

IN RE: PETITION FOR VARIANCE
(6818 Fordcrest Road)
14th Election District
6th Councilman District
Poonam Nandal
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2014-0219-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by William N. Bafitis, on behalf of the legal owner of the subject property. The Petitioner is requesting variance relief from §§1B02.3.B and 504 of Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling addition with a window to tract boundary setback of 26 ft. in lieu of the minimum required 35 ft.; a building to tract boundary setback of 26 ft. in lieu of the minimum required 30 ft.; window to street right of way setbacks of 23 ft. and 17 ft., respectively, in lieu of the minimum required 25 ft.; and to amend the latest final development plan ("FDP") for Greenview Park, Lot 78 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.

Appearing at the public hearing in support of the request was Poonam Nandal and William Bafitis, professional engineer, whose firm prepared the site plan. The Petition was advertised and posted as required by the B.C.Z.R. There were no Protestants in attendance, and the file does not contain any letters of opposition.

The only substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP), dated May 28, 2014. That agency did not oppose the relief,

ORDER RECEIVED FOR FILING

Date 6/13/14

By sen

but requested that certain conditions be imposed if the petition is granted.

The property is approximately 10,000 square feet and is zoned DR 5.5. The property is improved with a single family dwelling, and Petitioner engaged a contractor to construct an addition on the home. The contractor failed to obtain a building permit and Petitioner was cited by the County's Code Enforcement Bureau. Variance relief is requested to legitimize the existing conditions and Petitioner will then obtain necessary permits and inspections.

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).

Petitioner has met this test. The property is irregularly shaped, and the single family dwelling is situated on a corner lot. As such, the property is unique. Petitioner would experience a practical difficulty if the regulations were strictly interpreted, because she would be unable to enlarge the small single family dwelling on site. The variance can be granted in harmony with the B.C.Z.R. and without negatively impacting the health, safety and welfare of the community.

THEREFORE, IT IS ORDERED, this 13th day of June, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulation (B.C.Z.R.) §§1B02.3.B and 504 to permit a proposed dwelling addition with a window to tract boundary setback of 26 ft. in lieu of the minimum required 35 ft.; a building to tract boundary setback of 26 ft. in lieu of the minimum required 30 ft.; window to street right of way setbacks of 23 ft. and 17 ft., respectively, in lieu of the minimum required 25 ft.; and to amend the latest FDP for Greenview Park, Lot 78 only, in accordance with the terms of this Order, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 6/13/14
By Sen

The relief granted herein shall be subject to the following:

- Petitioner may apply for 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.
- Petitioner must obtain approval from the DOP of architectural drawings of the addition.
- Petitioner must provide shrubs or other vegetative screening on the street side of the fence along Morning Avenue.

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

JEB:sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 6/13/14

By sln

KEVIN KAMENETZ
County Executive



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

June 13, 2014

Poonam Nandal
6818 Fordcrest Road
Rosedale, Maryland 21237

RE: Petition for Variance
Property: 6818 Fordcrest Road
Case No. 2014-0219-A

Dear Mrs. Nandal:

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", followed by a long horizontal stroke.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Code Inspector, Baltimore County Division of Code Inspections
and Enforcement, Department of Permits, Approvals and Inspections,
111 W. Chesapeake Avenue, Towson, MD 21204
William Bafitis, 1249 Engleberth Road, Baltimore, Maryland 21221



PETITION FOR ZONING HEARING(S)

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 6818 Fordcrest Road which is presently zoned DR-5.5 (Vested 1979 as DR-5.5)
 Deed References: 34582/462 10 Digit Tax Account # 18-00012650
 Property Owner(s) Printed Name(s) Poonam Nandal

(SELECT THE HEARING(S) BY MARKING **X** 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. **X** a **Variance** from Section(s) 1B02.3.B & 504, BC2R (Sections 1B01.2.C.2.a; 1B01.2.C.3 & 504 of the 1979 Zoning Regulations and Sections V.B.5.a; V.B.5.b and V.B.6.a of the 1979 C.M.D.P.) to permit a proposed dwelling addition with a window to Tract Boundary Setback of 26 feet in lieu of the minimum required 35 feet; a Building to Tract Boundary Setback of 26 feet in lieu of the minimum required 30 feet; Window to Street Right-Of-Way Setbacks of 23 feet and 17 feet, respectively, in lieu of the minimum required 25 feet; and to amend the latest FDP for Greenview of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: Park, 78 onh
 (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

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Poonam Nandal

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

6818 Fordcrest Road Baltimore Maryland

Mailing Address City State

21237 443-653-6549 poonamaya@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

William N. Bafitis P.E.

Name - Type or Print

Signature

1249 Engleberth Road Baltimore Maryland

Mailing Address City State

21221 410-391-2336 bafitisassoc@comcast.net

Zip Code Telephone # Email Address

CASE NUMBER 2014-0219-A Filing Date 4/22/2014 Do Not Schedule Dates: Reviewer JNP



Bafitis & Associates, Inc.

ZONING DESCRIPTION
FOR
6818 FORDCREST ROAD
BALTIMORE COUNTY, MARYLAND 21237

NB- Beginning at a point on the Westside of Fordcrest Road 50 foot wide; ~~and~~ 35 feet more or less ~~Southwesterly to~~ ^{Northwest of} the centerline intersection of Morning Court, 50 foot wide.

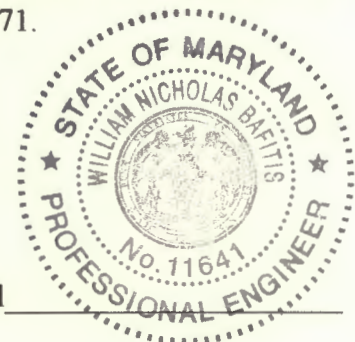
- 1) Thence leaving said beginning South $36^{\circ}-24'-50''$, West 14.14 feet to a point on the Northside of Morning Court;
- 2) Thence running along said Court the following two courses:
A curve to right with a radius of 55.16 feet and arc length of 26.13 feet
(Cord, North $83^{\circ}-00'-33''$ West 25.88 feet) to a point;
- 3) Thence North $71^{\circ}-26'-35''$ West 84.82 feet to a point;
- 4) Thence leaving said Court the following two courses:
North $18^{\circ}-33'-25''$ East 105.00 feet to a point;
- 5) Thence South $71^{\circ}-26'-35''$ East 70.28 feet to a point on the Westside of Fordcrest Road;
- 6) Thence running along said road the following two courses:
A curve to right with a radius 570.00 feet and arc length of 14.77 feet
(Cord. South $09^{\circ}-11'-42''$ East 14.71 feet) to a point;
- 7) Thence South $08^{\circ}-35'-10'$ East 81.37 feet to the point of beginning.

Area: 10,043 S.F. or 0.23 Acres more or less.

Being known as lot 78 on a Plat Entitled, "Block A Greenview Park" recorded among the Land Records of Baltimore County, Maryland. Plat Book E.H.K. 45, Folio 71.

William N. Bafitis, P.E.

Seal



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.

For Newspaper Advertising:

Item Number or Case Number: 2014-0219-A

Petitioner: Poonam Nandal

Address or Location: 6818 Fordcrest Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: POONAM NANDAL

Address: 6818 FORDCREST ROAD

BALTIMORE, MD 21237

Telephone Number: 443-653-6549

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

No. **109879**
 Date: **4/22/2014**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
201	306	0000		6180				150.00

Total: **150.00**

Rec From: **Batistas & Associates, Inc.**

For: **Variance - 6818 Foxcroft Road**
2014-2019-A (NANDAL)

DISTRIBUTION

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

PAID RECEIPT

REC-DATES ACTION TIME DEN
 4/22/2014 4/22/2014 15:14:36 1
 DE - NORTH MOUNTAIN TRGS LTR
 2 - RECEIPT # 109879 4/22/2014 OFFN
 DE - 5 - 524 MISCELLANEOUS - IN
 DE - 10/2014
 Receipt \$150.00
 150.00 CK 1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/21/2014

CASE NUMBER: 2014-0219A

Petitioner/Developer: POONAM NANDAL

Date of Hearing (Closing): THURSDAY JUNE 12, 2014 @ 1:30 p.m.

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

6818 FORDCREST RD.

The sign(s) were posted on: 5/21/2014

John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Road
(Street Address of Sign Poster)

Freeland, Maryland 21053
(City, State, Zip of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2014-0219A 6818 FORDCREST RD.
LEGAL OWNER: POONAM NANDAL

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

PLACE: 105 W. CHESAPEAKE AVE ROOM 205 JEFFERSON BLDG.
DATE AND TIME: THURSDAY JUNE 12, 2014 AT 1:30 P.M.
REQUEST: VARIANCE TO PERMIT A PROPOSED DWELLING ADD'N.
WITH A WINDOW TO TRACT BOUNDARY SETBACK OF 26 FT.
IN LIEU OF THE MINIMUM REQUIRED 35 FT. ; A BLDG.
TO TRACT BOUNDARY SETBACK OF 26 FT. IN LIEU OF THE
THE MINIMUM REQUIRED 30 FT. WINDOW TO STREET
RIGHT-OF-WAY SETBACKS OF 23 FT. AND 17 FT. RESPECTIVELY,
IN LIEU OF THE MINIMUM REQUIRED 25 FT. ; AND TO
AND TO AMEND THE LATEST FDP FOR GREENVIEW PARK
LOT 78 ONLY.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

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

HANDICAPPED ACCESSIBLE



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 22, 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 May 22, 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: # 2014-0219-A

6818 Fordcrest Road

NW corner of Fordcrest Road and Morning Court

14th Election District - 6th Councilmanic District

Legal Owner(s): Poonam Nandal

Variance: to permit a proposed dwelling addition with a window to tract boundary setback of 26 ft. in lieu of the minimum required 35 ft.; a building to tract boundary setback of 26 ft. in lieu of the minimum required 30 ft., window to street right-of-way setbacks of 23 ft. and 17 ft., respectively, in lieu of the minimum required 25 ft.; and to amend the latest FDP for Greenview Park, Lot 78 only.

Hearing: Thursday, June 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.

5/483 May 22

980283



KEVIN KAMENETZ
County Executive

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

May 13, 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: 2014-0219-A

6818 Fordcrest Road
NW corner of Fordcrest Road and Morning Court
14th Election District – 6th Councilmanic District
Legal Owners: Poonam Nandal

Variance to permit a proposed dwelling addition with a window to tract boundary setback of 26 ft. in lieu of the minimum required 35 ft.; a building to tract boundary setback of 26 ft. in lieu of the minimum required 30 ft., window to street right-of-way setbacks of 23 ft. and 17 ft., respectively, in lieu of the minimum required 25 ft.; and to amend the latest FDP for Greenview Park, Lot 78 only.

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105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Poonam Nandal, 6818 Fordcrest Road, Baltimore 21237
William Bafitis, 1249 Engleberth Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 23, 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, May 22, 2014 Issue - Jeffersonian

Please forward billing to:
Poonam Nandal
6818 Ford Crest Road
Baltimore, MD 21237

443-653-6549

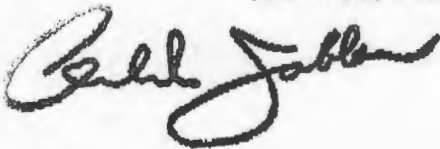
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CASE NUMBER: 2014-0219-A
6818 Fordcrest Road
NW corner of Fordcrest Road and Morning Court
14th Election District – 6th Councilmanic District
Legal Owners: Poonam Nandal

Variance to permit a proposed dwelling addition with a window to tract boundary setback of 26 ft. in lieu of the minimum required 35 ft.; a building to tract boundary setback of 26 ft. in lieu of the minimum required 30 ft., window to street right-of-way setbacks of 23 ft. and 17 ft., respectively, in lieu of the minimum required 25 ft.; and to amend the latest FDP for Greenview Park, Lot 78 only.

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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.

M E M O R A N D U M

DATE: July 18, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0219-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 14, 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
6818 Fordcrest Road; NW corner of Fordcrest
Road and Morning Court
14th Election & 6th Councilmanic Districts
Legal Owner(s): Poonam Nandal
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2014-219-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

APR 30 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 30th day of April, 2014, a copy of the foregoing Entry of Appearance was mailed to William Bafitis, P.E., 1249 Engleberth Road, Baltimore, Maryland 21221, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014- 0219-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

5/24/14

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

N/C

DEPS

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

FIRE DEPARTMENT

5/28/14

PLANNING

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

C

4/28/14

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CB 1400055)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/22/14

SIGN POSTING

Date:

5/21/14

by

Altmeier

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE:

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Glenn Berry, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2014-0219-A
Legal Owner/Petitioner: POONAM NANDA
Contract Purchaser:
Property Address: 6818 Fordcrest Rd
Location Description: NW corner of Fordcrest Rd, and Morning Ct.

VIIOLATION INFORMATION: Case No. EB 140055
Defendants:

Please be advised that the aforementioned petition is the subject of an active violation case.
When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME Tim Kidd ADDRESS Mail Stop

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Room 113 in order that the appropriate action may be taken relative to the violation case.

AGB/
C: Code Enforcement Officer

CODE ENFORCEMENT REPORT

CB1400055

DATE: 3 / 10 / 14 INTAKE BY: GB CASE#: _____ INSPEC: Mayer

COMPLAINT

LOCATION: 6818 Fordcrest Rd.

ZIP CODE: _____ DIST: _____

COMPLAINT

NAME: missyb417@gmail.com PHONE#:(H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: ADD - NO PERMITS - READ E-MAIL

IS THIS A RENTAL UNIT? YES _____ NO _____

IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT

INFORMATION _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

Glenn Berry - Fwd: neighbors building an addition

From: Missy B <missyb417@gmail.com>
To: <paiefence@baltimorecountymd.gov>
Date: 3/10/2014 10:46 AM
Subject: Fwd: neighbors building an addition

Hello,

I am writing out of concern about an addition being built onto my neighbor's house. The house is 6818 Fordcrest Road, Baltimore, MD 21237. My concerns are:

- do they have a permit for this work?
- are there specific hours when construction is allowed? I was awakened one night at 1:30am because they were hammering, another morning they were out there before 7am.
- are windows required because with the addition to the back of the house, there are now no windows at all on the back and only one small exit door? Likewise, the addition to the front only has one small door and no windows.
- there is trash and debris from the construction strewn throughout the yard. I am concerned about this attracting rodents. Are they required to maintain some sort of clean up during this process?
- are residents allowed to burn trash? One day I observed from my window across the street as they were burning wood in their yard. This was not in any sort of receptacle but simply a bonfire in the middle of their grass.

Thanks in advance for your prompt attention to this matter.

DATE: 04/30/2014

STANDARD ASSESSMENT INQUIRY (1)

TIME: 09:01:43

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
18 00 012650	14	3-0	04-00	N	NO		04/03/14

NANDAL POONAM

DESC-1.. .2301 AC

DESC-2.. GREENVIEW PARK

6818 FORDCREST RD

PREMISE. 06818 FORDCREST

RD

BALTIMORE

21237-2187

BALTIMORE

MD 21237-

FORMER OWNER: DABAS POONAM N

----- FCV -----			----- PHASED IN -----		
	PRIOR	PROPOSED		CURR	CURR
					PRIOR
LAND:	80,200	80,200		FCV	ASSESS
IMPV:	152,400	95,500	TOTAL..	175,700	175,700
TOTL:	232,600	175,700	PREF...	0	0
PREF:	0	0	CURT...	0	0
CURT:	0	0	EXEMPT.	0	0
DATE:	01/12	01/12			

----	TAXABLE BASIS	----	FM DATE
	ASSESS:	175,700	03/11/14
	ASSESS:	175,700	
	ASSESS:	0	

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 04/30/2014

STANDARD ASSESSMENT INQUIRY (2)

TIME: 09:02:17

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
18 00 012650	14	3-0	04-00	N	NO		04/03/14
LOT....	78	BOOK....		MAP.....	0089	LOT WIDTH.....	118.02
BLOCK..	A	FOLIO...		GRID....	0006	LOT DEPTH.....	.00
SECTION..				PARCEL..	1071	LAND AREA..	10023.000 S
PLAT..						YEAR BUILT.....	83

-----TRANSFER DATA-----

NUMBER..... 502029
 DATE..... 01/07/14
 PURCHASE PRICE..... 0
 GROUND RENT..... 0
 DEED REF LIBER..... 34582
 DEED REF FOLIO..... 0462
 CONVEYED IND..... 4
 TOT-PART TRAN IND.....
 GRANTOR ACCT NO.. - -

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE.....
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

CRITICAL NEW CONST CARD

AREAS CODE YEAR NO CODE SQ. FEET
 07673 924

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 04/30/2014

STANDARD ASSESSMENT INQUIRY (3)

TIME: 09:02:26

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
18 00 012650	14	3-0	04-00	N	NO		04/03/14

-----STATE-----

GEO CODE N/A LAND-USE

REC CREATE DATE.. 04/03/14

82 NO R

DELETE CODE..... M

DATE DELETED.....

LAST FM DATE..... 03/11/14

LAST FM TYPE.....

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 04/03/14

PRIOR LOAD DATE.. 03/04/14

STATE TAXABLE ASSESS

ASSESS: 175,700

ASSESS: 175,700

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF



36 J/3/4

Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1400055

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1400055	Lewis Mayer	03/10/2014	03/10/2014	Inspection Scheduled		

Complaint Description: Putting on addition - no permits.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
6818 FORDCREST RD ROSEDALE, MD 21237-2187 Tax Id: 1800012650	NANDAL POONAM 6818 FORDCREST RD BALTIMORE, MD 21237	

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Lewis Mayer		Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

3.11.14 visited site To find what looks like
addition built to rear and side of house. (From outside.
about 95% done. will post and mail correction notice
R/C 3/27/14 T. Kidd

UPDATE / MESSAGE FORM

Date: 4.8.14

Inspector T. Kidd

Case # 1400055

Address 6818 Ford Crest Rd

Comments: Spoke with owner who ~~has~~
~~to apply~~ is in process of applying
for VARIANCE in order to obtain
permits. D/C 4-30-14. T. Kidd LK

Entered into Envision _____

3/14/14.

6818

Ford crest Rd





OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. 1400055 Property No. 1800012650 Zoning: _____

Name(s): NANDAL POONAM

Address: 6818 Fordcrest Rd Baltimore MD 21237

Violation Location: SAME AS ABOVE -

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Code 2003
Building Regulations Article 35 Subtitle 3
building Permits Section 35.2.301 / 304 PENALTY FOR
ACTION WITHOUT PERMITS.

Secure All Necessary Permits
for (building / Electrical / Plumbing)
ADDITION to Rear and Side of Home.
Footers Require.

Please call if Any Question.
410-887-3953

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: _____ DATE ISSUED: _____

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: _____ PRINT NAME: _____

STOP WORK NOTICE

PURSUANT TO INSEPCION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 3/27/14 DATE ISSUED: 3.14.14

INSPECTOR: Tim Kidd PRINT NAME: Tim Kidd

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR



KEVIN KAMENETZ
County Executive

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

June 4, 2014

Poonam Nandal
6818 Fordcrest Road
Baltimore MD 21237

RE: Case Number: 2014-0219 A, Address: 6818 Fordcrest Road

Dear Mr. Nandal:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 22, 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
William N. Bafitis P.E., 1249 Engleberth Road, Baltimore MD 21221

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



Maryland Department of Transportation

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

Date: 4/28/14

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

RE: Baltimore County
Item No 2014-0219-A
Variance
Poonam Nandal
6818 Fordcrest 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. 2014-0219-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 dark ink, appearing 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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 12, 2014
Item No. 2014-0189, 0216, 0218, 0219 and 0220

DATE: May 2, 2014

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\ZAC05022014 -.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: May 28, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 6818 Fordcrest Road

MAY 28 2014

INFORMATION:

Item Number: 14-219

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Poonam Nandal

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The requests are to permit a proposed dwelling addition with a window to tract boundary setback of 26 feet in lieu of the minimum required 35 feet, a building to tract boundary setback of 26 feet in lieu of the minimum required 30 feet, window to street right-of-way setbacks of 23 and 17 feet in lieu of the minimum required 25 feet, and to amend the latest FDP for Greenview Park lot 78 only.

This department does not oppose the requests, subject to the following conditions:

1. Submit elevations of the 2 story addition (Bill Bafitis, the petitioner's engineer, noted that the reason no elevations were submitted with the petition was due to the fact that the placement of the windows has not yet been determined).
2. Replace the fence along Morning Court as it is in poor condition.
3. Landscape the street side of the fence along Morning Court to mitigate visual impact.

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

Division Chief:
AVA/LL

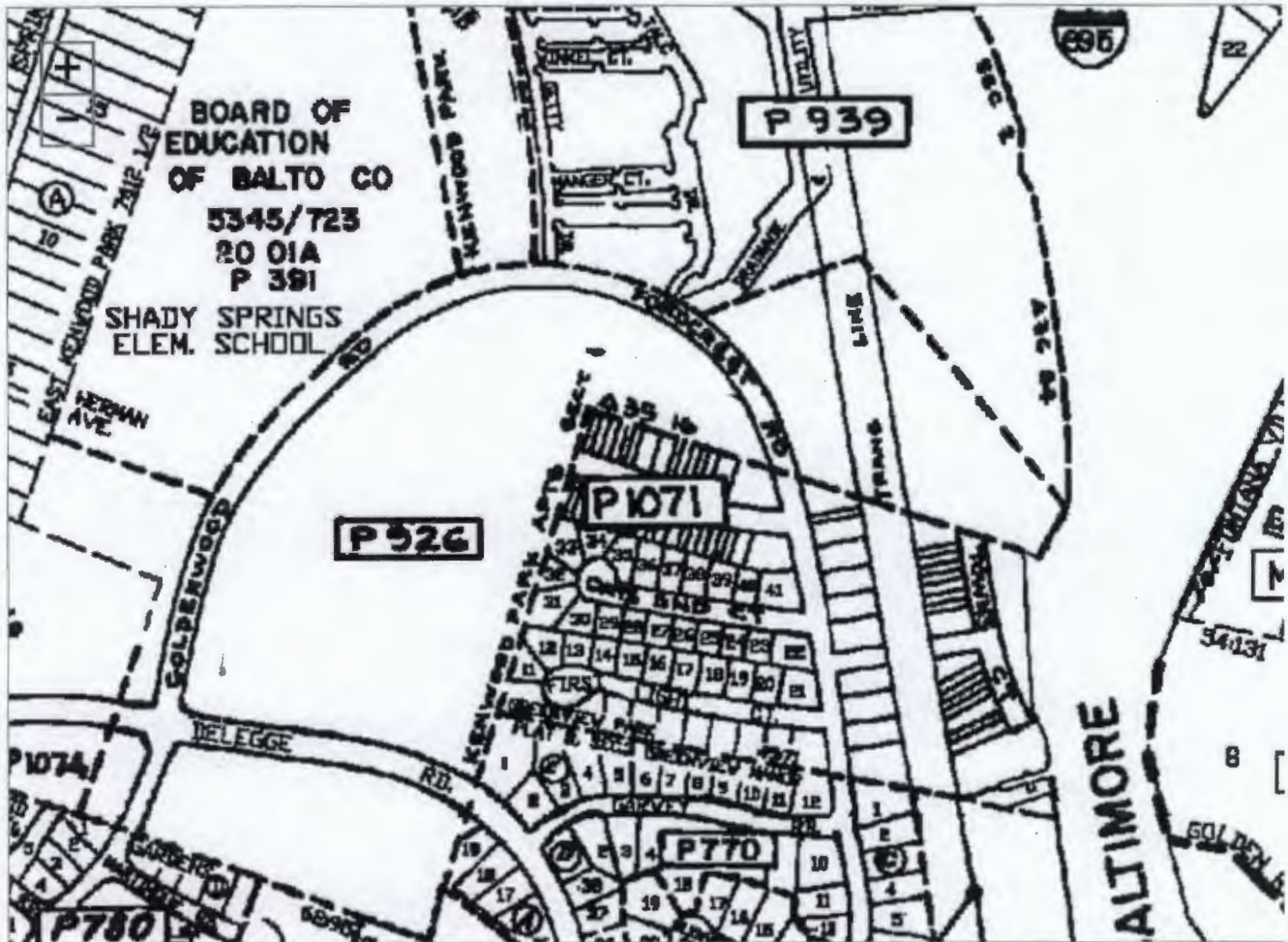
Real Property Data Search (w3)

Our feedback is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registr
Account Identifier:	District - 14 Account Number - 1800012650	
Owner Information		
Owner Name:	NANDAL POONAM	Use: RESIDENTIAL
		Principal Residence: NO
Mailing Address:	6818 FORDCREST RD BALTIMORE MD 21237-	Deed Reference: 1) /34582/ 0046 2)
Location & Structure Information		
Premises Address:	6818 FORDCREST RD BALTIMORE 21237-2187	Legal Description: .2301 AC 6818 FORDCREST RD GREENVIEW
Map: 0089	Grid: 0006	Parcel: 1071
Sub District:	Subdivision: 0000	Section: A
Block:	Lot: 78	Assessment Year: 2012
Plat No:	Plat Ref: NONE	
Special Tax Areas:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1983	924 SF	700 SF
Property Land Area	10,023 SF	
Stories	Basement	Type
1.000000	YES	SPLIT FOYER
Exterior	Full/Half Bath	Garage
FRAME	2 full	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2012	07/01/2013
Land:	80,200	80,200
Improvements	152,400	95,500
Total:	232,600	175,700
Preferential Land:	0	175,700
Transfer Information		
Seller: DABAS POONAM N	Date: 01/07/2014	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /34582/ 00462	Deed2:
Seller: LENTZ MICHELE L	Date: 05/24/2005	Price: \$224,900
Type: ARMS LENGTH IMPROVED	Deed1: /21919/ 00001	Deed2:
Seller: FLYNN JEFFREY E	Date: 06/23/1998	Price: \$127,000
Type: ARMS LENGTH IMPROVED	Deed1: /12962/ 00476	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 05/08/2014		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **14** Account Number: **1800012650**

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://msweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

CASE NAME 6818 FORDCREST 2
CASE NUMBER 2014-0219A
DATE 6/12/14

[illegible]

Case No.: 2014-0219-A

Exhibit Sheet

Petitioner/Developer

DJ
7-18-14

Protestant

SLW
6-13-14

No. 1	Plan	
No. 2	Photo Ex. Plan w/ photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



①

6818 Fordcrest Road



②



③

#6818 FORDCREST ROAD



④



#6818 FORD CREST ROAD



6818 Fordcrest Road



Publication Date: 4/22/2014



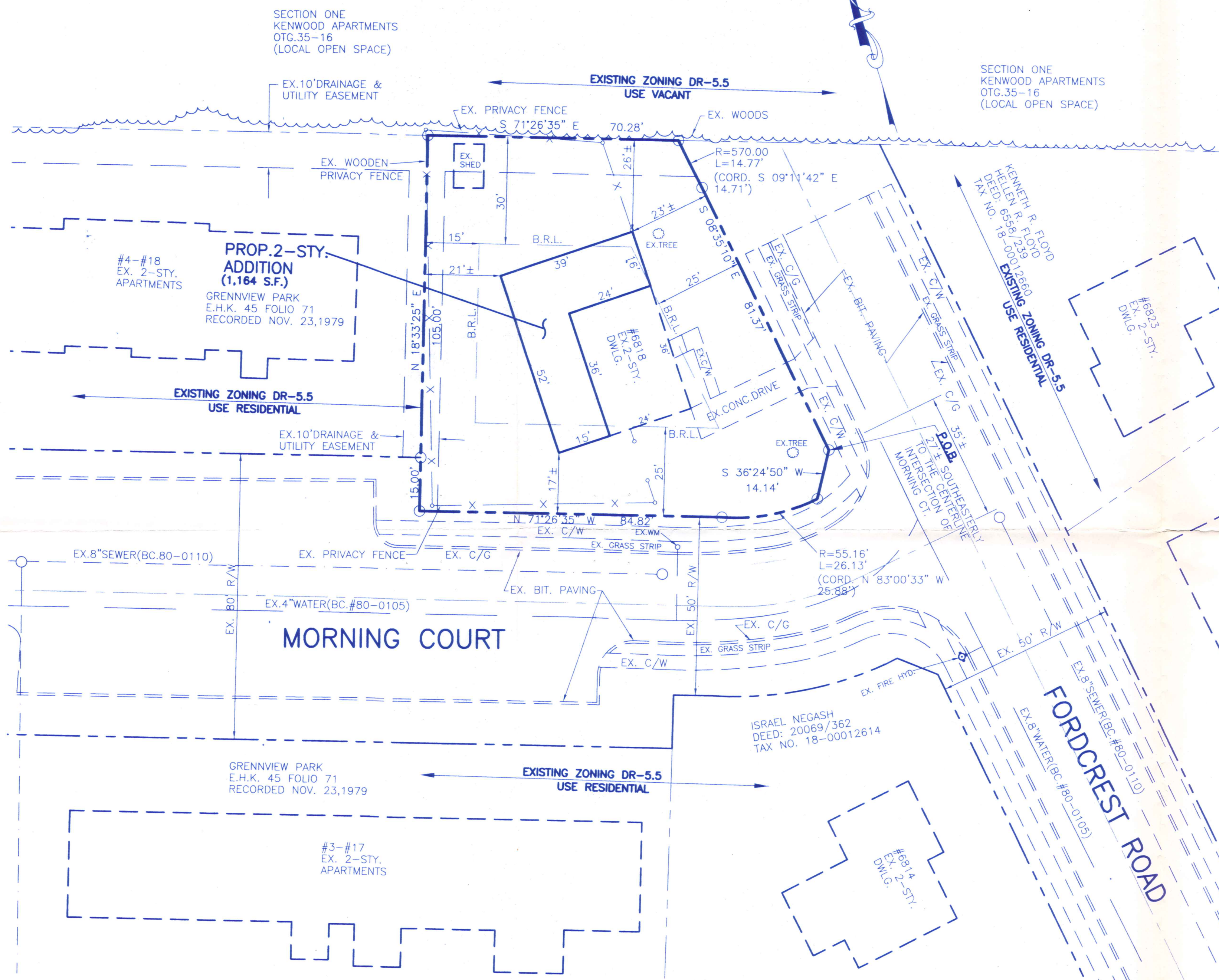
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

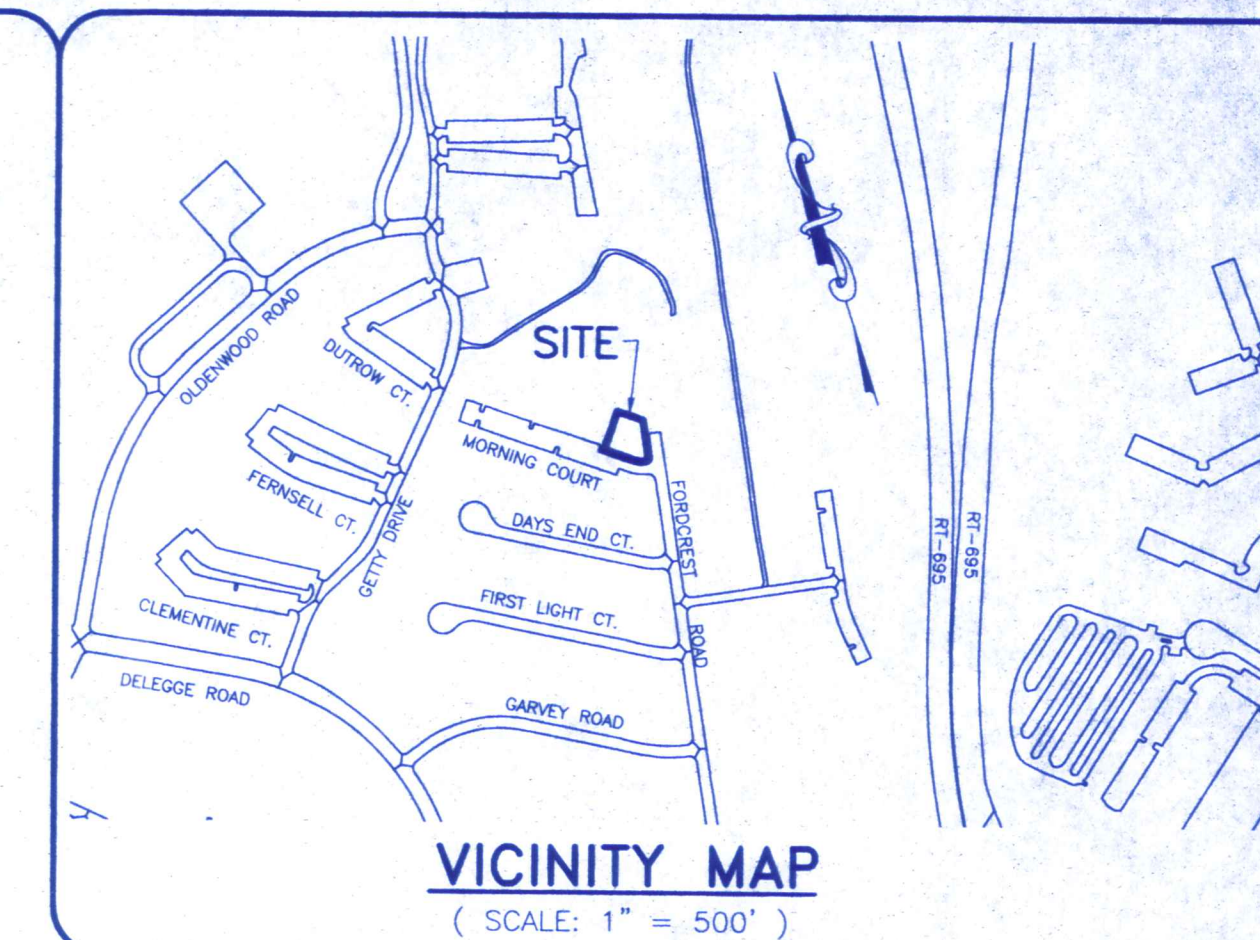
1 inch = 50 feet

2014-0219-A



NOTES

- Topography shown hereon was taken from Baltimore County GIS Topography & Updated by field survey, (MARCH 2014)
- The Firm Insurance Rate Map, 240010-0430 F indicates this is situated within flood Zone X.
- Property lines shown hereon were established by public information.
- This site is not situated within the Chesapeake Bay Critical Areas. (Map 89)
- There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
- There are no forest or developed woodlands on this site.
- There are no Tidal & Non-Tidal Wetlands shown on this site.
- There is no significant plant or animal habitat on this site.
- There are no slopes greater than 15% on this site.
- There are no known wells on this site.
- There are no known underground storage tanks or septic systems on this site.
- There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
- There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- Public Water and sewer serve this site.
- This site has not been the subject of the CRG, DRC, or Waiver Processes.
- Caution underground utilities may exist in Bird River Grove Road & onsite, contact Miss Utility (800-257-7777) prior to any construction.
- Proposed dwelling height < 50'.
- All roof downspouts must discharge rainwater runoff on-to a pervious surface.
- All zoning setbacks are based the 1979 C.Z.M.P.



VICINITY MAP
(SCALE: 1" = 500')

SITE DATA

- OWNER: POONAM NANDAL
#6818 FORDCREST ROAD
BALTIMORE, MARYLAND 21237
- DEED REF: 34582/462
- TAX ACC. NO.: 18-00012650
- TAX MAP: 89 PARCEL: 1071 LOT: 78
- PLAT REF: BLOCK A GREENVIEW PARK E.H.K. 45 FOLIO 071
- ELECTION DISTRICT: 14TH
- COUNCILMANIC DISTRICT: 6TH
- REGIONAL PLANNING DISTRICT: 320
- CENSUS TRACT: 4409.01
- ZONING: DR-5.5 (Vested IN 1979 AS DR-5.5)
- ZONING MAP: 089C1
- USE: EXISTING: 2-STY. DWELLING
PROPOSED: 2-STY. ADDITION
- SITE AREA: 10,043 S.F. OR 0.230 AC.

CITATION CASE NO.

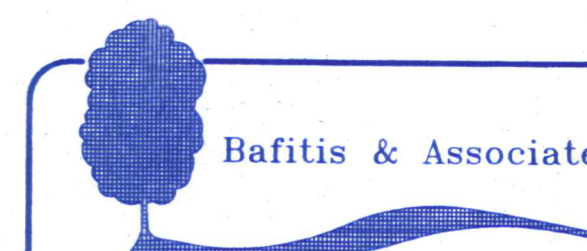
#1400055 - NO PERMIT FOR 2-STY. ADDITION FOR 6818 FORDCREST ROAD.

ZONING HISTORY

THERE ARE NO CASES FOR #6818 FORDCREST ROAD.

ZONING VARIANCE REQUEST

SEE ZONING PETITION FOR VARIANCE REQUEST.



Bafitis & Associates, Inc.

William N. Bafitis, P.E.
PRESIDENT

Civil Engineers/Land Planners
SURVEYORS

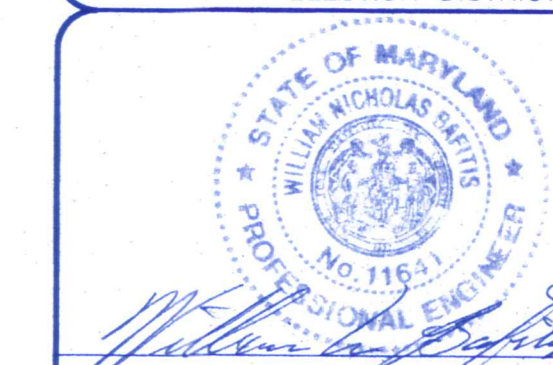
1249 Engleberth Rd. Baltimore, MD 21221

(410) 391-2336

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR #6818 FORDCREST ROAD

14TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND



WILLIAM N. BAFITIS, P.E.
Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 11641 Expiration Date: 09/09/2015

1

SHEET 1 OF 1

SCALE:
1" = 20'

JOB ORDER NO:
21402

DATE:
04/09/14

CHECKED:
W.N.B.

DRAWN:
W.N.B.

NO.	REVISIONS	DATE

PETITIONER'S

EXHIBIT NO. 1

2014-0219-A

1. Topography shown herein was taken from Baltimore County GIS Topography & Updated by field survey. (MARCH 2014)
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#6818 FORDCREST ROAD
BALTIMORE, MARYLAND 21237
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- 3) TAX ACC. NO.: 18-00012650
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- 12) USE: EXISTING: 2-STY. DWELLING
PROPOSED: 2-STY. ADDITION
- 13) SITE AREA: 10,043 S.F. OR 0.230 AC.

#1400055 - NO PERMIT FOR 2-STY. ADDITION FOR 6818
FORDCREST ROAD.

THERE ARE NO CASES FOR #6818 FORDCREST ROAD.

SEE ZONING PETITION FOR VARIANCE REQUEST.



1249 Engleberth Rd. Baltimore, MD 21221

Civil Engineers/Land Planners
SURVEYORS

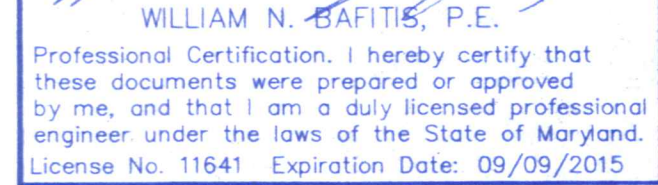
1249 Engleberth Rd. Baltimore, MD 21221

(410) 391-2336

FOR
#6818 FORDCREST ROAD

14TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 11641 Expiration Date: 09/09/2015

SHEET 1 OF 1

SCALE:
1" = 30'

$$1'' = 20'$$

JOB ORDER NO:
31403

DATE: 04/09/14

CHECKED:
W N B

DRAWN:
W N B

NO.	REVISIONS	DATE

PETITIONER'S

EXHIBIT NO. 2