

IN RE: PETITION FOR ADMIN. VARIANCE *
(409 Woodbine Avenue)
9th Election District *
5th Council District *
Vincent M. and Monica E. Guida *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0261-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Vincent M. and Monica E. Guida ("Petitioners"). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side setback of 8 ft. in lieu of the required 15 ft. and a sum of side yards of 18 ft. in lieu of the required 25 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.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 13, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

welfare of the public and should therefore be granted. In the opinion of the Administrative Law
ORDER RECEIVED FOR FILING

Date 7-8-14

By [Signature]

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

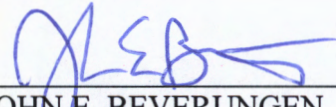
THEREFORE, IT IS ORDERED, this 8th day of July, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side setback of 8 ft. in lieu of the required 15 ft. and a sum of side yards of 18 ft. in lieu of the required 25 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 7-8-14

By 

KEVIN KAMENETZ
County Executive



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

July 8, 2014

Vincent M. Guida, Jr.
Monica E. Guida
409 Woodbine Avenue
Towson, Maryland 21204

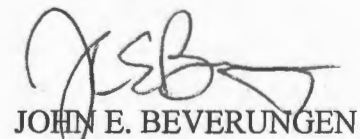
RE: Petition for Administrative Variance
Case No. 2014-0261-A
Property: 409 Woodbine Avenue

Dear Mr. and Mrs. Guida:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

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

Address 409 Woodbine Ave.

Currently zoned DR 3.5

Deed Reference 27842 / 00134

10 Digit Tax Account # 09 1 3 2 0 6 4 1 0

Owner(s) Printed Name(s) Vincent M. Guida Jr. + Monica E. Guida

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

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/n/a attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1802.3.C.1; BCZR, TO PERMIT A SIDE SETBACK OF 8ft. IN LIEU OF THE REQUIRED 15ft. AND A SUM-OF-SIDE YARDS OF 18ft. IN LIEU OF THE REQUIRED 25ft.

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Vincent M. Guida Jr. Monica E. Guida
Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
Signature #1 Signature #2

409 Woodbine Ave Towson MD
Mailing Address City State

21204 4108231950 guida@bowie-jen.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s)

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Vincent Guida
Name – Type or Print

[Signature]
Signature

409 Woodbine Ave. Towson MD
Mailing Address City State

21204 4108231950 guida@bowie-jen.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2014-0261A Filing Date 6/4/2014 Estimated Posting Date Reviewer JCM

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 409 Woodbine Ave, Towson MD 21204
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We reside at above address + will reside on property after improvement - there are no active zoning violations on the property.

The unique features of the property are: shared driveway on one side with driveway that angles behind house and into back yard; garage behind in close proximity to house; on side where addition is planned, a 5-6' area of land between our property boundary + the neighbors property boundary - see my neighborhood print out. Without requested variance, practical difficulty would exist because strict compliance would prevent improvement of existing screened porch into usable 2-story living space. Strict conformance would be unnecessarily burdensome b/c any alternative construction behind home would be cost prohibitive and impractical because of garage and driveway location + we would be unable to improve the screened porch area. Granting the relief would NOT cause substantial injustice to neighbors because we would still have 8 feet to property line and another 5-6 feet to neighbors property line. The spirit of ordinance will be observed and public safety and welfare

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)
secured because at least 15-16 feet of space would be between improvement + neighbors property and the living space would be properly constructed w/ foundation and updated, increasing value of home.

Vincent M. Guida Jr.
Signature of Owner (Affiant)

Vincent M. Guida Jr.
Name- Print or Type

Monica E. Guida
Signature of Owner (Affiant)

Monica E. Guida
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

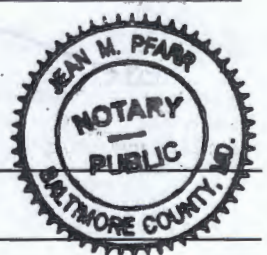
I HEREBY CERTIFY, this 3rd day of June, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Vincent M. Guida Jr. and Monica E. Guida

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Jean M. Pfarr
Notary Public
5/14/15
My Commission Expires



ZONING DESCRIPTION
FOR
409 WOOBINE AVENUE

THAT PROPERTY LOCATED ON THE NORTHWEST SIDE OF WOODBINE AVENUE, 286 FEET NORTHEAST FROM THE CENTERLINE OF BARRANCO COURT. CONTAINING 9,106~~4~~ AND LOCATED IN THE 9TH ELECTION DISTRICT, 5TH 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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2014-0261-A

Petitioner: VINCENT GUIDA, JR.

Address or Location: 409 WOODBINE AVE, TOWSON, MD. 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: 410-823-1950

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

No. **112222**

Date: **6/4/14**

PRID RECEIPT

BUSINESS ACTUAL TIME
6/05/2014 6/04/2014 10:06:07

REC #601 WALKIN LRA6 LTR

RECEIPT # 513672 6/04/2014

5 528 ZONING VERIFICATION

CP NO. 112222

Receipt Tot \$75.00

\$75.00 CR \$0.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75. —

Total: **75. —**

Rec From: **VINCENT GUIDA**

For: **2014-0261-A**

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/15/2014

Case Number: 2014-0261-A

Petitioner / Developer: VINCENT GUIDA

Date of Hearing (Closing): JUNE 30, 2014

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:
409 WOODBINE AVENUE

The sign(s) were posted on: JUNE 13, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

M E M O R A N D U M

DATE: August 8, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0261-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 7, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7-16</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-9</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>6-13-14</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0261 -A Address 409 WOODBINE AVE.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/4/14 Posting Date: 6/15/14 Closing Date: 6/30/14

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 201 0261 -A Address 409 WOODBINE AVE.

Petitioner's Name VINCENT GUIDA Telephone 410-823-1950

Posting Date: 6/15/14 Closing Date: 6/30/14

Wording for Sign: To Permit A SIDEYARD SETBACK OF 8ft IN LIEU
of The REQUIRED 15ft AND Sum of SIDE YARDS
of 18ft IN LIEU of The REQUIRED 25ft.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

July 2, 2014

Vincent M. JR. & Monica E. Guida
409 Woodbine Avenue
Towson MD 21204

RE: Case Number: 2014-0261 A, Address: 409 Woodbine Avenue

Dear Mr. & Ms. Guida :

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 4, 2014. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel

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



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

Date: 6/9/14

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

RE: Baltimore County
Item No. 2014-0261-A.
Administrative Variance
Vincent M. Jr. & Monica E. Guida
409 Woodbine 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. 2014-0261-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 16, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For June 16, 2014
Item No. 2014-0233, 0258, 0259, 0260, 0261, 0262 and 0263

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\ZAC06162014 -.doc

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 09 Account Number - 0913206410	
Owner Information		
Owner Name:	GUIDA VINCENT M JR GUIDA MONICA E	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	409 WOODBINE AVE TOWSON MD 21204-4231	Deed Reference: 1) /27842/ 00134 2)
Location & Structure Information		
Premises Address:	409 WOODBINE AVE 0-0000	Legal Description: 409 WOODBINE AVE WS 180 S HORNCREST AVE
Map: 0069	Grid: 0012	Parcel: 0174
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Plat No:	Plat Ref:	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built 1933	Above Grade Enclosed Area 1,600 SF	Finished Basement Area 9,106 SF
County Use 04	Stories 2.000000	Basement YES
Type STANDARD UNIT	Exterior BRICK	Full/Half Bath 1 full/ 1 half
Garage 1 Detached	Last Major Renovation	
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2014	As of 07/01/2013
Land: 152,200	122,200	As of 07/01/2014
Improvements: 208,900	236,700	
Total: 361,100	358,900	361,100
Preferential Land: 0		358,900
		0
Transfer Information		
Seller: GUIDA VINCENT M, JR	Date: 03/26/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27842/ 00134	Deed2:
Seller: HOWARD ROBERT E	Date: 05/23/2008	Price: \$455,000
Type: ARMS LENGTH IMPROVED	Deed1: /27027/ 00233	Deed2:
Seller: MAYNARD PAMELA A	Date: 12/03/2001	Price: \$175,000
Type: ARMS LENGTH IMPROVED	Deed1: /15812/ 00438	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County: 000		07/01/2014
State: 000		0.00
Municipal: 000		0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 04/06/2009		

Baltimore County

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

District: 09 Account Number: 0913206410



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



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

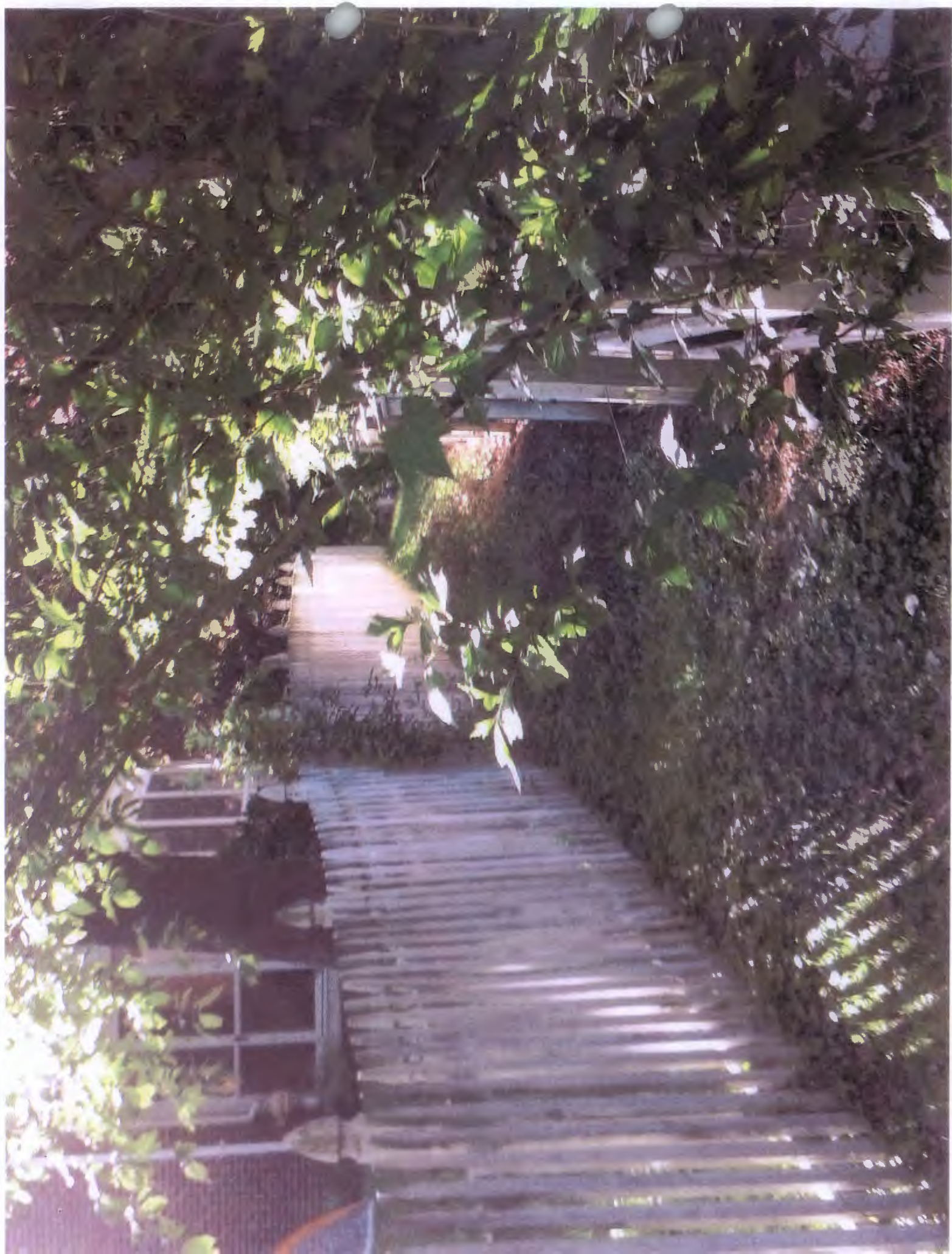
☒ Loading... Please

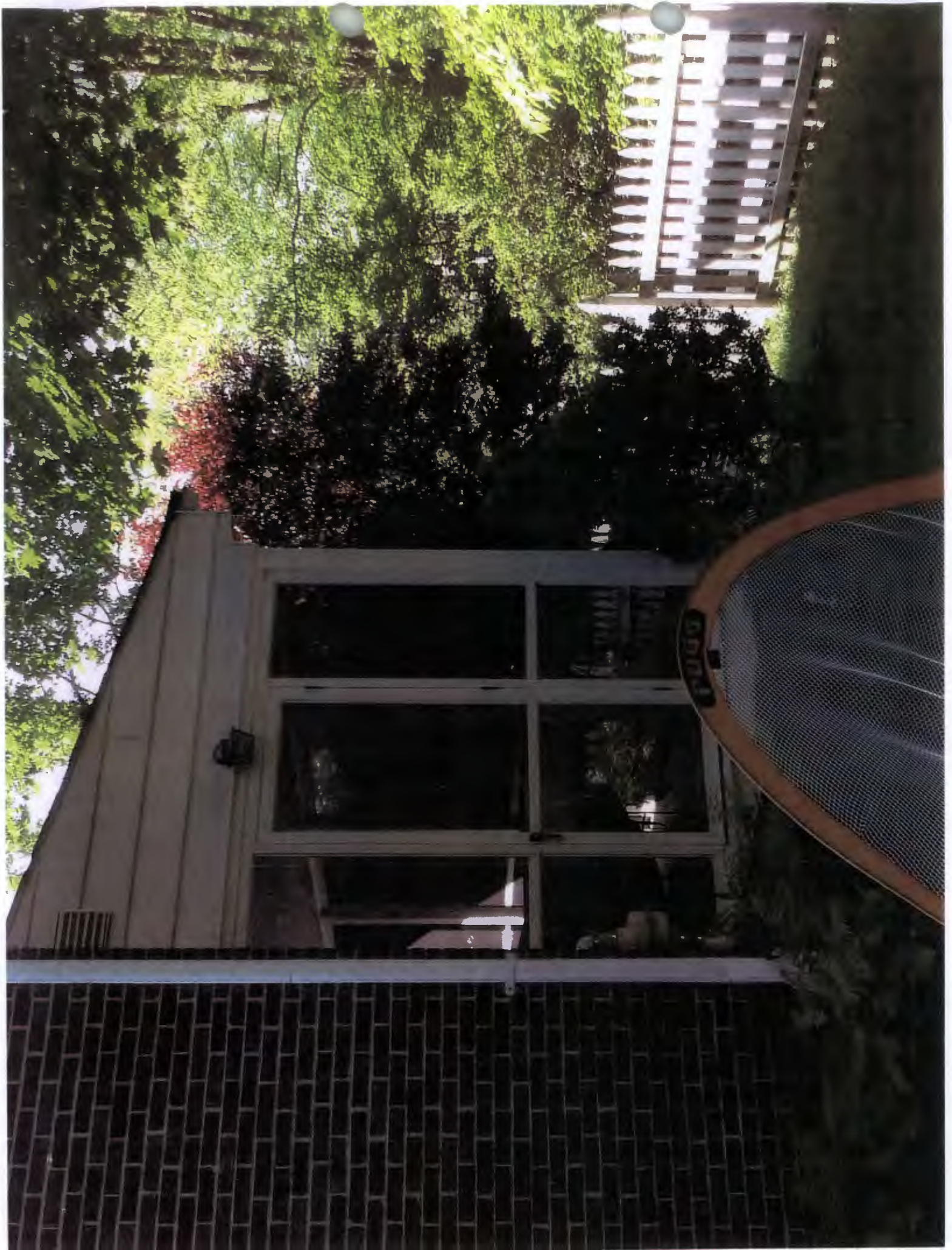
Loading... Please Wait.

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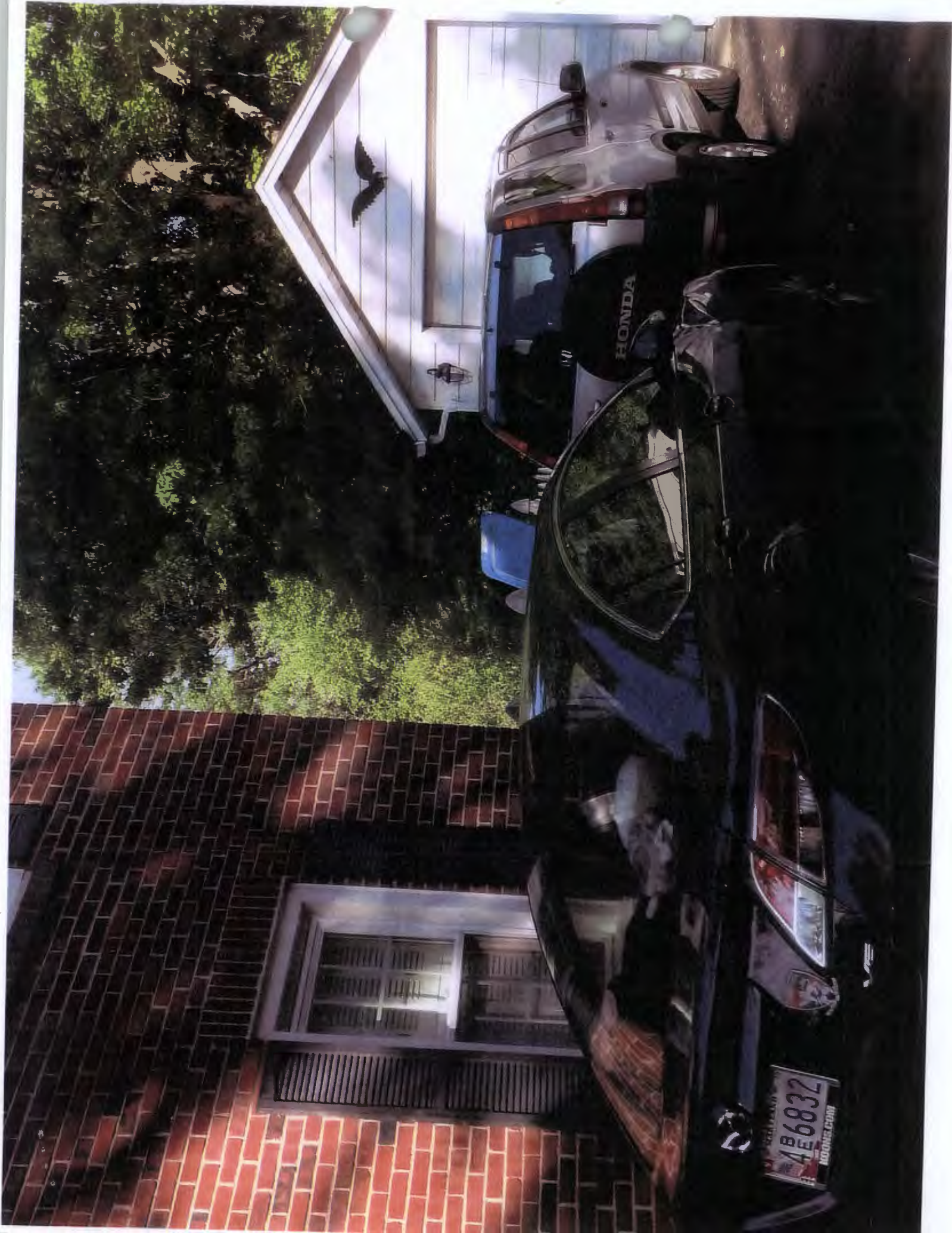












409 Woodbine Avenue



Publication Date: 5/29/2014



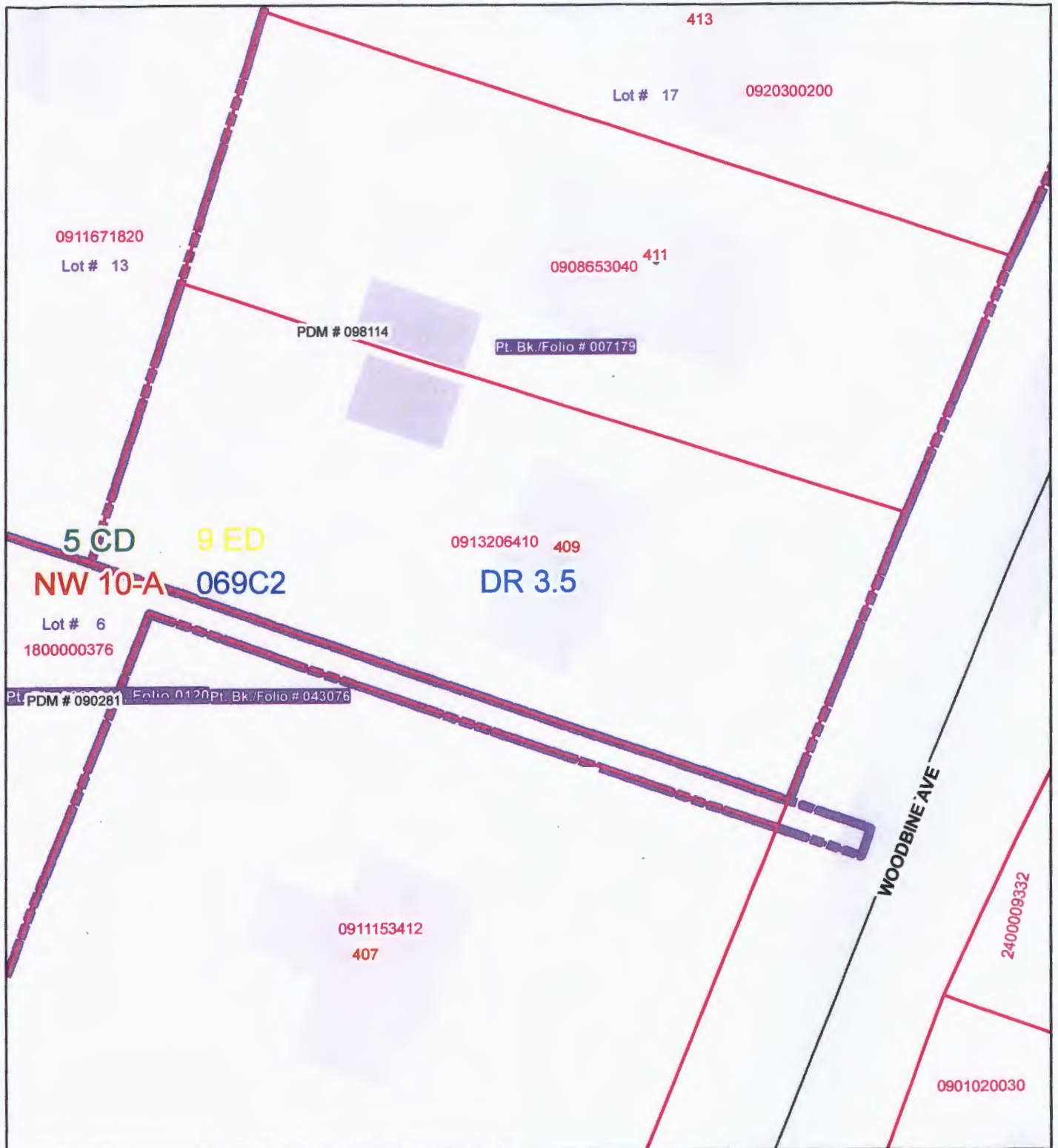
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
Feet

1 inch = 30 feet

409 Woodbine Avenue



Publication Date: 5/29/2014



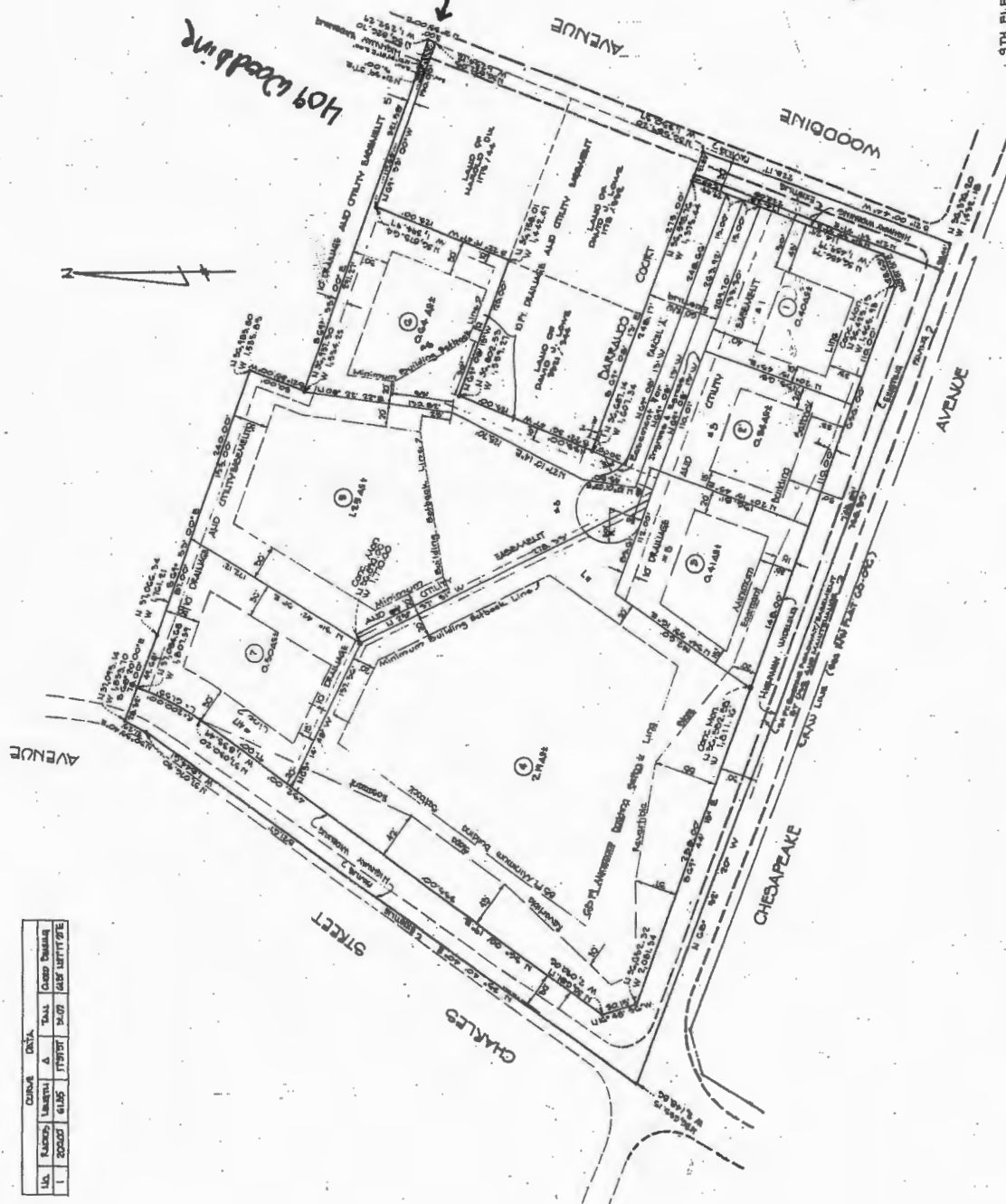
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



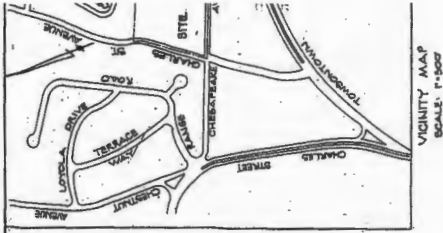
0 5 10 20 30 40
Feet

1 inch = 30 feet

DATE	RECORD	MAP	DATA	DATE	RECORD	MAP
1	20007	6185	17707	20007	6185	17707



*S' easement between
Boundary for 409 + boundary
for 407 Woodbine*



- DEFINITION DATA**
1. EXISTING TOWNSHIP
 2. EXISTING MAP
 3. AREA OF ROAD RIGHT OF WAY
 4. AREA OF FACED AREA
 5. ALLOCABLE NET DENSITY
 6. ALLOCABLE NET DENSITY
 7. ACTUAL NET DENSITY
 8. NUMBER OF UNITS ALLOWED
 9. NUMBER OF UNITS PROPOSED

NOTES:
1. THIS PLAT IS FOR THE PROPOSED LOT 1000
2. THE TOWN OF BALTIMORE HAS REVIEWED THIS PLAT
AND HAS PROVIDED TO THE APPLICANT THE STREET MAP AND LOT 1000
3. THE TOWN OF BALTIMORE HAS REVIEWED THIS PLAT
AND HAS PROVIDED TO THE APPLICANT THE STREET MAP AND LOT 1000

ENCL. JR. 41 FOLIO 120

FILED FOR RECORD
AUG 11 1977

[Signature]

EL DORADO HILLS
9TH ELECTION DISTRICT BALTIMORE CO. MARYLAND
NOVEMBER 17, 1970
SCALE: 1" = 50'

DEVELOPER
DR. ALBERT ZAPATA
3001 HAWKROCK ROAD
TIMOTHY MARLAND, 21075

DEVELOPER
DR. ALBERT ZAPATA
3001 HAWKROCK ROAD
TIMOTHY MARLAND, 21075

APPROVED: *[Signature]*
BALTIMORE COUNTY PLANNING BOARD

APPROVED: *[Signature]*
COUNTY BOARD MEMBER

APPROVED: *[Signature]*
DEPUTY STATE & COUNTY HEALTH OFFICER

NOTE:
THIS PLAT IS FOR THE PROPOSED LOT 1000
AND THE TOWN OF BALTIMORE HAS REVIEWED THIS PLAT
AND HAS PROVIDED TO THE APPLICANT THE STREET MAP AND LOT 1000

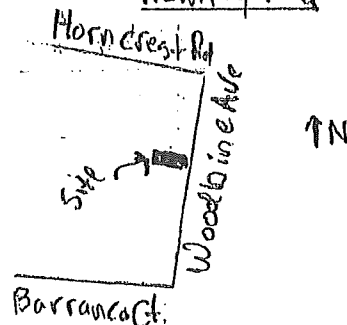
DEVELOPER'S CERTIFICATE
I, the undersigned, hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed professional engineer or architect in the State of Maryland. I further certify that the plat was prepared in accordance with the provisions of the Subdivision Map Act, Chapter 21, of the Code of the State of Maryland, and that the plat is a true and correct copy of the original plat on file in the office of the State and County Health Officers.

[Signature]
DATE: 3/12/77

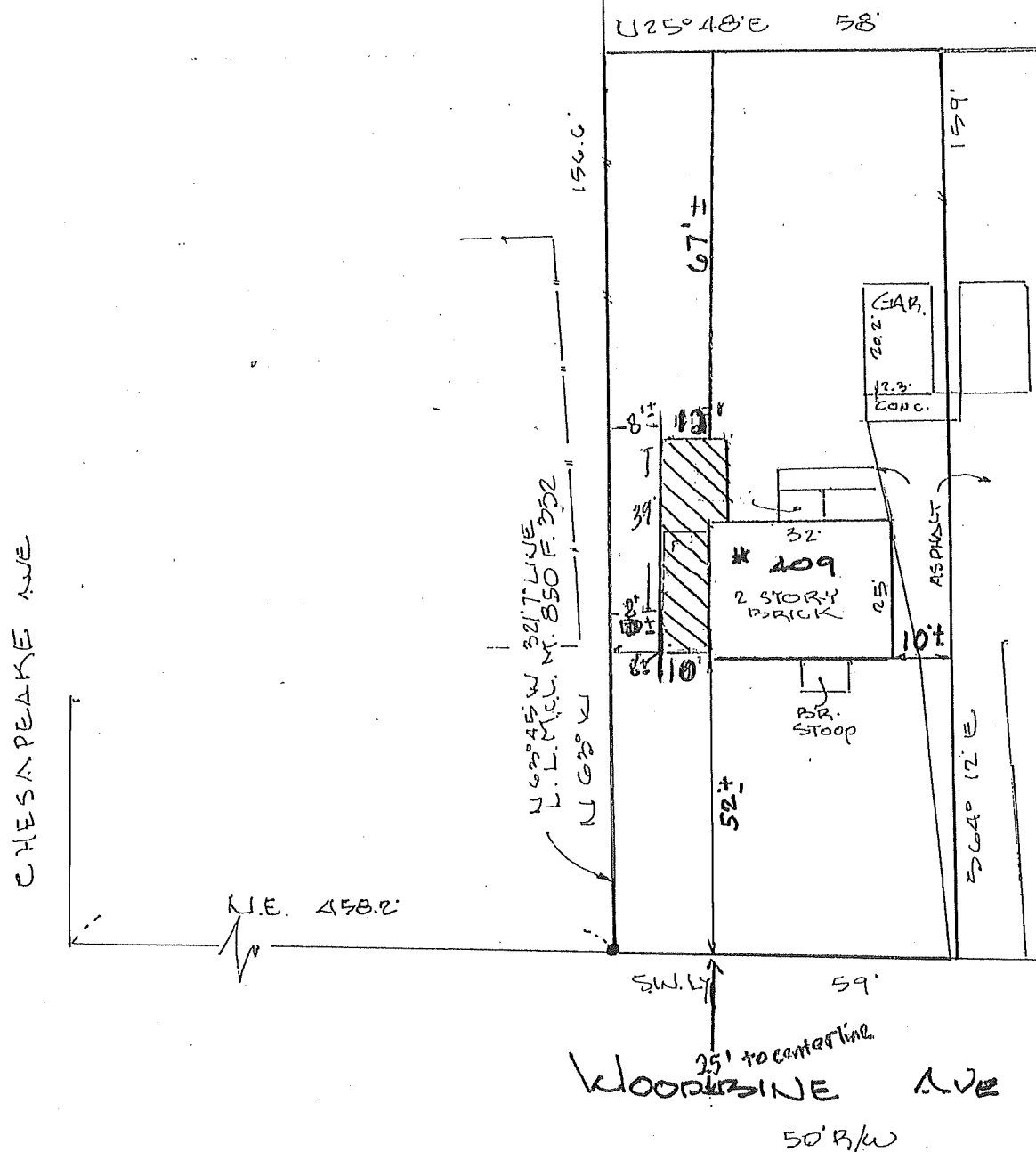
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[Signature]
DATE: 3/12/77

COAST GUARDIAN 15812 Folio 438
 LIBER 27842 Folio 0134
 Vicinity Map



Address: 404 Woodbine Ave. 9,106 SF
 Not historic; Not in floodplain; Not in CBA
 Public Water; No prior hearing
 Zoning Map: 069C2
 ZONE: DR3.5
 PUBLIC WATER: YES
 PUBLIC SEWER: YES
 PRIOR HEARINGS: NO



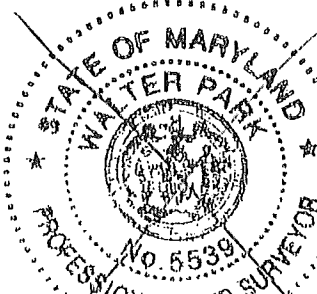
LOCATION DRAWING

CERTIFICATION

This is to certify that I have surveyed the property known as: 404
WOODBINE AVE

The information shown has been established by current acceptable survey procedures and from available record information. This drawing is to be used for Title Transfer Financing, or Refinancing Only and IS NOT to be used for the Establishment of Property Lines, Location for Fences, Garages, Buildings, or other

SEAL



SCALE 1" = 30'

DATE 5-13-08

LDE Inc.

9250 Rumsey Road Suite 106
 Columbia, Maryland 21045

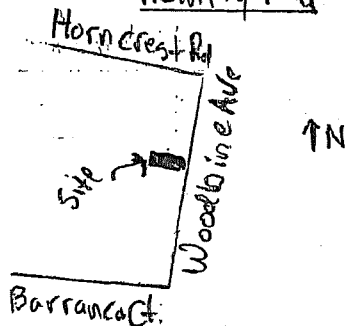
(410) 715-1070 (Balt.)
 (301) 596-3424 (Wash)
 (410) 715-9540 (Fax)

PROPERTY KNOWN AS: 409 WOODBINE AVE.

PETITION FOR ADMINISTRATIVE VARIANCES

L-15812 F. 438
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MD
Councilmanic District 5
Liber ~~15812~~ Folio ~~438~~
LIBER 27842 Folio 0134

Vicinity Map



Tax Act No: 0913206410

Owners: Vincent + Monica Guida

Address: 409 Woodbine Ave. 9,106 SF
Not historic; Not in flood plain; Not in CBA
Public Water; No prior hearing

Zoning Map: 069C2

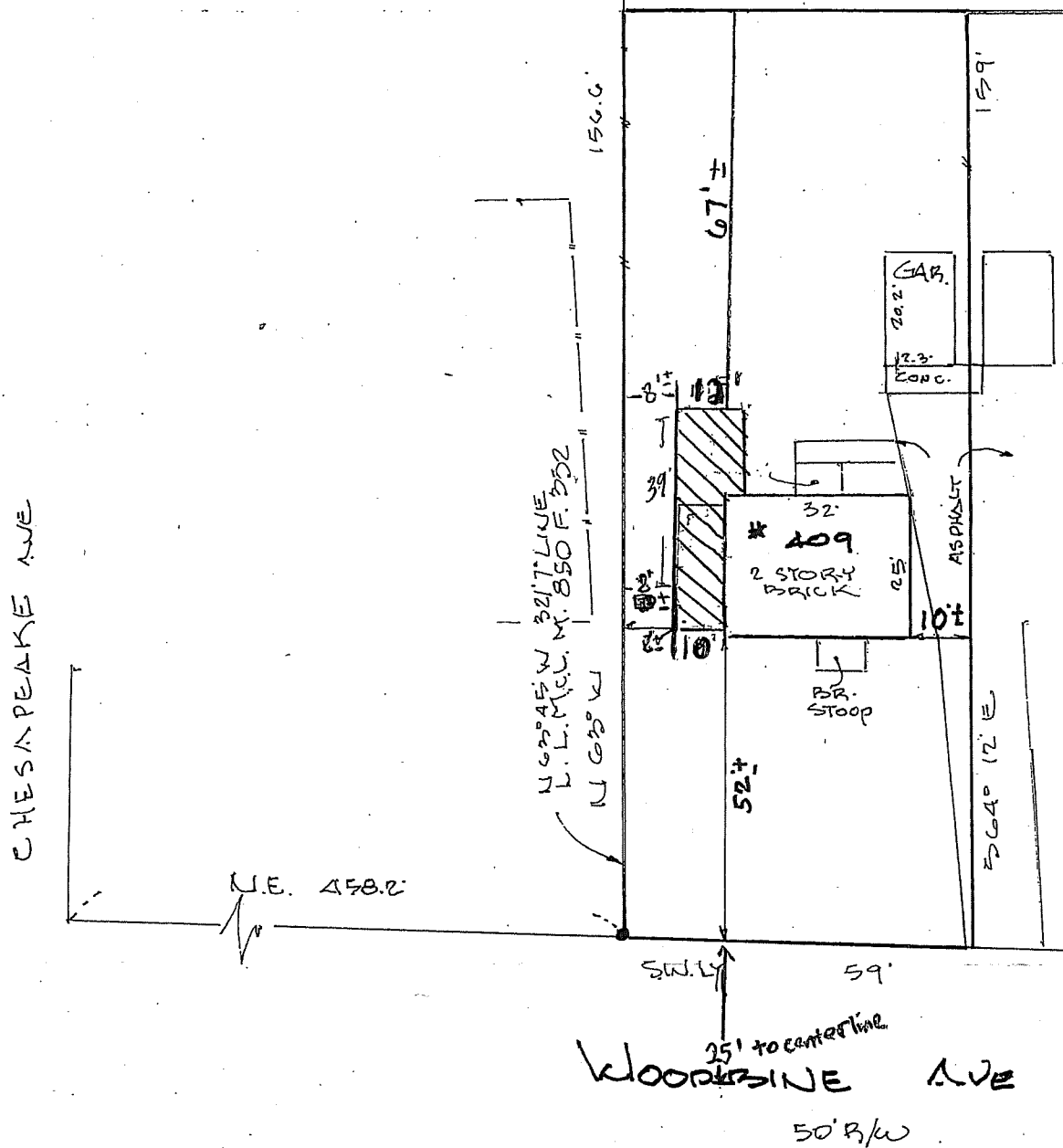
ZONE: DR3.5

PUBLIC WATER: YES

PUBLIC SEWER: YES

PRIOR HEARINGS: NO

U25°48'E 58'



LOCATION DRAWING

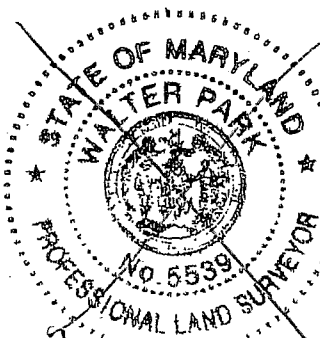
CERTIFICATION

This is to certify that I have surveyed the property known as: 409

WOODBINE AVE

The information shown has been established by current acceptable survey procedures and from available record information. This drawing is to be used for Title Transfer Financing, or Refinancing Only and IS NOT to be used for the Establishment of Property Lines, Location for Fences, Garages, Buildings, or other Existing or Future Improvements.

SEAL



Walter Park

SCALE 1" = 30'

DATE 5-13-08

LDE Inc.

9250 Rumsey Road Suite 106
Columbia, Maryland 21045

(410) 715-1070 (Balt.)
(301) 596-3424 (Wash.)
(410) 715-9540 (Fax)