

KEVIN KAMENETZ
County Executive



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

July 24, 2014

Esther H. Greenberg
7 Chestnut Court
Owings Mills, Maryland 21117

RE: Petition for Administrative Variance
Case No. 2014-0282-A
Property: 7 Chestnut Road

Dear Ms. Greenberg:

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

c: Jeff Rubin, 7 Chestnut Court, Owings Mills, Maryland 21117

IN RE: PETITION FOR ADMIN. VARIANCE *
(7 Chestnut Road)
4th Election District *
2nd Council District *
Esther H. Greenberg *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0282-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Esther H. Greenberg. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To permit a proposed detached accessory structure (shed) to be located partially in the side yard of the principal building in lieu of the required rear, and (2) To amend the Final Development Plan (FDP) of Velvet Hills South, Section 5, Block A, Lot 43 only. The subject property and requested relief are more particularly described on Petitioner's Exhibit 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 6, 2014 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. 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

ORDER RECEIVED FOR FILING

Date 7-24-14

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

Although the Department of Planning did not make any recommendations related to the storage shed height and usage, I will impose conditions that the detached accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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, by the Administrative Law Judge for Baltimore County, this 24th day of July, 2014, that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To permit a proposed detached accessory structure (shed) to be located partially in the side yard of the principal building in lieu of the required rear, and (2) To amend the Final Development Plan (FDP) of Velvet Hills South, Section 5, Block A, Lot 43 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject shed into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The shed shall not be used for commercial purposes.

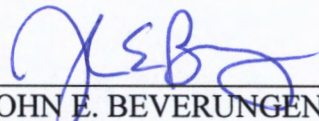
ORDER RECEIVED FOR FILING

Date

7-24-14

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 7-29-14

By DLW



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 7 CHESTNUT CT, OWINGS MILLS 21117 Currently zoned DR1
 Deed Reference 1 10 Digit Tax Account # 2000007332
 Owner(s) Printed Name(s) ESTHER H. GREENBERG

(SELECT THE HEARING(S) BY MARKING ☒ 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/plot attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

Section 400.1 – to permit a proposed detached accessory structure (shed) to be located partially in the side yard of the principal building in lieu of the required rear; and to amend the final development plan of Velvet Hills South, Section 5, Block A, lot 43 only.

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):

ESTHER H. GREENBERG

Name #1 – Type or Print

Name #2 – Type or Print

+ Esther H. Greenberg

Signature #1

Signature #2

7 CHESTNUT CT, OWINGS MILLS 21117

Mailing Address

City

State

21117 410-559-3545 EGREENBERG@JCC.ORG

Zip Code

Telephone #

Email Address

JCC.ORG

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

JEFF RUBIN

Name – Type or Print

Signature

7 CHESTNUT CT, OWINGS MILLS

Mailing Address

City

State

21117 240-463-6000 JEFF@BALTIMOREHANDYMAN.COM

Zip Code

Telephone #

Email Address

HANDYMAN.COM

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.

Date

Administrative Law Judge for Baltimore County

CASE NUMBER

2014-0282-A

Filing Date

6/24/14

Estimated Posting Date

7/6/14

Reviewer

RJD

Rev 5/8/2014

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: 7 CHESTNUT CT, OWINGS MILLS, MD 21117
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)

OUR PRACTICAL DIFFICULTY IS TO LOCATE THE SHED NEXT TO OUR EXISTING DRIVEWAY SO WE HAVE DIRECT ACCESS TO THE DOORS FOR THE SNOW BLOWER, TOOLS, ETC.

BECAUSE OUR HOUSE HAS A UNIQUE APENDAGE THAT PROJECTS BEYOND THE MAIN REAR FOUNDATION WALL LOCATING THE SHED COMPLETELY IN THE REAR YARD WOULD PUSH THE SHED APPROXIMATELY 15' AWAY FROM THE DRIVEWAY AND 2'-3' LOWER IN ELEVATION AS THE TERRAIN SLOPES AWAY FROM THE DRIVEWAY, STRICT COMPLIANCE WITH THE BCZR WOULD UNREASONABLY PREVENT THE CONSTRUCTION OF THE SHED IN A LOCATION ADJACENT TO THE EXISTING DRIVEWAY.

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

x Esther H. Greenberg
Signature of Owner (Affiant)

Signature of Owner (Affiant)

ESTHER H. GREENBERG
Name- Print or Type

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 23 day of June, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Esther Greenberg

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

David Mitnick

1/27/18

My Commission Expires

REV. 5/8/2014

Item # 0282

Zoning Property Description for 7 Chestnut Court, Owings Mills, MD 21117

Esther H. Greenberg, applicant

Beginning at a point on the south side of Chestnut Court which is 90' wide at the distance of +- 245' south of the centerline of the nearest improved intersecting street Ashley Way which is 50' wide.

"Being Lot # 43, Block A, Section #5 in the subdivision of VELVET HILLS SOUTH as recorded in Baltimore County Plat Book #54, Folio #64, containing 24,145 square feet. Located in the 4th Election District and Council District 2.

Representative-
Jeff Rubin
240-463-6000 cell

Item # 282

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

No. **113817**

Date: **6/24/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DRA
6/25/2014 6/24/2014 14:46:51 3

PER MS03 WALKIN ADNA AND

>> RECEIPT # 657856 6/24/2014 OFUN

Dept 5 528 ZONING VERIFICATION

CR NO. 113817

Receipt Tot \$150.00

\$150.00 CR 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150						5150

Total: **5150**

Rec

From:

For:

zoning hearing - case # 2014-0282-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

M E M O R A N D U M

DATE: August 26, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0282-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 25, 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 TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment7-7DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC

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

FIRE DEPARTMENT

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

6-30

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 7-6-14 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



Item # 282

6.23.14

7 CHESTNUT CT. FOOTPRINT OF SHED



#5

#7
SUBJECT

#6

6.23.14

Item # 282

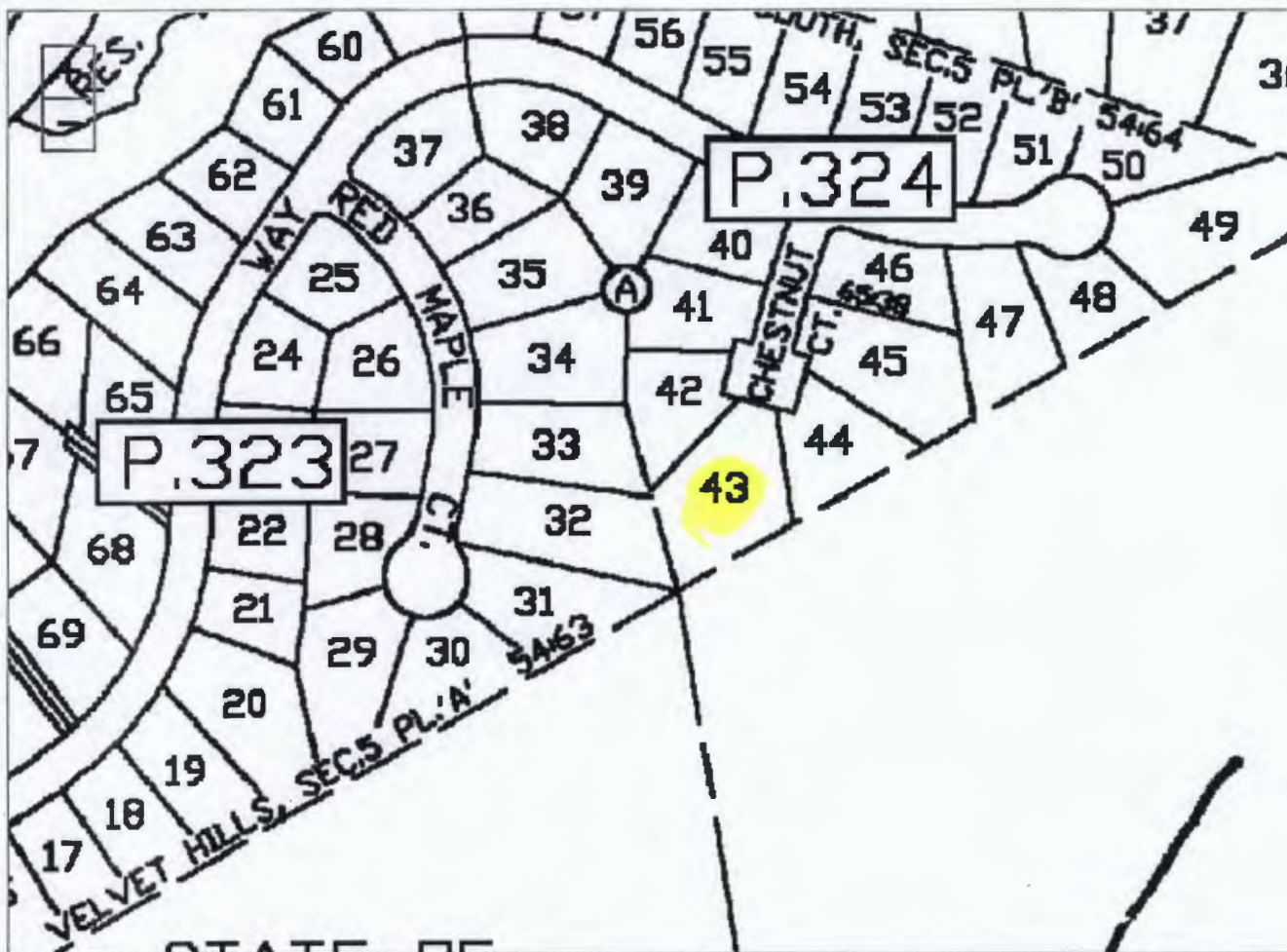
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Account Identifier:				District - 04 Account Number - 2000007332							
Owner Information											
Owner Name:		GREENBERG ESTHER H				Use:		RESIDENTIAL			
Mailing Address:		7 CHESTNUT CT OWINGS MILLS MD 21117				Principal Residence:		YES			
						Deed Reference:		/33292/ 00059			
Location & Structure Information											
Premises Address:		7 CHESTNUT CT 0-0000				Legal Description:		.5543 AC VELVET HILLS SOUTH			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	B	
0049	0021	0324		0000	5	A	43	2013	Plat Ref:	0054/0064	
Special Tax Areas:						Town:		NONE			
						Ad Valorem:					
						Tax Class:					
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use		
1993		4,278 SF					24,145 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation				
2.000000	YES	STANDARD UNIT		FRAME	2 full/ 1 half	1 Attached					
Value Information											
		Base Value		Value		Phase-In Assessments					
				As of		As of		As of			
				01/01/2013		07/01/2013		07/01/2014			
Land:		130,000		98,800							
Improvements		355,900		338,200							
Total:		485,900		437,000		437,000		437,000			
Preferential Land:		0						0			
Transfer Information											
Seller: GREENBERG ALLAN R				Date: 03/12/2013				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /33292/ 00059				Deed2:			
Seller: VELVET HILLS DEVELOPMENT CORP				Date: 12/24/1992				Price: \$339,455			
Type: ARMS LENGTH IMPROVED				Deed1: /09525/ 00479				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:		Class		07/01/2013		07/01/2014					
County:		000		0.00							
State:		000		0.00							
Municipal:		000		0.00 0.00		0.00 0.00					
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: Approved 06/17/2013											

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **04** Account Number: **2000007332**

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

☒ Loading... Please

Loading... Please Wait.

→



KEVIN KAMENETZ
County Executive

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

July 15, 2014

Esther Greenberg
7 Chestnut Court
Owings Mills MD 21117

RE: Case Number: 2014-0282 A, Address: 7 Chestnut Court

Dear Ms. Greenberg:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 24, 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
Jeff Rubin, 7 Chestnut Court, Owings Mills MD 21117

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



Maryland Department of Transportation

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

Date: 6/30/14

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

RE: Baltimore County
Item No 2014-0282-A
Administrative Variance
Esther H. Greenberg
7 Chestnut Court.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0282-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 "Richard A. Zeller", is written over the typed name of Steven D. Foster.

Steven D. Foster, Chief
Development Manager
Access Management Division

SDF/raz

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

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 7, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For July 7, 2014
Item No. 2014-0272, 0273, 0274, 0281, 0282, 0284, 0285 and 0287

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRevZAC -No Comments\ZAC07072014 -.doc

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/7/14

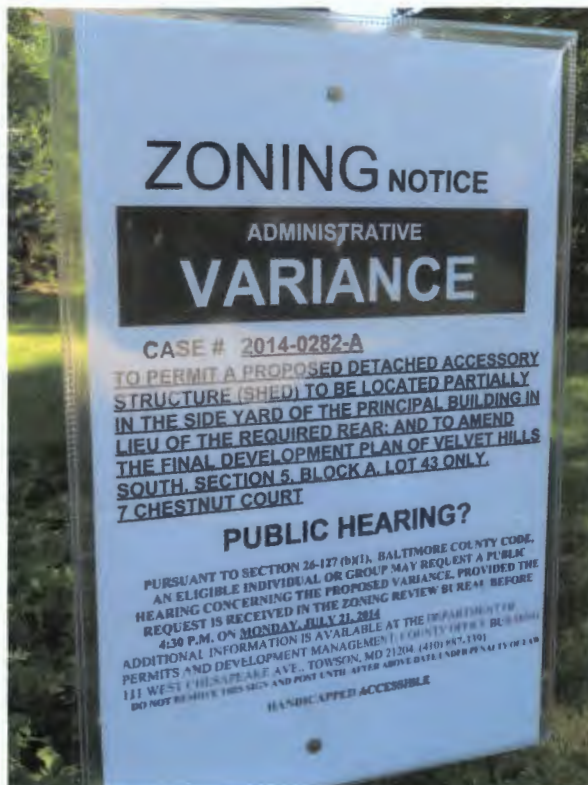
Case Number: 2014-0282-A

Petitioner / Developer: E H GREENBERG~JEFF RUBIN

Date of Hearing (Closing): JULY 21, 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:
7 CHESTNUT COURT

The sign(s) were posted on: JULY 6, 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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0282 -A Address 7 Chestnut Ct

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/24/14 Posting Date: 7/6/14 Closing Date: 7/21/14

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 2014- 0282 -A Address 7 Chestnut Ct

Petitioner's Name E H Greenburg Telephone 410 559-3545

Posting Date: 7/6/14 Closing Date: 7/21/14

Wording for Sign: To Permit a proposed detached accessory structure (shed)
to be located partially in the side yard of the principal building
in lieu of the required rear; and to amend the final development plan
of Velvet Hills South, Section 5, Block A, lot 43 only

Revised 7/06/11

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: 2014-0282-A

Petitioner: ESTHER H. GREENBERG

Address or Location: 7 CHESTNUT CT, OWINGS MILLS 21117

PLEASE FORWARD ADVERTISING BILL TO:

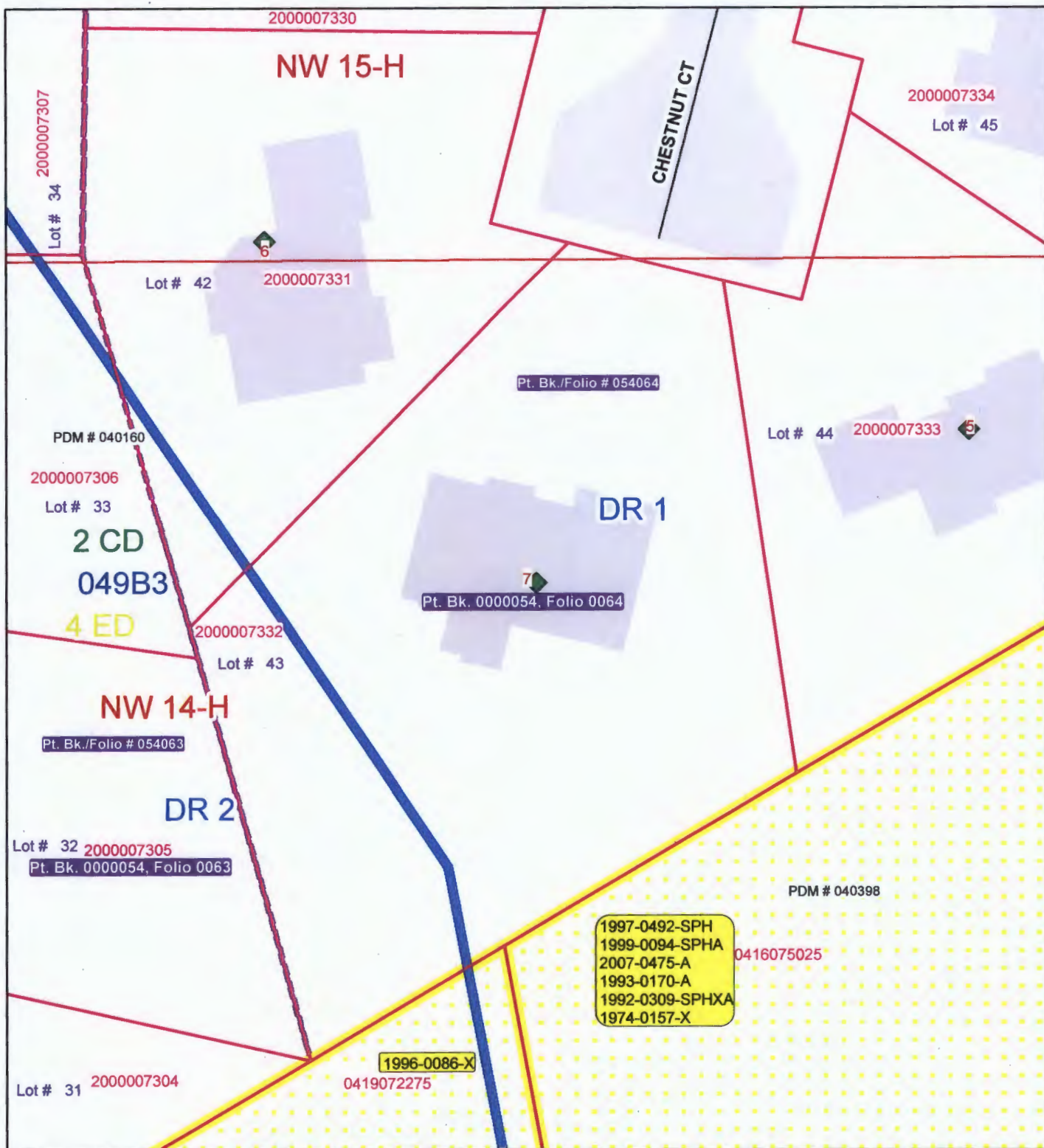
Name: ESTHER GREENBERG AND JEFF RUBIN

Address: 7 CHESTNUT CT
OWINGS MILLS, MD 21117

Telephone Number: 240-463-6000

CELL - JEFF

7 Chestnut Court



Publication Date: 6/24/2014



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

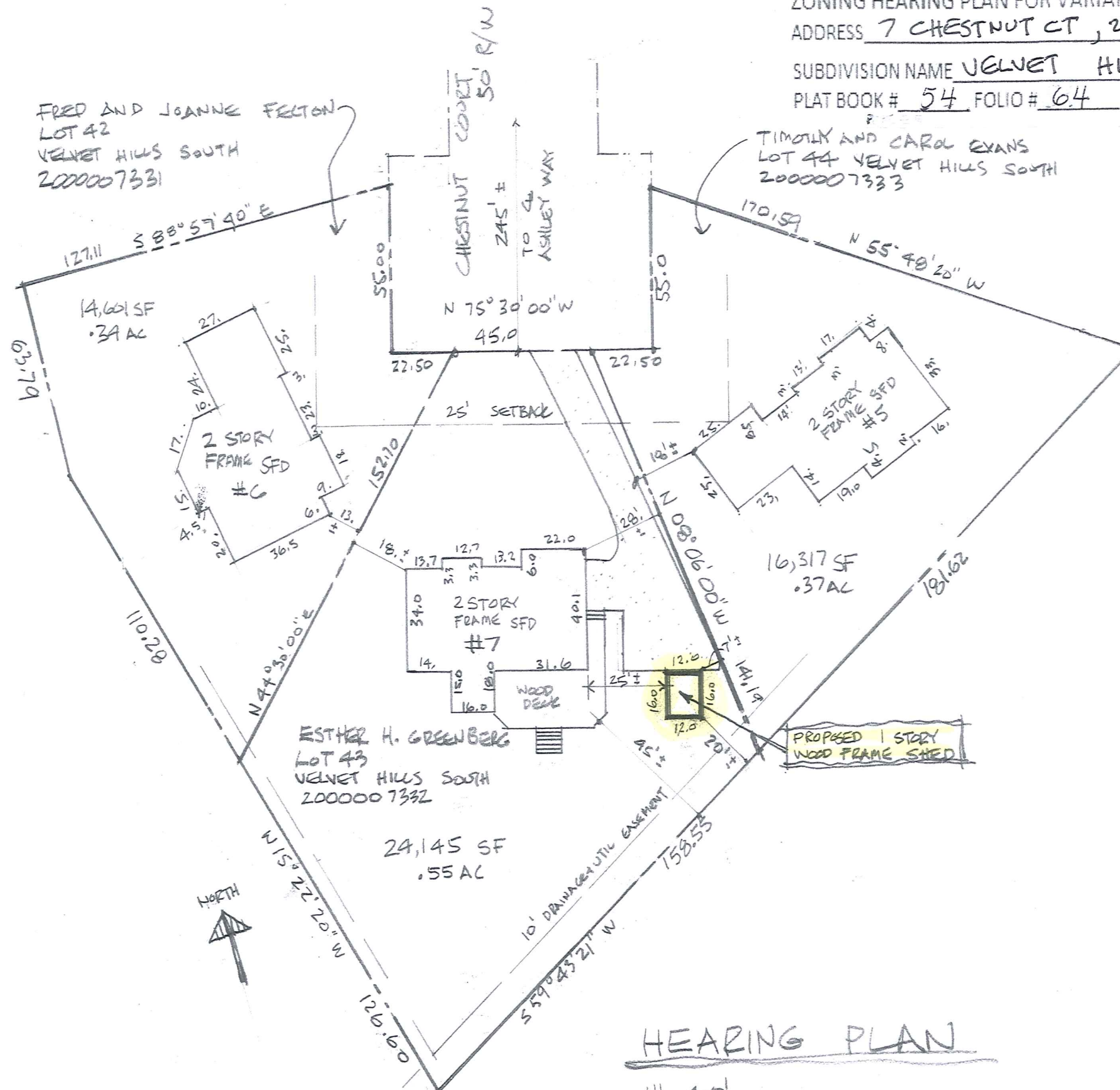


0 10 20 40 60 80 Feet

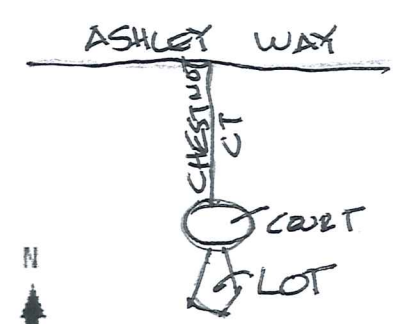
1 inch = 40 feet

Item # 282

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 7 CHESTNUT CT, 21117 OWNER(S) NAME(S) ESTHER H. GREENBERG
 SUBDIVISION NAME VELVET HILLS SOUTH LOT # 43 BLOCK # A SECTION # 5
 PLAT BOOK # 54 FOLIO # 6.4 10 DIGIT TAX # 2000007332 DEED REF. # 33292/00059



SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP # 049B3
 SITE ZONED DR-1 / DR-2
 ELECTION DISTRICT 4
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE .55
 OR SQUARE FEET 24,145
 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:

#2014-0282-A

Ret. Exh. 1

JOHN AND CAROL EVANS
T 44 VELVET HILLS SOUTH
00007333



$1'' = 40'$
DRAWN BY JEFF RUBIN 6.24.14

#2014-0282-A

ZONING MAP# 0493C
SITE ZONED DR-1 / DR-2
ELECTION DISTRICT 4
COUNCIL DISTRICT 2
LOT AREA ACREAGE .55
OR SQUARE FEET 24,45
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: