



KEVIN KAMENETZ
County Executive

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

July 30, 2014

Paul A. Gurbel
Anne Y. Gurbel
7208 Bellona Avenue
Baltimore, Maryland 21212

RE: Petition for Administrative Variance
Case No. 2014-0289-A
Property: 7208 Bellona Avenue

Dear Mr. and Mrs. Gurbel:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Peter B. Sullivan, 15 W. Aylesbury Road, Suite 400, Timonium, MD 21093

IN RE: PETITION FOR ADMIN. VARIANCE *
(7208 Bellona Avenue)
9th Election District *
2nd Council District *
Paul A. and Anne Y. Gurbel *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0289-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, Paul A. and Anne Y. Gurbel ("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 breezeway to be built between an existing dwelling and an existing detached garage, which will make the side setback of the garage (once attached) deficient at 9' in lieu of the required 20'. 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 submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 11, 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

ORDER RECEIVED FOR FILING

Date 7-30-14

By SW

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

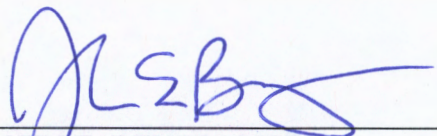
Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 30th day of July, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a breezeway to be built between an existing dwelling and an existing detached garage, which will make the side setback of the garage (once attached) deficient at 9' in lieu of the required 20', 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 7-30-14

2

By 



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 7208 Bellona Ave. Balt. MD

which is presently zoned D.R.1

Deed Reference 6941/453

10 Digit Tax Account # 0919851151

Property Owner(s) Printed Name(s) PAUL A GURBEL ANNE Y GURBEL

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

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

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

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

BCZR: 1B02.3.C.1 → To permit a breezeway to be built between an existing dwelling and an existing detached garage, which will make the side setback of the garage (once attached) deficient at 9 feet, in lieu of the required 20 feet.

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

PAUL A GURBEL ANNE Y GURBEL

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

PETER B. SULLIVAN

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 14 day of June, 2014 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

LISA M. SEELEY
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

MY COMMISSION EXPIRES 5/10/2015

Lisa M. Seeley My Commissioner expires 5/10/15
Administrative Law Judge of Baltimore County

CASE NUMBER

2014-0289-A

7/1/14

Estimated Posting Date

7/13/14

Reviewer

JS

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 7208 BELLONA AVE. BALTIMORE MARYLAND 21212
Print or Type Address of property City State Zip Code

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

WE DO OWN AND LIVE AT THE PROPERTY LOCATED AT 7208 BELLONA AVE.
BALTIMORE, MD 21212

THERE ARE NO ACTIVE ZONING VIOLATIONS ON THIS PROPERTY

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

Signature of Affiant

PAUL A. GURBEL

Name- Print or Type

Signature of Affiant

ANNE Y. GURBEL

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 28th day of June, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Paul and Anne Gurbel

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

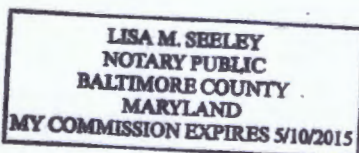
AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

Lisa M. Seely

May 10, 2015



7208 Bellona Avenue

Property Description:

BEGINNING for the same in the center line of Bellona Avenue at the beginning of the land described in a deed from Title Guarantee and Trust Company to Katharine Kendall Bartlett dated June 30, 1921, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 541 folio 385, etc., and running thence binding on the first line and part of the second line of said land description in said deed South 21 degrees and 45 minutes West 200 feet and South 0 degrees, 19 minutes and 40 seconds West 162.57 feet, thence for a line of division across the land described in said deed North 71 degrees, 46 minutes and 30 seconds West 318.18 feet to the West side of a road there situate, said road being called 25 feet wide in the deed above referred to, but having since been widened to 50 feet by the addition of a strip of land 25 feet wide extending Eastwardly from the former East side of said 25 foot road, thence binding along the outlines of said land described in said deed as now surveyed and on the West side of said road with the use thereof in common with others entitled thereto the five following courses and distances: (1) North 15 degrees, 33 minutes and 10 seconds East 31.06 feet; (2) North 4 degrees, 52 minutes and 30 seconds East 67.30 feet; (3) North 3 degrees, 29 minutes and 20 seconds West 67.22 feet; (4) North 7 degrees, 31 minutes and 00 seconds West 159.23 feet; and (5) North 2 degrees, 44 minutes and 30 seconds West 128.97 feet to the center line of Bellona Avenue and thence, binding on said center line of said Bellona Avenue South 62 degrees and 53 minutes East 443 feet to the place of beginning.

SUBJECT to the use of a right-of-way for utilities 7 feet wide heretofore laid out Northwesterly and Westerly from the lines first and secondly herein described.

SUBJECT also to use in common with others entitled thereto of a roadway 50 feet in width running along and across the westernmost boundary lines of the premises herein above described.

CONTAINING 3.07 Acres of Land more or less, of which 0.51 of an acre is in the 50 foot road.

The improvements thereon being known as No. 7208 Bellona Avenue.

BEING the same lot of ground which by Deed dated July 30, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4026, folio 035, was granted and conveyed by J. KEMP BARTLETT, III, and LETITIA W. BARTLETT, his wife, et al., and MARYLAND NATIONAL BANK, et al., to STUART D. SUNDAY and DOROTHY H. SUNDAY, his wife, the within grantors. The said STUART D. SUNDAY having since died on

2014-0289-A

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

No. **113825**

Date: **7-1-14**

PAID RECEIPT

ISSUED ACTUAL TIME
 7/03/2014 7/01/2014 11:16:16
 REC 0001 WJH/LRS LJR
 RECEIPT 8 518518 7/01/2014
 5 528 /ORIG. VERIFICATION
 11.30.25
 Recpt tot \$75.00
 \$75.00 CR \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00
Total:								\$ 75.00

Rec From: **GURBEL**

For: **2014-0289-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0289 -A

Address 7208 BELLONA AVE.

Contact Person: JASON SEISELMAN
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/1/14

Posting Date: 7/13/14

Closing Date: 7/28/14

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- 0289 -A

Address 7208 BELLONA AVE.

Petitioner's Name GURBEL

Telephone 410-303-0134

Posting Date: 7/13/14

Closing Date: 7/28/14

Wording for Sign: TO PERMIT A BREEZEWAY TO BE BUILT BETWEEN EXISTING DWELLING AND EXISTING DETACHED GARAGE, ALLOWING AN EXISTING SIDE YARD SET BACK OF 9 FEET IN LIEU OF THE REQUIRED 20 FEET. (GARAGE IS NOT MOVING).

Revised 7/06/11

M E M O R A N D U M

DATE: September 2, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0289-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 29, 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





Front of property
- Main House



DETACHED GARAGE
-FRONT VIEW



DETACHED GARAGE



7206
Bellona Ave.



View from 7206 Bellona
Toward 7208 property

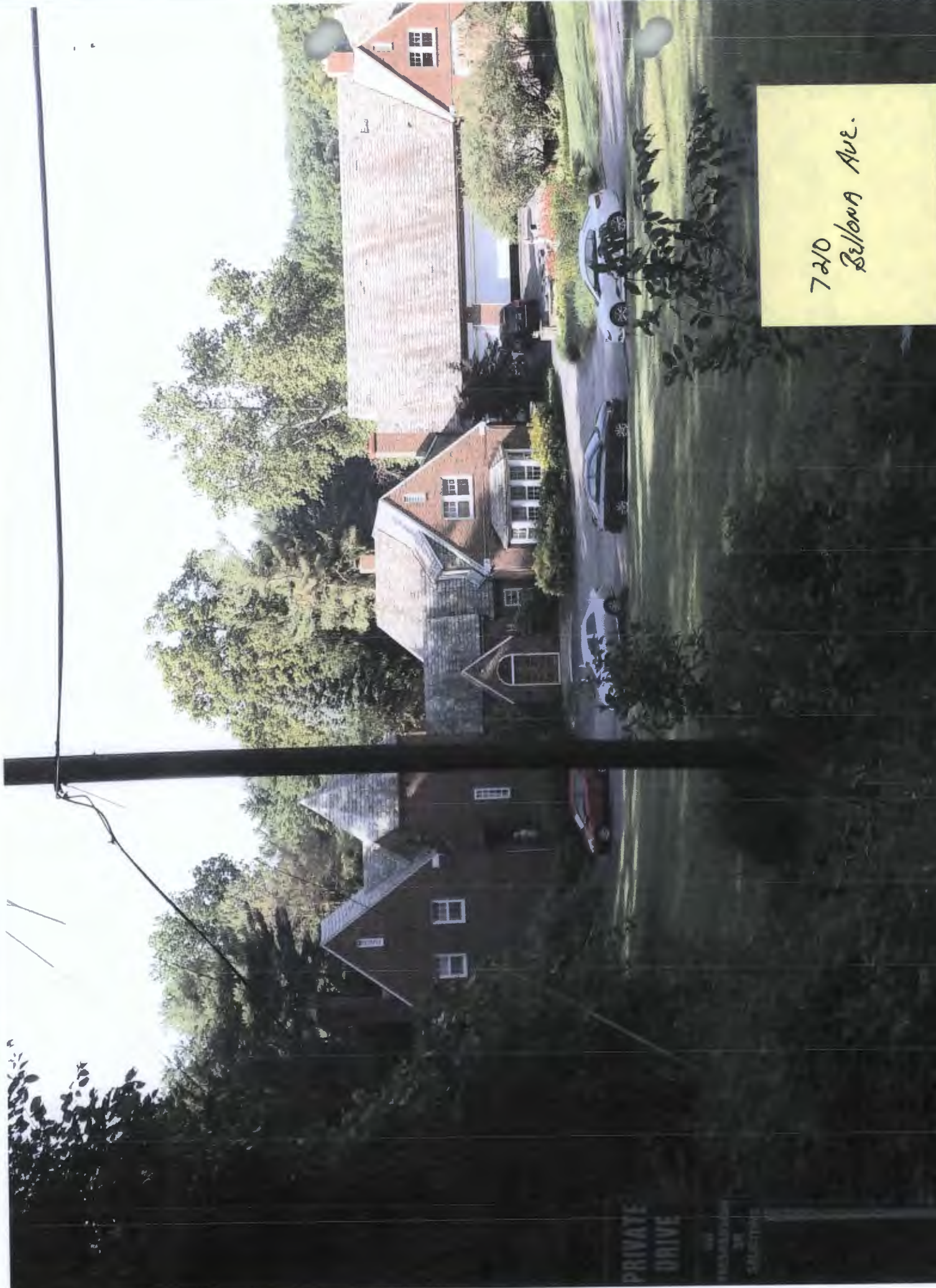


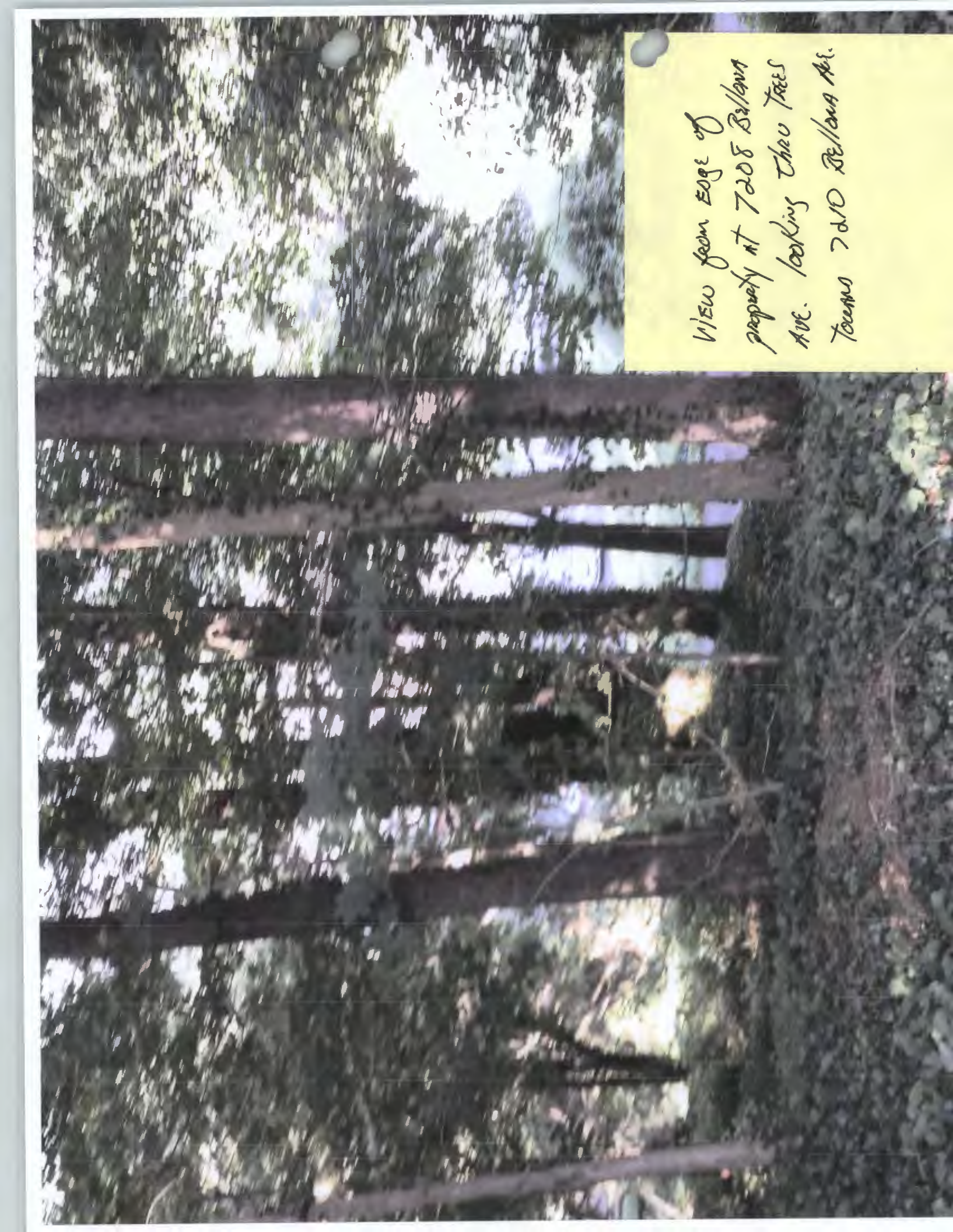
DETACHED
GARAGE

VIEW from property
LINE on 7208 Bellvue
TOWNS 7206 Bellvue
- TREES block view



7210
Bellona Ave.





View from Edge of
property at 7208 Bellona
Ave. looking thru trees
towards 7210 Bellona Ave.

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

7-14

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: 7-11-14

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

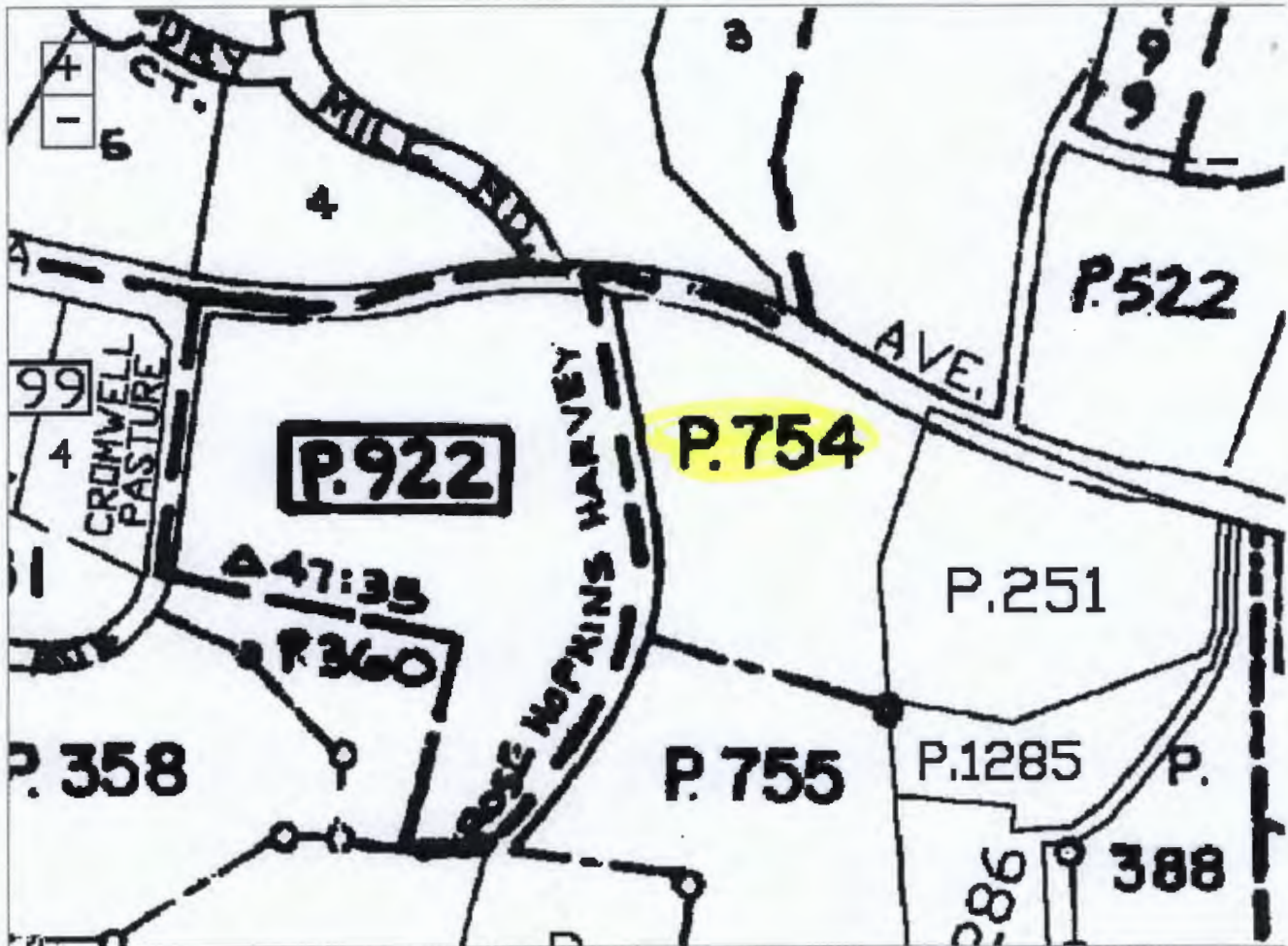
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0919851151			
Owner Information					
Owner Name:	GURBEL PAUL A GURBEL ANNE Y		Use:	RESIDENTIAL	
Mailing Address:	7208 BELLONA AVE BALTIMORE MD 21212		Principal Residence:	YES	
			Deed Reference:	/34386/ 00468	
Location & Structure Information					
Premises Address:	7208 BELLONA AVE 0-0000		Legal Description:	3.07 AC SS BELLONA A 750 WE CHARLES ST	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0069	0023	0754		0000	2014
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1923	6,121 SF		3.0700 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2.500000	YES	STANDARD UNIT	STUCCO	6 full/ 2 half	1 Detached
Last Major Renovation					
Value Information					
	Base Value	Value As of 01/01/2014	Phase-In Assessments As of 07/01/2013 As of 07/01/2014		
Land:	843,600	843,600			
Improvements	786,700	804,000			
Total:	1,630,300	1,647,600	1,630,300	1,636,067	
Preferential Land:	0			0	
Transfer Information					
Seller: ZIZIC THOMAS M		Date: 10/30/2013	Price: \$1,810,000		
Type: ARMS LENGTH IMPROVED		Deed1: /34386/ 00468	Deed2:		
Seller: BANK STEPHEN A		Date: 06/26/1985	Price: \$460,000		
Type: ARMS LENGTH IMPROVED		Deed1: /06941/ 00473	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: No Application					

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty/\)](http://sdat.resiusa.org/RealProperty/)District: **09** Account Number: **0919851151**

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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KEVIN KAMENETZ
County Executive

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

July 29, 2014

Paul A. & Anne Y. Gurbel
7208 Bellona Avenue
Baltimore MD 21212

RE: Case Number: 2014-0289 A, Address: 7208 Bellona AZvenue

Dear Mr. & Ms. Gurbel:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 1, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Peter B. Sullivan, 15 W. Aylesbury Avenue, Suite 400, Timonium MD 21093

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



Maryland Department of Transportation

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

Date: 7/14/14

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

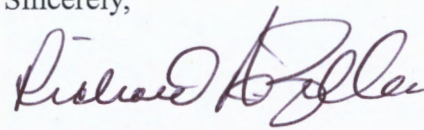
RE: Baltimore County
Item No. 2014-0289-A.
Administrative Variance
Paul A. & Anne Y. Garbel
7208 Beilona Avenue
MD 2134

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 7/14/14. A field inspection and internal review reveals that an entrance onto MD134 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance. Case Number 2014-0289-A.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

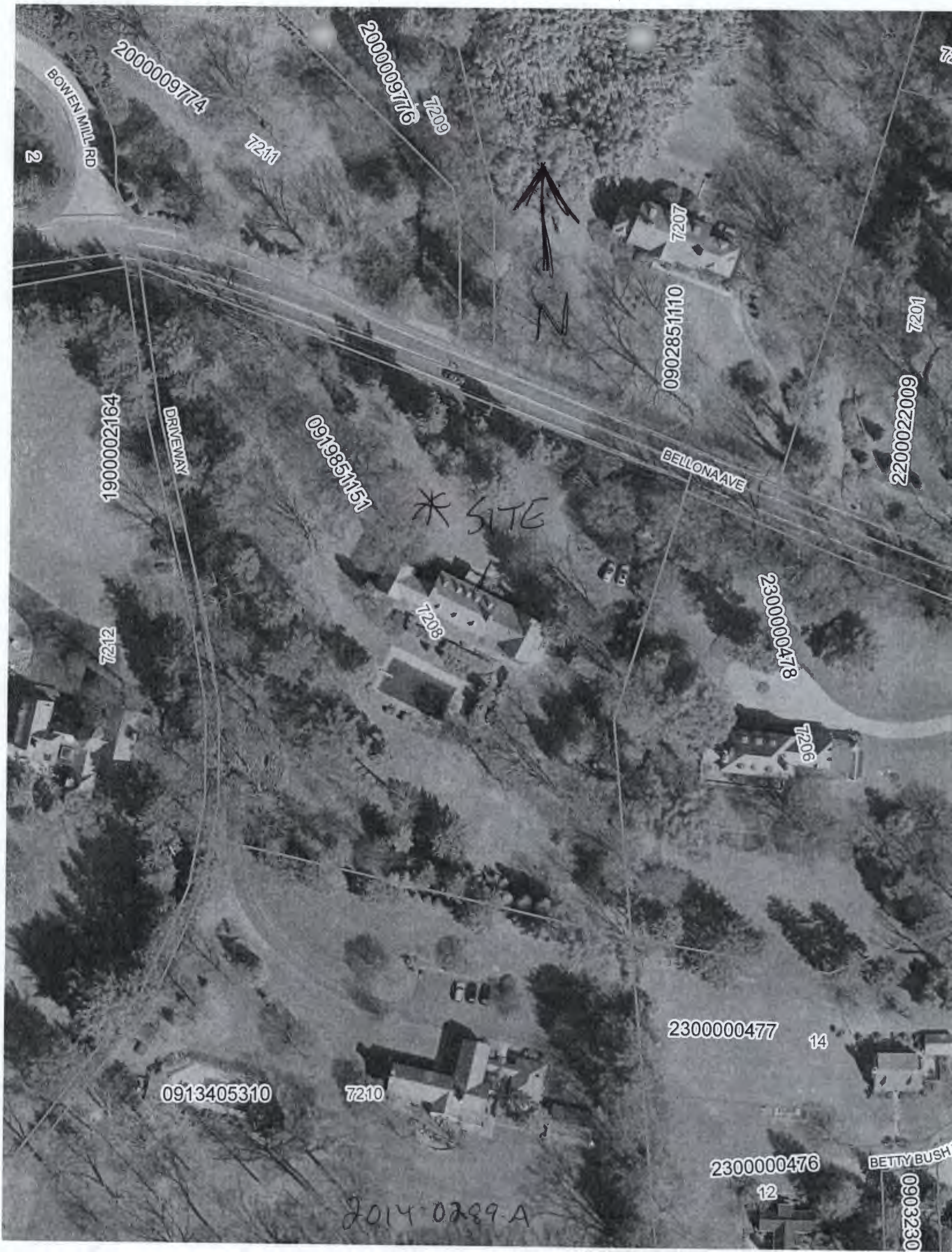
Sincerely,

for 
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



2000009774

2000009776
7209

7211

7207

0902851110

7202

600220027

1900002164

DRIVEWAY

0919851151

* SITE

7208

2300000478

7206

7212

2300000477

14

0913405310

7210

2300000476

12

BETTY BUSH

09032330

2014-02-29-A

NW 9-A

Lot # 1

2000009774

PDM # 090472

Pt. Bk. 0000055, Folio 0084

2000009776

Lot # 3

0901950000

0902851110

Pt. Bk./Folio # 047098

Lot # 4 2000009777

7207

2200022009

Pt. Bk. 0000047, Folio 0098

1900002166

2 CD

069C3

DR 1

9 ED

1963-0095-X
1986-0507-X
1981-0104-A

Lot # 2 1900002164

Pt. Bk. 0000047, Folio 0025

PDM # 098011

Pt. Bk./Folio # 047035

PDM # 090747

7208
0919851151

Lot # 1 7206 2300000478

NW 8-A

PDM # 090698

Pt. Bk./Folio # MP97000

1900002165

Lot # 1

Lot # 2 2300000477

7210

14

BETTY BUSH LN

2000-0502-SPH

0913405310

2011-0148-SPHA 2004950

2300000476

Lot # 3

0903230920

1800013367

Pt. Bk./Folio # 045060

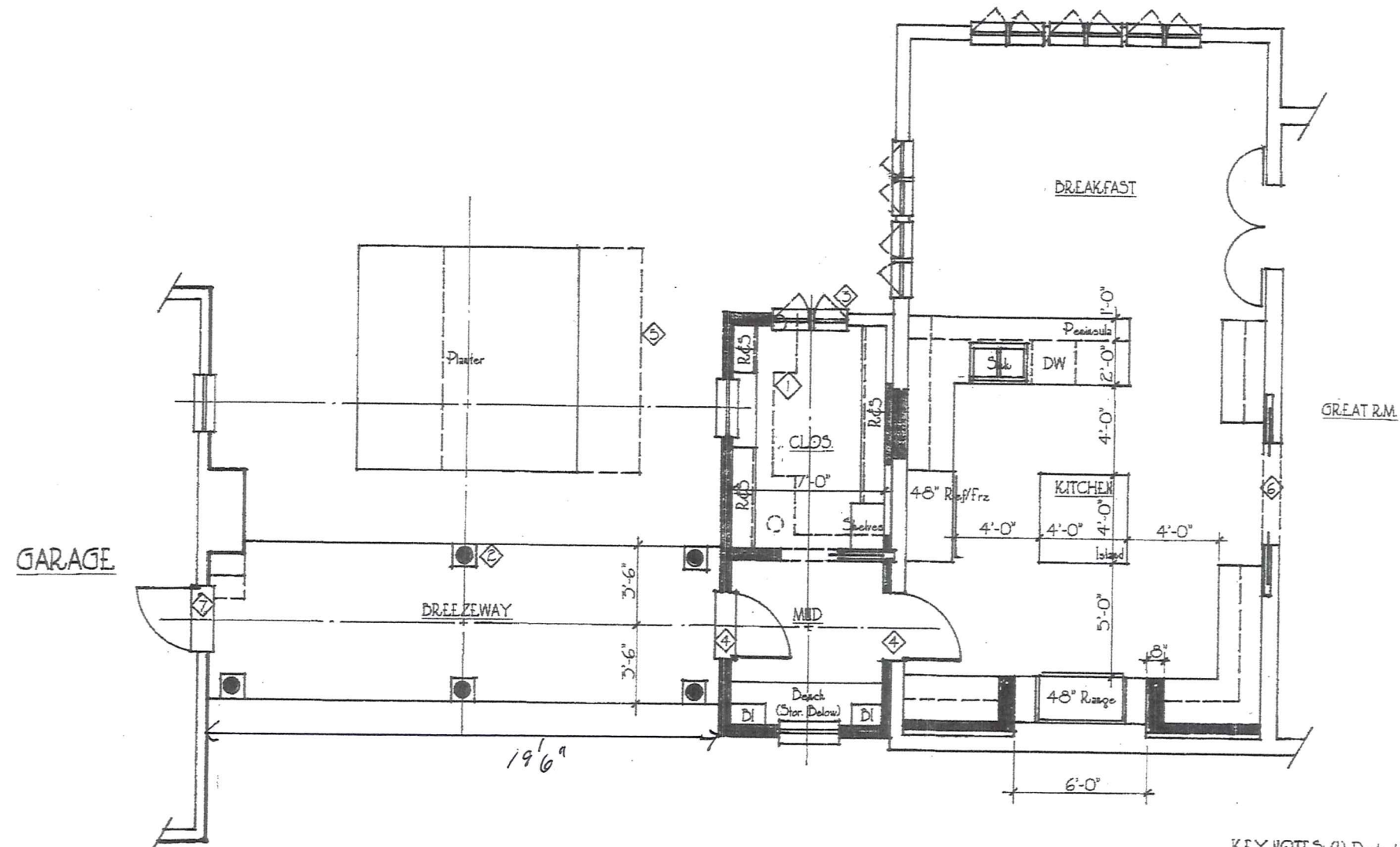
2100003022

2014-0289-A



PROPOSED
BREEZEWAY

AREA of PROPOSED
BREEZEWAY



KEY NOTES: (1) Dashed line of existing Vestibule "Dump-Out"; (2) New Dreezeway columns shown; reuse/relocate 2 existing columns; (3) Reuse/relocate existing windows; (4) Reuse/relocate existing Vestibule French door; (5) Dashed line of existing Planter; (6) Pocket doors shown added; (7) Widen Garage door? - change to in-swing?

TANGLEWOOD

IMPROVEMENTS TO THE GURBEL RESIDENCE
7208 BELLONA AVENUE, BALTIMORE, MARYLAND

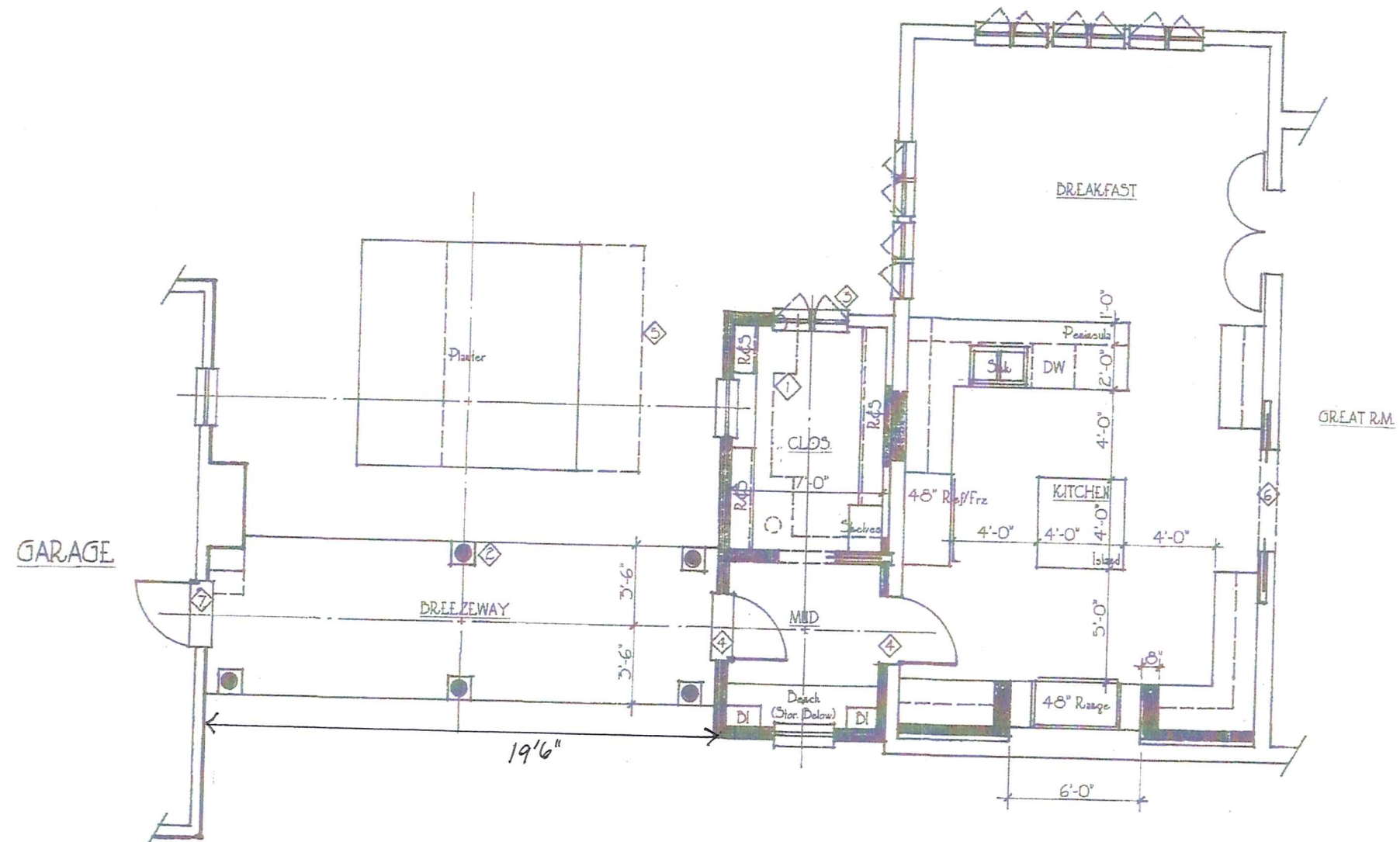
KITCHEN/BREAKFAST/MUD ROOM (PROPOSED)

SCALE: 1/4" = 1'-0"

CHARLES PAUL ARCHITECT, LTD

© CHARLES PAUL GOEBEL ARCHITECT, LTD. 2013
PO Box 1822, EASTON, MARYLAND 21601-1822
TEL (410) 820-9776 / FAX (410) 820-4044
REV: 14 DEC 2013

2014-0289-A



KEY NOTES: (1) Dashed line of existing Vestibule "Dump-Out"; (2) 3 new Driveway columns shown; reuse/relocate 2 existing columns; (3) Reuse/relocate existing windows; (4) Reuse/relocate existing Vestibule French door; (5) Dashed line of existing Plaster; (6) Pocket doors shown added; (7) Wider Garage door? - change to in-swing?

TANGLEWOOD

IMPROVEMENTS TO THE GURBEL RESIDENCE
7208 BELLONA AVENUE, BALTIMORE, MARYLAND

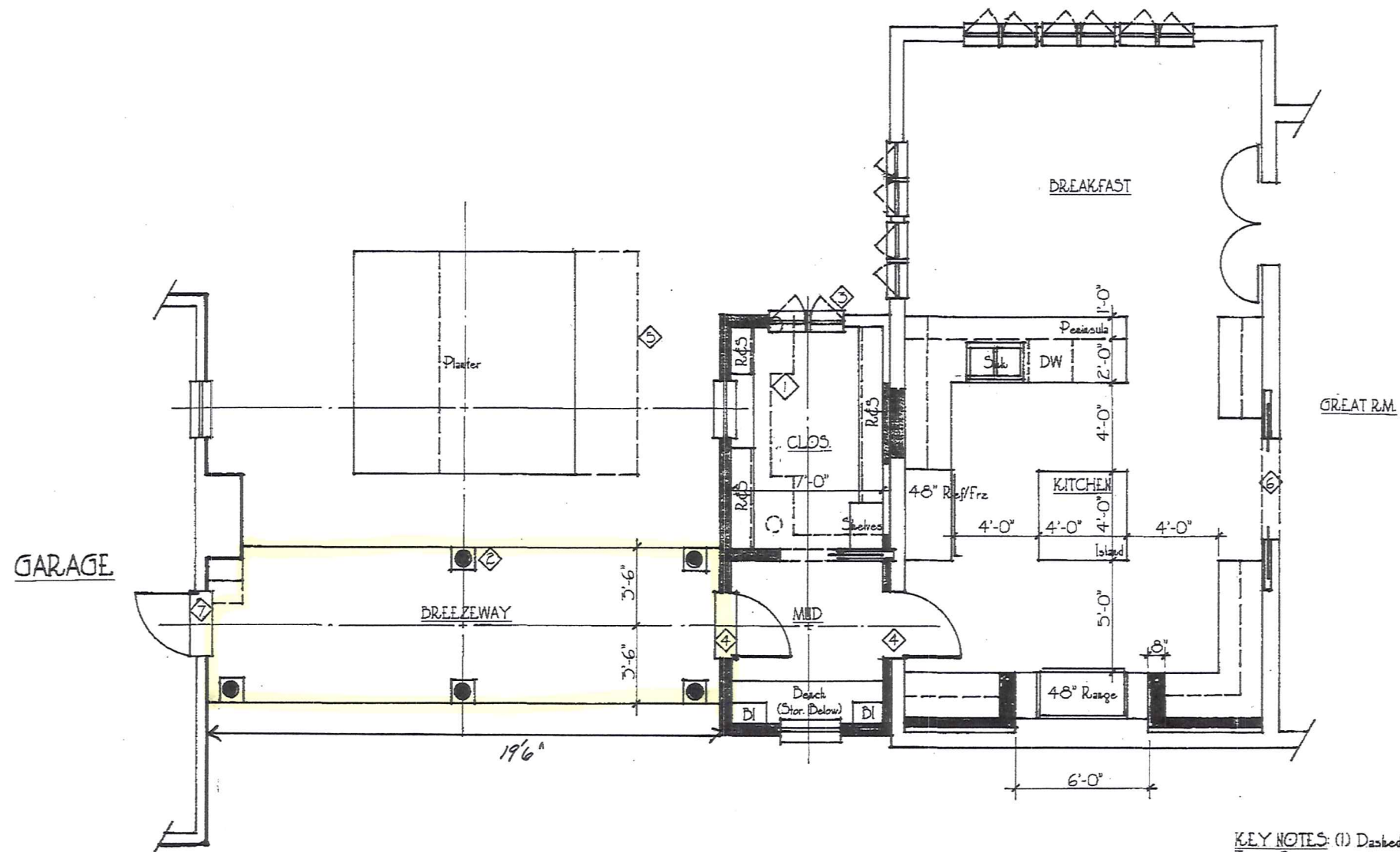
KITCHEN/BREAKFAST/MUD ROOM (PROPOSED)

SCALE: 1/4" = 1'-0"

CHARLES PAUL
ARCHITECT, LTD.

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PO BOX 1822, EASTON, MARYLAND 21601-1822
TEL (410) 820-9176 / FAX (410) 820-4044
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KEY NOTES: (1) Dashed line of existing Vestibule "Dump-Out"; (2) 3 new Dreezeway columns shown; reuse/relocate 2 existing columns; (3) Reuse/relocate existing windows; (4) Reuse/relocate existing Vestibule French door; (5) Dashed line of existing Planter; (6) Pocket doors shown added; (7) Wider Garage door? - change to in-swing?

TANGLEWOOD

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D.R. 1 SETBACKS FOR RESIDENTIAL SINGLE FAMILY DWELLINGS

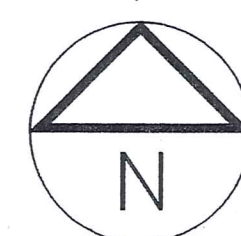
Front: 25 feet from a public street right of way or property line
Side: 30 feet from an adjoining side building face
25 feet from the tract boundary
Rear: 30 feet from a rear property line

DENSITY CALCULATIONS FOR D.R. 1

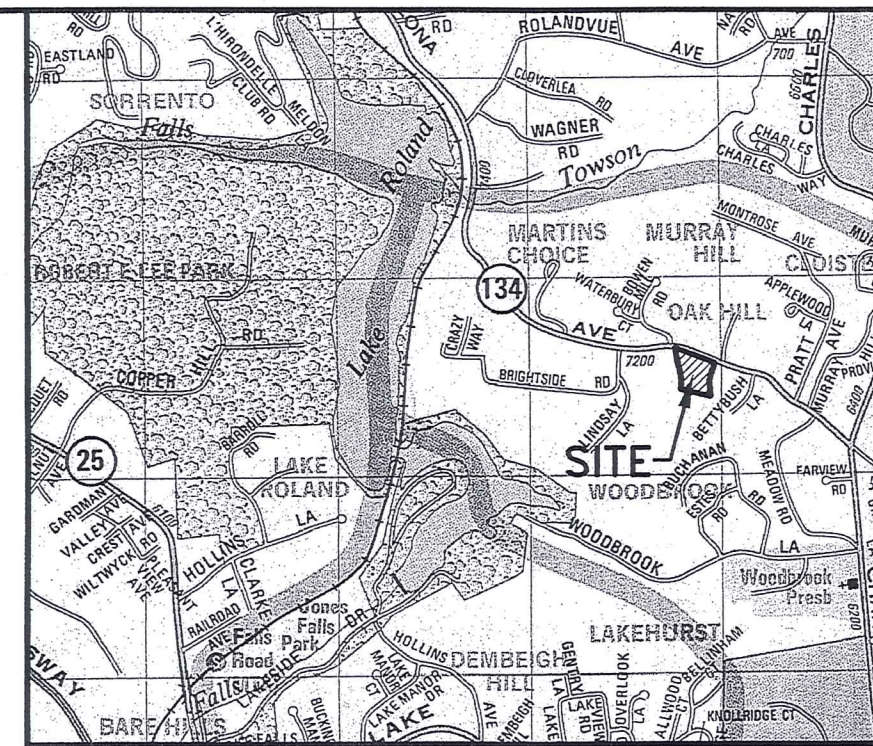
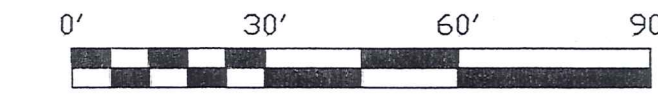
Gross area: 3.07 acres / 133,729 sq. ft.
Highway widening: 0 acres
Net area: 3.07 acres / 133,729 sq. ft.
Lots permitted: 1 lot per 40,000 sq. ft. = 3
Lots proposed: 2
Minimum lot size: 40,000 sq. ft.

PROPOSED DEVELOPMENT

The creation of a new lot for the construction of a single family dwelling



PLAN
SCALE: 1"=30'



Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20612205

GENERAL NOTES:

1. Ownership: Thomas M. & Martha Ann Zizic
2. Address: 7208 Bellona Avenue
3. Total area: 3.07 acres
4. Deed reference: EIM, Jr. 6941 / 473
5. Tax Map / Parcel / Tax account #: 69 / 754 / 09-19-851151
6. Zoning: D. R. 1 There are no previous zoning cases on the subject property
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 069C3 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling & garage
9. The subject property is not in a historic district and the improvements on it are not historic.
10. The existing dwelling and the garage are currently serviced by public water and septic system.
11. The existing septic system will be back filled and new septic systems will be installed for the two dwellings shown hereon.
12. There are no underground storage tanks on the subject property.
13. The subject property is not in the Chesapeake Bay Critical Area.
14. The subject property is not located within a 100 year flood plain.
15. The proposed development of Lots 1 & 2 will be for single family dwellings. The existing dwelling and garage will remain.
16. The creation of proposed Lot 1 & 2 as they are shown hereon will require approval from Baltimore County through the Minor Subdivision process.
17. The Forest Conservation regulations of the State of Maryland will apply when the minor subdivision is applied for. The regulations will be met by offsite planting or payment of a fee in lieu of planting.
18. The 50' wide roadway and the driveway on it will remain and continue to provide access to the adjoining property.
19. The Storm Water Management of the State of Maryland will apply when the minor subdivision is applied for. The regulations will be met by construction of onsite measures when the proposed dwelling is built or payment of a fee in lieu of the onsite measures.

2014-089-A

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P. 410.521.7600
F. 410.521.7600

FEASIBILITY STUDY PLAN
ZIZIC PROPERTY
#7208 BELLONA AVENUE

9th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Date: 4/11/2013
Scale: 1"=30'

Ret. ECR.
1