 \$ 00.00 CR \$175.00 CA  
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **Herrigan**

For: **Variance # 2014-0136-A**

**DISTRIBUTION**

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

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**



RE: CASE NO: 2014-0186-1

PETITIONER/DEVELOPER

ANTHONY HARRIGAN

DATE OF HEARING/CLOSING:

5/12/14

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 \_\_\_\_\_

4046 LINK AVE

THIS SIGN(S) WERE POSTED ON April 21, 2014  
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 4/21/14  
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 # 2014-0186-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: MONDAY MAY 12, 2014  
AT 1:30 P.M.

REQUEST:

VARIANCE TO PERMIT A PROPOSED DWELLING WITH A LOT  
WIDTH OF 50 FT. AND A SIDE YARD SETBACK OF 4 FT.  
IN LIEU OF THE REQUIRED 65 FT. AND 10 FT. RESPECTIVELY

POSTPONEMENTS DUE TO WEATHER AND OTHER CONDITIONS ARE SOMETIMES NECESSARY  
TO CONSIDER REARRANGE CALL 410-807-3201

DO NOT REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF LAW  
MEETING IS HANDICAP ACCESSIBLE

*Josephine 4/26/14*





# THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

April 24, 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 April 22, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

*Susan Wilkinson*

## 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: #2014-0186-A**

4046 Link Avenue

N/S Link Avenue, 125 ft. w/centerline Schroeder Avenue

11th Election District—6th Councilmanic District

Legal Owner(s): Nicholas Harrigan & Anthony Harrigan

**Variance:** to permit a proposed dwelling with a lot width of 50 ft. and side yard setback of 4 ft. in lieu of the required 55 ft. and 10 ft. respectively.

**Hearing: Monday, May 12, 2014 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.**

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special 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.

JT 4/834 April 22

976722



KEVIN KAMENETZ  
County Executive

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

March 28, 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: 2014-0186-A**

4046 Link Avenue

N/s Link Avenue, 125 ft. w/of centerline Schroeder Avenue

11<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Nicholas Harrigan, Anthony Harrigan

Variance to permit a proposed dwelling with a lot width of 50 ft. and a side yard setback of 4 ft. in lieu of the required 55 ft. and 10 ft., respectively.

Hearing: Monday, May 12, 2014 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon  
Director

AJ:kl

C: Nicholas & Anthony Harrigan, 2618 Canterbury Road, Baltimore 21234

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 22, 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  
Tuesday, April 22, 2014 Issue - Jeffersonian

Please forward billing to:  
Nicholas Harrigan  
2618 Canterbury Road  
Baltimore, MD 21234

410-665-3976

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## 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: 2014-0186-A**

4046 Link Avenue

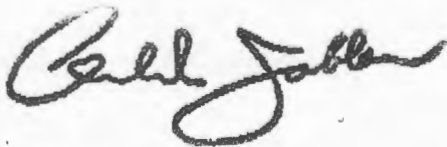
N/s Link Avenue, 125 ft. w/of centerline Schroeder Avenue

11<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Nicholas Harrigan, Anthony Harrigan

Variance to permit a proposed dwelling with a lot width of 50 ft. and a side yard setback of 4 ft. in lieu of the required 55 ft. and 10 ft., respectively.

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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.



## MEMORANDUM

DATE: June 24, 2014  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2014-0186-A - Appeal Period Expired

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The appeal period for the above-referenced case expired on June 23, 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 VARIANCE                                          | * | BEFORE THE OFFICE |
| 4046 Link Avenue; N/S Link Avenue,                                 | * | OF ADMINSTRATIVE  |
| 125' West c/line Schroeder Avenue                                  | * | HEARINGS FOR      |
| 11 <sup>th</sup> Election & 6 <sup>th</sup> Councilmanic Districts | * | BALTIMORE COUNTY  |
| Legal Owner(s): Nicholas & Anthony Harrigan*                       | * | 2014-186-A        |
| Petitioner(s)                                                      |   |                   |

\* \* \* \* \*

**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

MAR 24 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 24th day of March, 2014, a copy of the foregoing Entry of Appearance was mailed to Teresa Harrigan, 2618 Canterbury Road, Baltimore, MD 21234, Attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

CASE NO. 2014- 0186-A

**C H E C K L I S T**

Comment  
Received

Department

Support/Oppose/  
Conditions/  
Comments/  
No Comment

3/21/14

DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)

N/C

DEPS  
(if not received, date e-mail sent \_\_\_\_\_)

FIRE DEPARTMENT

3/31/14

PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)

C

3/21/14

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. \_\_\_\_\_)

PRIOR ZONING

(Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT

Date:

4/22/14

SIGN POSTING

Date:

4/21/14

by

Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: \_\_\_\_\_



Item 5  
FW 68-011-2

THIS DEED, Made this 23<sup>rd</sup> day of July, in the year  
Nineteen Hundred and Sixty-nine, by and between NICHOLAS F. TRAPANI and DOLORES  
M. TRAPANI, his wife; and HARVEY O. SWAM and VIRGINIA D. SWAM, his wife, all of  
Baltimore County, State of Maryland, Grantors, parties of the first part; and  
HAMILTON FEDERAL SAVINGS AND LOAN ASSOCIATION, a body corporate organized and  
existing under the laws of the United States of America, Mortgagee, party of the  
second part; and BALTIMORE COUNTY, MARYLAND, a municipal corporation, party of the  
third part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), and other  
good and valuable considerations, the receipt whereof is hereby acknowledged, the  
said parties of the first and second parts do grant and convey unto the said  
BALTIMORE COUNTY, MARYLAND, a municipal corporation, its successors and assigns,  
in fee simple, all that lot and parcel of ground situate, lying and being in the  
Eleventh Election District of Baltimore County, State of Maryland, and described  
as follows, that is to say:

BEING a parcel of land of irregular dimensions across LOT NO. 74, PLAT OF  
"FULLERTON FARMS", which Plat is recorded among the Plat Records of Baltimore  
County in Plat Book W.P.C. No. 7, folio 52, said parcel of land containing 0.0619  
acre, more or less (2,697.7 sq. ft.), as shown shaded and indicated "DRAINAGE  
RESERVATION IN FEE", on Baltimore County Bureau of Land Acquisition Drawing  
No. RW 68-011-2, which is attached hereto and made a part hereof.

BEING a portion of the property which was granted and conveyed by the follow-  
ing instruments, viz: (1) An assignment dated July 19, 1960, and recorded among  
the Land Records of Baltimore County in Liber W.J.R. No. 3727, folio 318, from  
Fifty-six Corporation to Nicholas F. Trapani and Dolores M. Trapani, his wife;  
(2) A deed dated October 24, 1966 and recorded in the aforesaid Land Records in  
Liber O.T.G. No. 4689, folio 247 from Eva G. Young, unmarried, to Harvey O. Swam  
and Virginia D. Swam, his wife.

TOGETHER with the buildings and improvements thereupon erected, made or being,  
and all and every the rights, alleys, ways, waters, privileges, appurtenances and  
advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises above described and  
mentioned, and hereby intended to be conveyed; together with the rights, privileges,  
appurtenances and advantages thereto belonging or appertaining, unto and to the  
proper use and benefit of the said Baltimore County, Maryland, a municipal corpora-  
tion, its successors and assigns, in fee simple.

TRANSFER TAX NOT REQUIRED

Walter R. Richardson  
Director of Finance

Per: Anna M. Dallen  
Authorized Signature



AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially property granted and that they will execute such further assurances of the same as may be requisite.

AND the said HAMILTON FEDERAL SAVINGS AND LOAN ASSOCIATION joins in this Deed for the purpose of releasing the land above granted from the operation and effect of mortgages of liens held upon property of the parties of the first part, retaining, however, the rights it has as Mortgagee or Lienor in the remainder of said property not affected by this conveyance.

AS WITNESS the due execution hereof by the aforementioned parties of the first and second parts.

TEST:

|                        |                                                          |
|------------------------|----------------------------------------------------------|
| <u>[Signature]</u>     | <u>Nicholas F. Trapani</u> (SEAL)<br>Nicholas F. Trapani |
| <u>[Signature]</u>     | <u>Dolores M. Trapani</u> (SEAL)<br>Dolores M. Trapani   |
| <u>William E. Syph</u> | <u>Harvey O. Swan</u> (SEAL)<br>Harvey O. Swan           |
| <u>William E. Syph</u> | <u>Virginia D. Swan</u> (SEAL)<br>Virginia D. Swan       |

HAMILTON FEDERAL SAVINGS AND LOAN ASSOCIATION

[Signature] BY: [Signature] (SEAL)  
EXEC. VICE President

STATE OF MARYLAND, BALTIMORE County, to wit:

I HEREBY CERTIFY that on this 1st day of April, in the year 1988, before me, the subscriber, a Notary Public of the State of Maryland, in and for the Montgomery aforesaid, personally appeared NICHOLAS F. TRAPANI and DOLORES M. TRAPANI, his wife, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.



[Signature]  
Notary Public.



STATE OF MARYLAND, BALTIMORE *County*, to wit:

I HEREBY CERTIFY that on this *23<sup>rd</sup>* day of *July*, in the year 1969, before me, the subscriber, a Notary Public of the State of Maryland, in and for the *County* aforesaid, personally appeared HARVEY O. SWAM and VIRGINIA D. SWAM, his wife, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my Hand and Notarial Seal.



*William E. Sykes*  
Notary Public

STATE OF MARYLAND, BALTIMORE *City*, to wit:

I HEREBY CERTIFY that on this *22<sup>nd</sup>* day of *September*, in the year 1969, before me, the subscriber, a Notary Public of the State of Maryland, in and for the *City* aforesaid, personally appeared *A. Milton Frame, Jr. Elza Vice*, President, HAMILTON FEDERAL SAVINGS AND LOAN ASSOCIATION, and he acknowledged the foregoing Deed to be the act of said body corporate.

AS WITNESS my Hand and Notarial Seal.



*Audrey M. Johnson*  
Notary Public

APPROVED as to form:

*Charles E. Butts*  
Assistant County Solicitor

APPROVED as to legal sufficiency:

*D. W. H. H. H.*  
Assistant County Solicitor

APPROVED and ACCEPTED this

day of *September*, 1969.

BALTIMORE COUNTY, MARYLAND

BY: *[Signature]*  
W. B. FORD  
County Administrative Officer

ATTEST:

*Edward J. Jones*  
EDWARD J. JONES, Secretary

JHS:eer:amb:rl:1  
Index: 6/15/69

7/11/69



1 VERTICAL LETTERING DENOTES EXISTING PROPERTY LINES

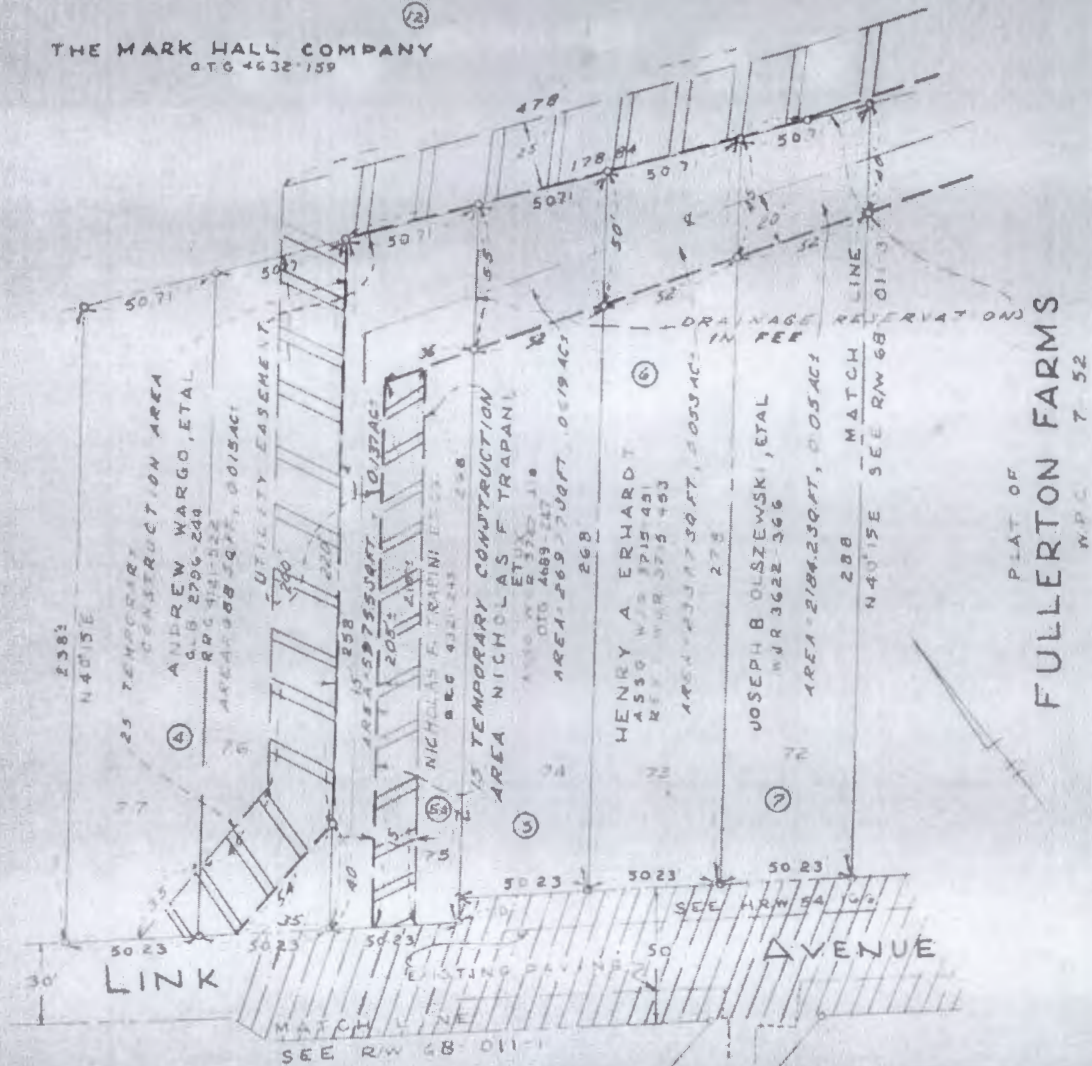
2 SLANT LETTERING DENOTES PROPOSED CHANGES TO PROPERTIES

3 ALL AREAS FOUND BY PLANNING

THIS PLAN IS COMPILED FROM DEEDS AND SURVEYS. THE COURSES AND DISTANCES SHOWN ON PROPERTIES ADJOINING THE PROPOSED RIGHT OF WAY ARE THOSE CONTAINED IN THE DEEDS REFERRED TO BY LINE AND FOOT NUMBER AND DO NOT NECESSARILY REFER TO THE MERIDIAN SHOWN HEREON NOR DO THEY IMPLY A CURRENT SURVEY OF SAID PROPERTIES UNLESS SO NOTED.

A TEMPORARY EASEMENT AREA TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF OPENING THE NECESSARY SUPPORTING ROADS, AND ALL RIGHTS HEREIN GRANT TO BALTIMORE COUNTY, MARYLAND, SHALL THEN TERMINATE AND REVERT TO THE GRANTEE.

THE MARK HALL COMPANY  
OTC 4632-159



|                                                                            |                                            |                                                                                       |                     |                                            |                                 |
|----------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------|---------------------|--------------------------------------------|---------------------------------|
| BALTIMORE COUNTY                                                           |                                            | DEPARTMENT OF PUBLIC WORKS                                                            |                     | BUREAU OF LAND ACQUISITION                 |                                 |
| SCALE 1" = 50'                                                             | SHEET 2 OF 3                               | PLAN TO ACCOMPANY RIGHT OF WAY AGREEMENT                                              |                     |                                            | DISTRICT NO. 11                 |
| CONSULTING ENGINEER OR SURVEYOR<br>DATE: 11-12-1968<br>REG. NO. 11-12-1968 |                                            | UTILITY EASEMENT<br>TEMPORARY CONSTRUCTION AREA<br>DRAINAGE RESERVATION - IN FEE      |                     |                                            | POSITION SHEET NO.<br>35NE23C24 |
| APPROVED: [Signature]<br>DATE: 11-12-1968                                  | BOA ENGINEER                               | AREA TO BE ACQUIRED                                                                   | EXISTING COUNTY & W | CONSTRUCTION PLAN NO.<br>68-0045<br>FILE 4 |                                 |
| BUREAU OF LAND ACQUISITION                                                 |                                            | ACQUISITIONS                                                                          |                     |                                            | FEDERAL PROJECT NO.             |
| APPROVED: [Signature]<br>DATE: 11-12-1968                                  |                                            | ACQUIRED FROM<br>HENRY A. ERHARDT ETUX 4988-149<br>JOSEPH B. OLSZEWSKI, ETAL 4991-496 |                     |                                            | MARYLAND PROJECT NO.            |
| DIVISION OF DRAFTING                                                       |                                            | Rev'd for record OCT 6 1968 at 9/11                                                   |                     |                                            | BC JOB ORDER NO.<br>4-2-331     |
| APPROVED: [Signature]<br>DATE: 11-12-1968                                  | DRAWN: [Signature]<br>CHECKED: [Signature] | D. Orville T. Carroll, Clerk                                                          |                     |                                            | RW 68-011-2                     |
| RECEIVED                                                                   |                                            | Receipt No.                                                                           |                     |                                            |                                 |



KEVIN KAMENETZ  
County Executive

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

May 8, 2014

Nicholas Harrigan  
Anthony Harrigan  
2618 Canterbury Road  
Baltimore MD 21234

RE: Case Number: 2014-0186 A, Address: 4046 Link Avenue.

Dear Messrs. Harrigan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 11, 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel  
Teresa Harrigan, 2618 Canterbury Road, Baltimore MD 21234



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



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

Date: 3/21/14

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

RE: Baltimore County  
Item No 2014-0186-A  
Variance  
Nicholas Harrigan  
Anthony Harrigan  
4046 Link Avenue.

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. 2014-0186-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](http://www.roads.maryland.gov)



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** March 21, 2014

**FROM:** <sup>DAK</sup> Dennis A. Kennedy, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For March 24, 2014  
Item No. 2014-0177, 0179, 0180, 0181, 0182, 0183, 0184, 0185, 0186,  
and 0187.

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\ZAC03242014 -.doc

5/12/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon  
Deputy Administrative Officer and  
Director of Permits, Approvals and Inspections

**DATE:** March 31, 2014

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

RECEIVED

**SUBJECT:** 4046 Link Avenue

APR 02 2014

**INFORMATION:**

**Item Number:** 14-186

OFFICE OF ADMINISTRATIVE HEARINGS

**Petitioner:** Nicholas & Anthony Harrigan

**Zoning:** DR 5.5

**Requested Action:** Variance

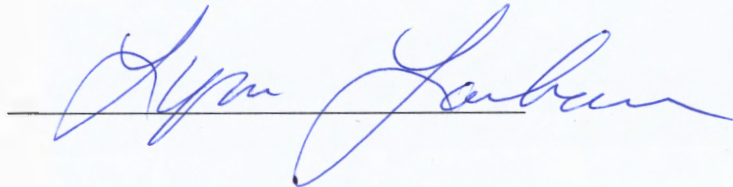
**SUMMARY OF RECOMMENDATIONS:**

The Department of Planning has no objections to the petitioner's request to permit a proposed dwelling with a lot width of 50 feet and a side yard setback of 4 feet in lieu of the required 55 feet and 10 feet respectively on lot 75. Nor does the Department of Planning object to the setback relief requested for the existing house on lot 74.

The neighborhood is a mix of single family attached as well as single family detached. The lot widths along this street are also very similar to what is being requested and are consistent with the pattern of the neighborhood.

For further information concerning the matters stated here in, please contact Krystle Patchak at 410-887-3480.

**Division Chief:**  
AVA/LL



Real Property Data Search ( w4)

[Search Help](#)Your feed back is important to us. [Please take our short survey.](#)

## Search Result for BALTIMORE COUNTY

| <a href="#">View Map</a>                                             | <a href="#">View GroundRent Redemption</a> | <a href="#">View GroundRent Registration</a>                                    |
|----------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------|
| <b>Account Identifier:</b> District - 11 Account Number - 1120067186 |                                            |                                                                                 |
| <b>Owner Information</b>                                             |                                            |                                                                                 |
| <b>Owner Name:</b>                                                   | TRAPANI NICHOLAS F                         | <b>Use:</b> RESIDENTIAL                                                         |
| <b>Mailing Address:</b>                                              | 4050 LINK AVE<br>BALTIMORE MD 21236-2712   | <b>Principal Residence:</b> NO<br><b>Deed Reference:</b> 1) /11030/ 00119<br>2) |
| <b>Location &amp; Structure Information</b>                          |                                            |                                                                                 |
| <b>Premises Address:</b>                                             | LINK AVE<br>0-0000                         | <b>Legal Description:</b> PT LT 75<br>1023 W BELAIR RD<br>FULLERTON FARMS       |
| <b>Map:</b> 0071                                                     | <b>Grid:</b> 0018                          | <b>Parcel:</b> 1175                                                             |
| <b>Sub District:</b>                                                 | <b>Subdivision:</b> 0000                   | <b>Section:</b> 75                                                              |
| <b>Block:</b>                                                        | <b>Lot:</b> 2012                           | <b>Assessment Year:</b>                                                         |
| <b>Plat No:</b>                                                      | <b>Plat Ref:</b> 0007/ 0052                |                                                                                 |
| <b>Special Tax Areas:</b>                                            | <b>Town:</b> NONE                          | <b>Ad Valorem:</b>                                                              |
| <b>Tax Class:</b>                                                    |                                            |                                                                                 |
| <b>Primary Structure Built</b>                                       | <b>Above Grade Enclosed Area</b>           | <b>Finished Basement Area</b>                                                   |
| <b>Property Land Area</b>                                            | <b>County Use</b>                          |                                                                                 |
| 12,600 SF                                                            | 04                                         |                                                                                 |
| <b>Stories</b>                                                       | <b>Basement</b>                            | <b>Type</b>                                                                     |
| <b>Exterior</b>                                                      | <b>Full/Half Bath</b>                      | <b>Garage</b>                                                                   |
| <b>Last Major Renovation</b>                                         |                                            |                                                                                 |
| <b>Value Information</b>                                             |                                            |                                                                                 |
| <b>Base Value</b>                                                    | <b>Value</b>                               | <b>Phase-in Assessments</b>                                                     |
|                                                                      | As of                                      | As of                                                                           |
|                                                                      | 01/01/2012                                 | 07/01/2013                                                                      |
| <b>Land:</b>                                                         | 48,100                                     | 48,100                                                                          |
| <b>Improvements</b>                                                  | 0                                          | 0                                                                               |
| <b>Total:</b>                                                        | 48,100                                     | 48,100                                                                          |
| <b>Preferential Land:</b>                                            | 0                                          | 0                                                                               |
| <b>Transfer Information</b>                                          |                                            |                                                                                 |
| <b>Seller:</b> TRAPANI NICHOLAS F                                    | <b>Date:</b> 05/03/1995                    | <b>Price:</b> \$0                                                               |
| <b>Type:</b> NON-ARMS LENGTH OTHER                                   | <b>Deed1:</b> /11030/ 00119                | <b>Deed2:</b>                                                                   |
| <b>Seller:</b>                                                       | <b>Date:</b>                               | <b>Price:</b>                                                                   |
| <b>Type:</b>                                                         | <b>Deed1:</b>                              | <b>Deed2:</b>                                                                   |
| <b>Seller:</b>                                                       | <b>Date:</b>                               | <b>Price:</b>                                                                   |
| <b>Type:</b>                                                         | <b>Deed1:</b>                              | <b>Deed2:</b>                                                                   |
| <b>Exemption Information</b>                                         |                                            |                                                                                 |
| <b>Partial Exempt Assessments:</b>                                   | <b>Class</b>                               | <b>07/01/2013</b>                                                               |
| <b>County:</b>                                                       | 000                                        | 0.00                                                                            |
| <b>State:</b>                                                        | 000                                        | 0.00                                                                            |
| <b>Municipal:</b>                                                    | 000                                        | 0.00 0.00                                                                       |
| <b>Tax Exempt:</b>                                                   | <b>Special Tax Recapture:</b>              | <b>07/01/2014</b>                                                               |
| <b>Exempt Class:</b>                                                 | NONE                                       | 0.00 0.00                                                                       |
| <b>Homestead Application Information</b>                             |                                            |                                                                                 |
| <b>Homestead Application Status:</b> No Application                  |                                            |                                                                                 |



**New Search** (<http://sdat.resiusa.org/RealProperty>)

[illegible]

Order the **TAX MAP** [click here...](#)

(<http://lmsweb05.mdp.state.md.us/website/mosp/>)

 Loading... Please

Loading... Please Wait.



[illegible]

Case No.: 2014-0186-A

Exhibit Sheet

192  
6-24-14

SLV  
522-14

Petitioner/Developer

Protestant

|        |                                          |  |
|--------|------------------------------------------|--|
| No. 1  | Site plan                                |  |
| No. 2  | Balto County Utility<br>Easement drawing |  |
| No. 3  | Plat - Fullerton Farms                   |  |
| No. 4  |                                          |  |
| No. 5  |                                          |  |
| No. 6  |                                          |  |
| No. 7  |                                          |  |
| No. 8  |                                          |  |
| No. 9  |                                          |  |
| No. 10 |                                          |  |
| No. 11 |                                          |  |
| No. 12 |                                          |  |



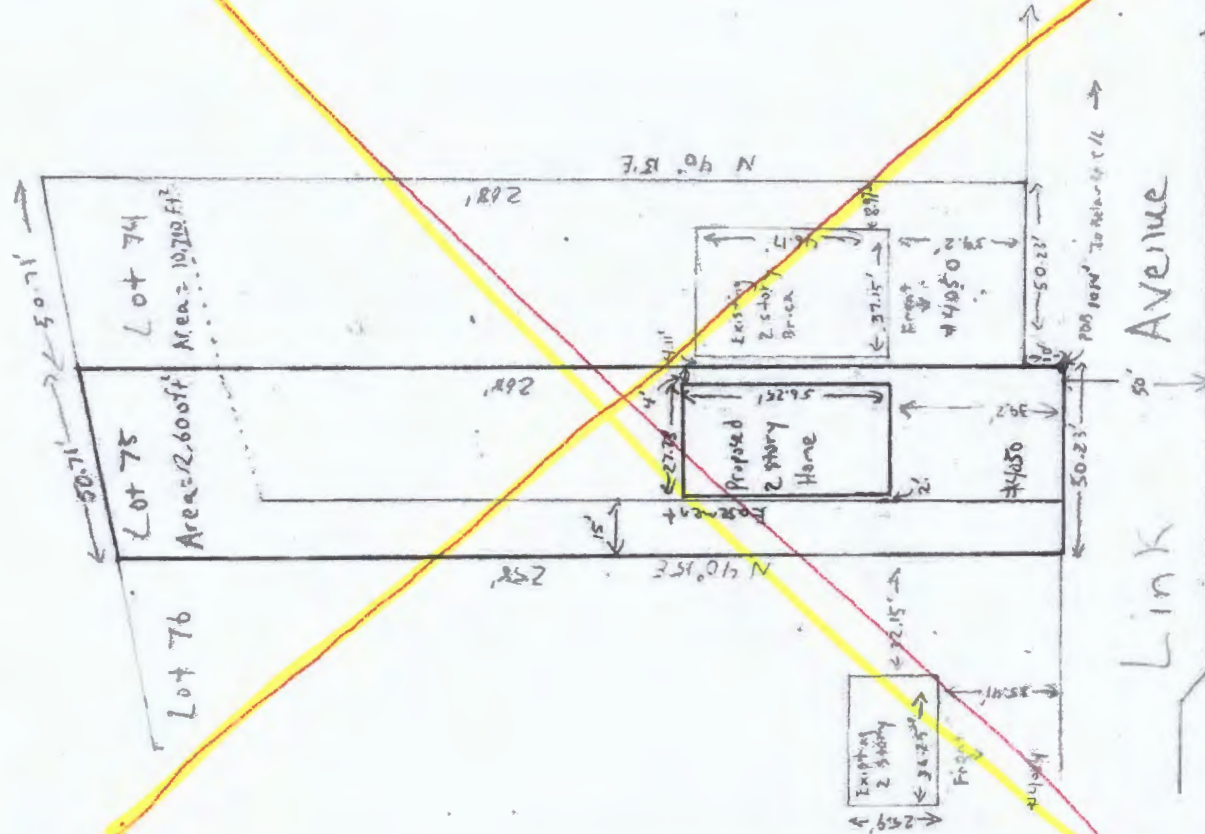
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 4046 Link Ave OWNER(S) NAME(S) Nicholas + Anthony Harrigan  
 SUBDIVISION NAME Fullerton Farms LOT # 75 BLOCK # C SECTION # N/4  
 PLAT BOOK # 7 FOLIO # 52 10 DIGIT TAX # 1120067186 DEED REF. # 11200/67186

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 07102  
 SITE ZONED DR 5.5  
 ELECTION DISTRICT 11<sup>th</sup>  
 COUNCIL DISTRICT 6<sup>th</sup>  
 LOT AREA ACREAGE \_\_\_\_\_  
 OR SQUARE FEET 12,600  
 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 Nicholas Harrigan DATE 1/30/13 SCALE: 1 INCH = 50 FEET

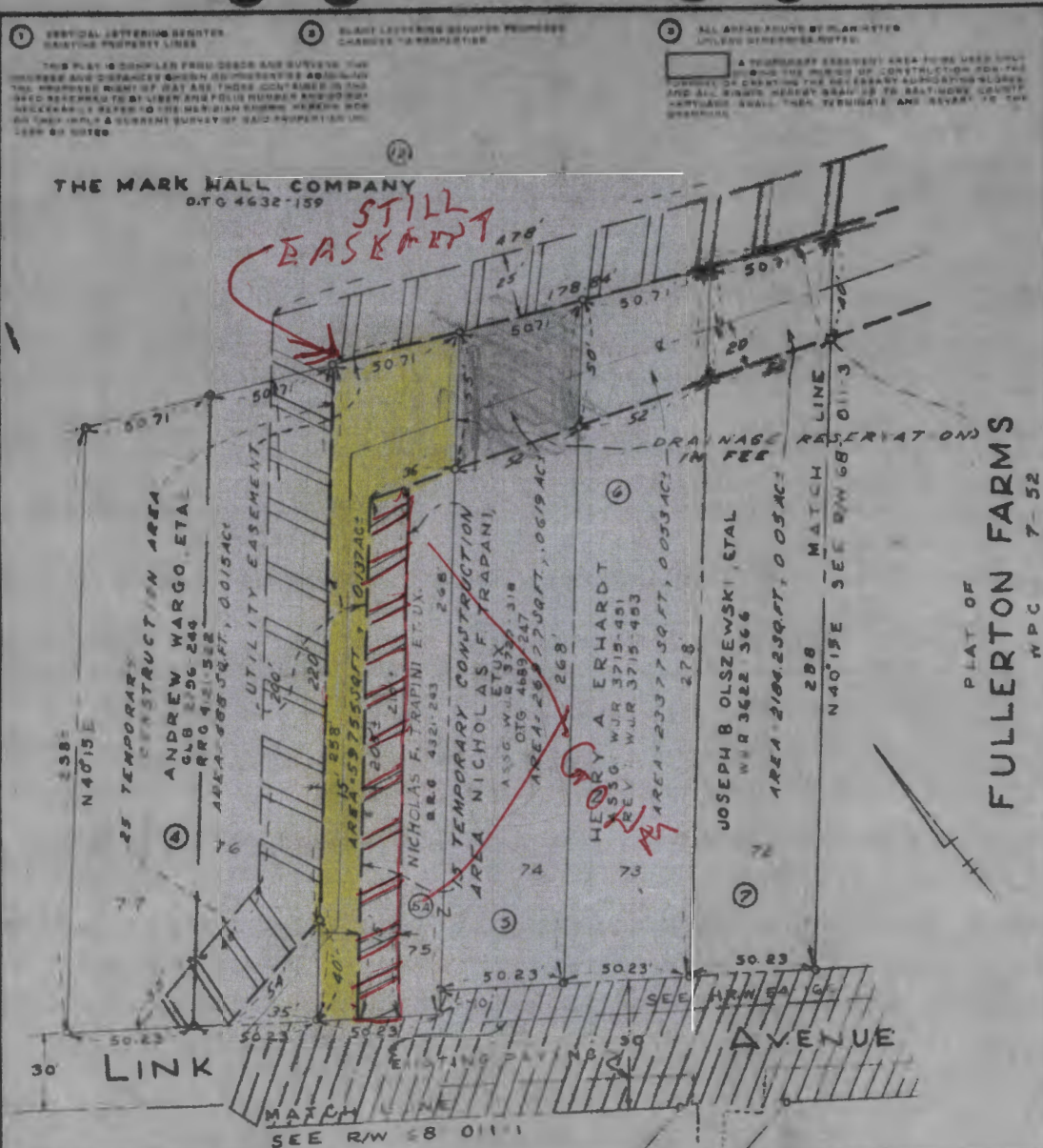
VIOLATION CASE INFO:

PETITIONER'S

EXHIBIT NO. 1



1005040 M0561

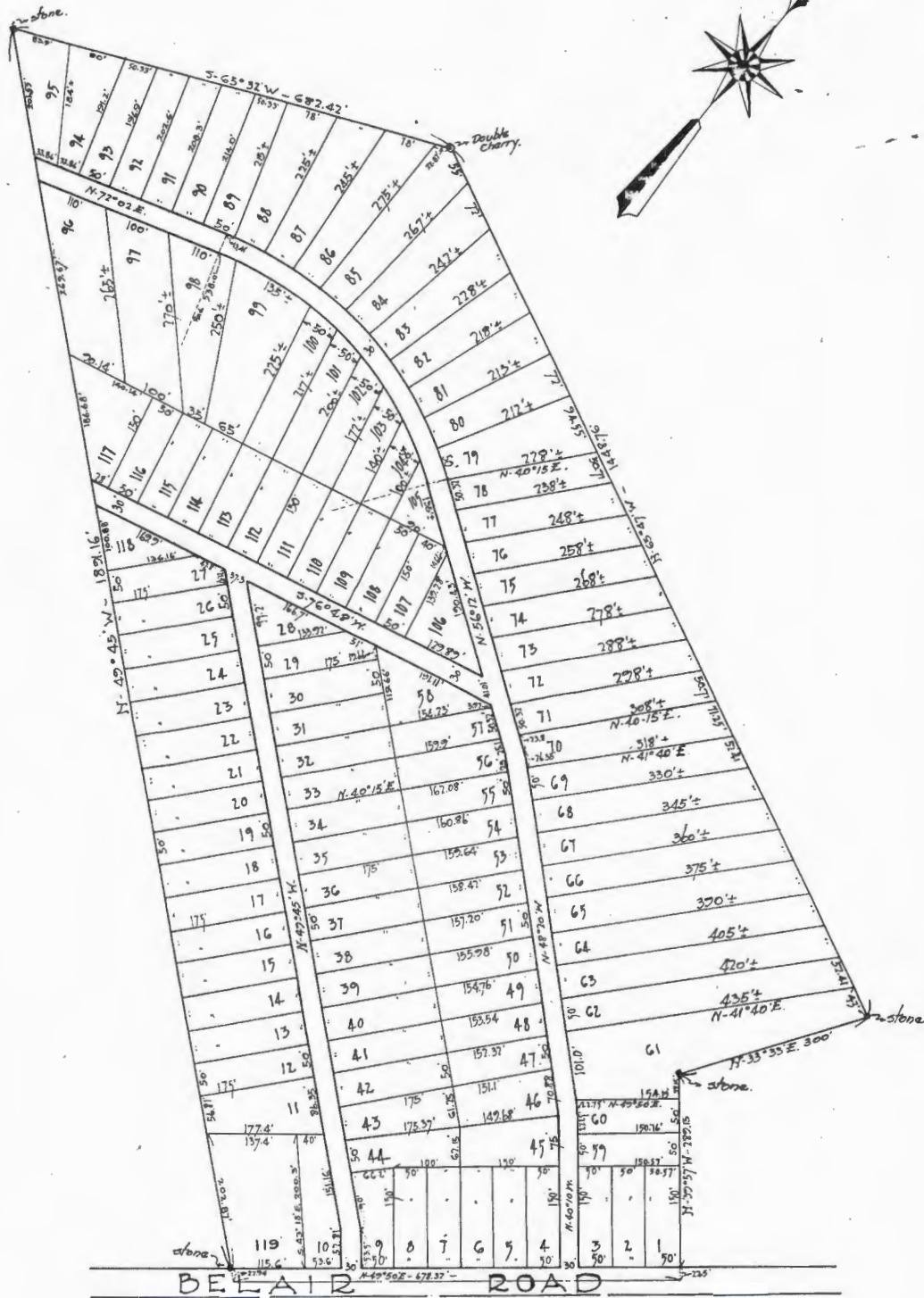


|                                                |              |                                                                                                                                                                                     |  |                            |                                           |
|------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|-------------------------------------------|
| BALTIMORE COUNTY                               |              | DEPARTMENT OF PUBLIC WORKS                                                                                                                                                          |  | BUREAU OF LAND ACQUISITION |                                           |
| SCALE 1"=50'                                   | SHEET 2 OF 3 | PLAN TO ACCOMPANY RIGHT OF WAY AGREEMENT                                                                                                                                            |  |                            | DISTRICT NO 11                            |
| CONSULTING ENGINEER OR SURVEYOR<br>DATE REG NO |              | UTILITY EASEMENT<br>TEMPORARY CONSTRUCTION AREA<br>DRAINAGE RESERVATION - IN FEE                                                                                                    |  |                            | POSITION SHEET NO<br>35 N E 23 & 24       |
| APPROVED<br>DATE BOARD FOR NEED                |              | <input type="checkbox"/> AREA TO BE ACQUIRED<br><input type="checkbox"/> EXISTING COUNTY W W<br><input type="checkbox"/> SHORE AREA<br><input type="checkbox"/> AREA TO BE RELEASED |  |                            | CONSTRUCTION PLAN NO<br>68 0045<br>FILE 4 |
| BUREAU OF LAND ACQUISITION                     |              | ACQUISITIONS                                                                                                                                                                        |  |                            | FEDERAL PROJECT NO                        |
| APPROVED <i>W.O. Brown</i><br>DATE 11-12-1968  |              | ACQUIRED FROM<br>HENRY A. ERHARDT ETUX 4988-149<br>JOSEPH B. OLSZEWSKI ETAL 4991-496                                                                                                |  |                            | MARYLAND PROJECT NO                       |
| DIVISION OF DRAFTING                           |              | Rec'd for record OCT 6 1969 at 9:15<br>Per Onilla T. Gannell, Clerk                                                                                                                 |  |                            | B.C. JOB ORDER NO<br>42-331               |
| APPROVED<br>DATE<br>DRAWN<br>CHECKED           |              | Receipt No.                                                                                                                                                                         |  |                            | RW 68 011 2                               |

PETITIONER'S

EXHIBIT NO. 2

W.P.C 7-52



# FULLERTON FARMS

PETITIONER'S

EXHIBIT NO.

3

Survey & Plot by  
J. D. Spencer & Howard  
Civil & Consulting Engrs. - Balto. Md.  
Scale - 100' = 1" May 1922  
Book - 146 - Page 11

Orig. J. D. Spencer 15-68  
J. D. Spencer 17-11-68  
J. D. Spencer 17-11-68  
J. D. Spencer 17-11-68



5 CD

SILVER SPRING RD

DR 16

7  
1700001905

5

1

Pt. Bk. 0000037, Folio 0036  
PDM # 110181

1700001906

Pt. Bk. 0000037, Folio 0036

Lot # 6  
1800002764

Lot # 4  
1800002762

1800002812  
Pt. Bk. 0000042, Folio 0048

1102019044

1102019032  
Lot # 73

1102019036

Pt. Bk. 0000042, Folio 0048

1800002763

Lot # 3  
1800002761  
4008

071C2

Lot # 1 1800002760  
4014

NE 9-F

6 CD 11 ED

1120067186  
Lot # 75

4046

Lot # 74  
1120067185

Jan id

4050

1105074230  
Lot # 73

1115037190  
Lot # 72

Lot # 70  
1102019039

PDM # 110286 DR 5.5

Lot # 48  
1800002806

4052

4054

Pt. Bk. 0000001, Folio 0052  
Pt. Bk. 007052A

LINK AVE

1107016060  
Lot # 70  
4102

Lot # 108

Lot # 107

4049 1116075850  
Lot # 107

1119034441

Lot # 69  
1119058780

SCHROEDER AVE

071C3

1108030026  
Lot # 58

Lot # 58  
1108004141

Lot # 57  
1113056790

1119013260  
Lot # 56

1118036770

1119010775

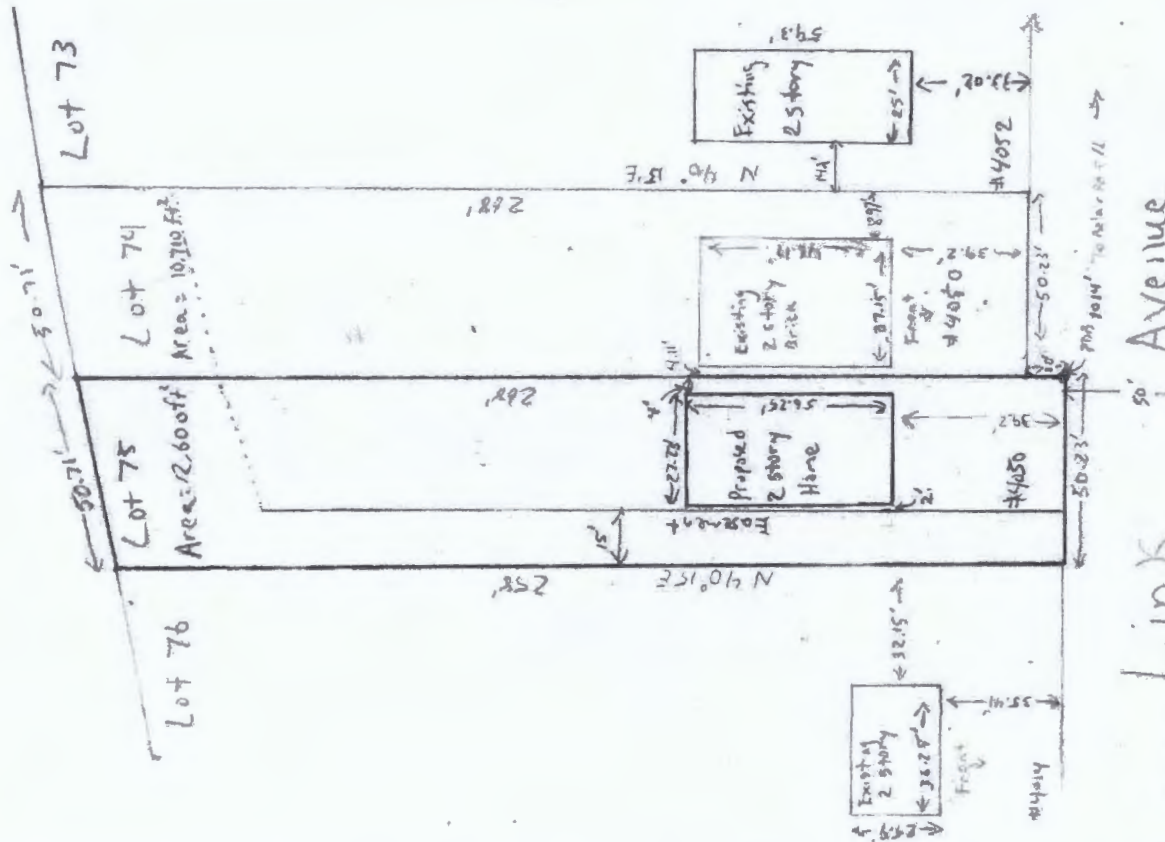
#186

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

ADDRESS 4050 Link Ave OWNER(S) NAME(S) Nicholas + Anthony Harrigan

SUBDIVISION NAME Fullerton Farms LOT # 74 BLOCK # C SECTION # N/A

PLAT BOOK # 7 FOLIO # 52 10 DIGIT TAX # 1120067186 DEED REF. # 1120067186



PLAN DRAWN BY Nicholas Harrigan DATE 1/30/13 SCALE: 1 INCH = 50 FEET

### SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 071C2

SITE ZONED DR 5.5

ELECTION DISTRICT 11th

COUNCIL DISTRICT 6th

LOT AREA ACREAGE \_\_\_\_\_

OR SQUARE FEET 10,710

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

VIOLATION CASE INFO:

\_\_\_\_\_

\_\_\_\_\_