

M E M O R A N D U M

DATE: October 7, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0005-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 6, 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

IN RE: PETITION FOR VARIANCE
(516 Middle River Road)
15th Election District
6th Councilman District
MRC Enterprise, LLC
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2015-0005-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) § 238.2 to permit a rear yard setback of 6' in lieu of the required 30' for an addition to an existing building. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the request was Gary Welch. David Billingsley with Central Drafting & Design, Inc., whose firm prepared the site plan, appeared on behalf of the Petitioner. There were no interested citizens in attendance and the file does not contain any letters of opposition or protest. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) dated July 28, 2014 and the Department of Planning (DOP) dated August 4, 2014.

The subject property is approximately 0.210 acres and is zoned BR. Petitioner operates an automobile service garage on the premises, with four (4) bays for repairs, as shown on the site plan (Exhibit 1) and photographs (Exhibits 6A – 6H). Petitioner proposes to construct an

ORDER RECEIVED FOR FILING

Date 9/4/14
By Den

additional service bay on the west side of the existing building. The bay would be 29' x 20', or 580 sq. ft. Petitioner was granted variance relief in 1979 for a 4' rear yard setback (Case No. 1980-0041-A), and this dimension is shown on the site plan. The County required Petitioner to obtain variance relief for a 6' rear yard setback for the new service bay, even though the existing bays have a 4' setback.

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 has irregular dimensions, and was created as part of a 1983 two lot subdivision. Exhibit 4. As such, the property is unique.

If the B.C.Z.R. were strictly interpreted, the Petitioner would suffer a practical difficulty, given he would be unable to construct the proposed service bay and expand the business. I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of community opposition.

THEREFORE, IT IS ORDERED, this 4th day of September, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") § 238.2 to permit a rear yard setback of 6' in lieu of the required 30' for an addition to an existing building, be and is hereby GRANTED.

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Date

9/4/14

By

Sen

The relief granted herein shall be subject to the following:

1. 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 its 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. Petitioner must comply with the ZAC comments of DOP and DPR; which are attached hereto and incorporated herein.

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

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Date 9/4/14
By den



KEVIN KAMENETZ
County Executive

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

September 4, 2014

Michael R. Camp
MRC Enterprises, LLC
516 Middle River Road
Baltimore, Maryland 21220

RE: Petition for Variance
Property: 516 Middle River Road
Case No. 2015-0005-A

Dear Mr. Camp:

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", with a long horizontal stroke extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: David Billingsley, Central Drafting & Design, Inc., 601 Charwood Ct.,
Edgewood, MD 21040



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 516 MIDDLE RIVER ROAD which is presently zoned BR
 Deed References: L. 34303 F. 450 10 Digit Tax Account # 1900010046
 Property Owner(s) Printed Name(s) MRC ENTERPRISE LLC

(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. ☒ a **Variance** from Section(s)

SEE ATTACHED

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

MICHAEL R. CAMP (SOLE MEMBER)

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

516 MIDDLE RIVER RD BALTO. MD.

Mailing Address City State

21220, (410)627-1421

Zip Code Telephone # Email Address

Representative to be contacted:

*DAVID BILLINGSLEY
CENTRAL DRAFTING & DESIGN*

Name- Type or Print

Signature

601 CHARWOOD CT. EDGEWOOD MD.

Mailing Address City State

21040 (410)679-8719, dwbozoge@yahoo.com

Zip Code Telephone # Email Address

CASE NUMBER 2015-0005-A

Filing Date 7/9/14

Do Not Schedule Dates: _____

Reviewer JCM

**SECTION 238.2 (BCZR) TO PERMIT A REAR YARD OF 6 FEET IN LIEU OF
THE REQUIRED 30 FEET FOR AN ADDITION TO AN EXISTING BUILDING.**

ZONING DESCRIPTION

516 MIDDLE RIVER ROAD

Beginning at a point on the west side of Middle River Road (60 feet wide) distant 350 feet northerly of its intersection with the center of Pawnee Road (60 feet wide), thence being all of Lot 1 as shown on the plat entitled "Plat of Conrad and Preston Snedegar" recorded among the Baltimore County plat records in Plat Book 50 Folio 63.

Containing 13,509 square feet or 0.310 acre of land, more or less.

Being known as 516 Middle River Road and located in Election District 15, Councilmanic District 6 of Baltimore County, Md.



"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. 15453, Expiration Date: July 2, 2015."

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0005-A
Property Address: 516 MIDDLE RIVER ROAD
Property Description: W/S MIDDLE RIVER AVE., 350' N. OF
PAWNEE ROAD
Legal Owners (Petitioners): MRC ENTERPRISES
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: GARY WELCH
Company/Firm (if applicable): WELCH AUTOMOTIVE SERVICES LLC
Address: 516 MIDDLE RIVER AVE
BALTO., MD.
Telephone Number: (410) 627-1421

Revised 5/20/2014

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

No. **113835**

Date: **7/9/14**

PAID RECEIPT

BUSINESS ACTION TIME DAY
 7/10/2014 7/9/2014 09:17:53 I

BY NAME WALKIN LONG LJR

RECEIPT # 524319 7/9/2014 QFLR

5 524 ZIMING VERIFICATION

NO. 113835

Recpt Tot \$500.00

\$500.00 CA \$1.00 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				500.00

Total: **500.00**

Rec From: **D. BIGLINGSLEY**

For: **2015-0005-A**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: August 14, 2014

RE: Project Name: 516 Middle River Road
Case Number /PAI Number: 2015-0005-A
Petitioner/Developer: Michael Camp, MRC Enterprises LLC
Date of Hearing/Closing: September 4, 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 516 Middle River Road

The sign(s) were posted on August 14, 2014

(Month, Day, Year)

ZONING NOTICE

CASE NO. 2015-0005-A

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204

TIME: TUESDAY, SEPTEMBER 4, 2014 @ 11:00 AM

REQUEST: VARIANCE TO PERMIT A REAR YARD OF 6
FEET IN LIEU OF THE REQUIRED 30 FEET FOR AN
ADDITION TO AN EXISTING BUILDING.

Postponements due to weather or other conditions are sometimes necessary. To confirm hearing or obtain additional information, contact Department of Permits, Approvals and Inspections, 111 West Chesapeake Avenue, Towson, Md. 21204 (410) 887-3391

UNDER PENALTY OF LAW,
DO NOT REMOVE THIS SIGN UNTIL THE DAY OF THE HEARING
HEARINGS ARE HANDICAPPED ACCESSIBLE

David W Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

August 14, 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 August 14, 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: #2015-0005-A

516 Middle River Road

W/s Middle River Road, 350 ft. n/of centerline of Pawnee Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Michael Camp, MRC Enterprises

Variance to permit a rear yard of 6 feet in lieu of the required 30 feet for an addition to an existing building.

Hearing: Thursday, September 4, 2014 at 11:00 a.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.
8/119 August 14 990155



KEVIN KAMENETZ
County Executive

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

July 25, 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: 2015-0005-A

516 Middle River Road

W/s Middle River Road, 350 ft. n/of centerline of Pawnee Road

15th Election District – 6th Councilmanic District

Legal Owners: Michael Camp, MRC Enterprises

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Hearing: Thursday, September 4, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Michael Camp, 516 Middle River Road, Baltimore 21220
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 15, 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, August 14, 2014 Issue - Jeffersonian

Please forward billing to:

Gary Welch
516 Middle River Road
Baltimore, MD 21220

410-627-1421

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0005-A

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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KEVIN KAMENETZ
County Executive

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

August 27, 2014

Michael R Camp
516 Middle River Road
Baltimore MD 21220

RE: Case Number: 2015-0005 SPHA, Address: 516 Middle River Road

Dear Mr. Camp:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 9, 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
David Billingsley Central Drafting & Design, 601 Charwood Road, Edgewood MD 21040

9-4-14
11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 4, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 516 Middle River Road

INFORMATION:

Item Number: 15-005

Petitioner: Michael R. Camp

Zoning: BR

Requested Action: Variance

RECEIVED

AUG 06 2014

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan to permit a rear yard setback of 6' in lieu of the required 30' for an addition to an existing service garage (adding one service bay of 580 square feet).

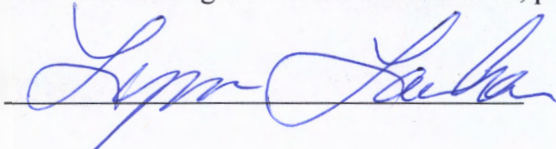
Currently, the area to the rear of the existing building is occupied by approximately a dozen vehicles, a storage trailer and other equipment related to the service garage in parking spaces and drive aisles. The concern is that if the proposed addition is completed then there will not be sufficient space to store all of the vehicles (and equipment) currently on the site. This could cause ingress and egress issues, create congestion on the site and create a visual impact for the neighboring properties, both commercial and residential uses.

Should the Administrative Law Judge grant the petitioner's request, the Department of Planning recommends the following conditions be imposed:

1. Automobiles at 516 Middle River Road shall be limited to the designated 17 parking spaces as outlined on the site plan.
2. There shall be no outside storage of damaged / disabled vehicles, trailers or equipment.
3. There shall be no motor vehicle sales from the site
4. Fencing along the residential boundary shall be maintained in good condition.
5. Drive aisles shall be kept clear of vehicles / trailers and equipment.

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

Division Chief:
AVA/LL



9-4-14
11Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 4, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 516 Middle River Road

INFORMATION:

Item Number: 15-005

Petitioner: Michael R. Camp

Zoning: BR

Requested Action: Variance

RECEIVED

AUG 06 2014

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

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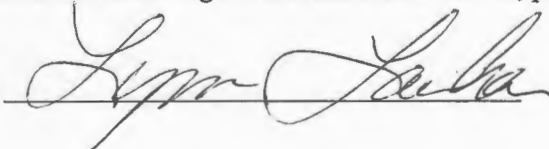
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Division Chief:
AVA/LL



ORDER RECEIVED FOR FILING

Date 9/4/14

By Den

8/7/14
wcn

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED

AUG 07, 2014

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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

DATE: August 4, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 516 Middle River Road

INFORMATION:

Item Number: 15-005

Petitioner: Michael R. Camp

Zoning: BR

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

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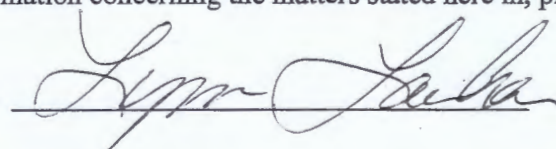
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Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 07, 2014
Item No. 2015-0005

DATE: July 28, 2014

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

A landscape plan is required to screen the proposed garage from the adjacent residence and to comply with previous zoning order requirements.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0005-07212014.doc

ORDER RECEIVED FOR FILING

Date

9/4/14

By

Den

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 07, 2014
Item No. 2015-0005

DATE: July 28, 2014

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A landscape plan is required to screen the proposed garage from the adjacent residence and to comply with previous zoning order requirements.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0005-07212014.doc

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 Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2015-0005-A
Variance
Michael R. Camp
516 Middle River 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. 2015-0005-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".

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

RE: PETITION FOR VARIANCE
516 Middle River Road; W/S Middle River
Road, 350' N of c/line Pawnee Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): Michael R. Camp
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-005-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.

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

RECEIVED

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of July, 2014, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7/28</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>8/4</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>7/14</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

8/14/14

SIGN POSTING

Date:

8/14/14by Beelingsley

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1900010046			
Owner Information					
Owner Name:	MRC ENTERPRISE LLC		Use:	COMMERCIAL	
Mailing Address:	3135 OLD COURT RD BALTIMORE MD 21208-		Principal Residence:	NO	
			Deed Reference:	/34303/ 00450	
Location & Structure Information					
Premises Address:	516 MIDDLE RIVER RD 0-0000		Legal Description:	.3101 516 MIDDLE RIVER RD SNEDEGAR PLAT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0090	0004	0690		0000	
					Block:
					1
					Lot:
					1
					Assessment Year:
					2015
					Plat No:
					0050/
					Ref: 0063
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1980	2244		13,509 SF	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		SERVICE GARAGE			Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	243,500	243,500			
Improvements	93,100	93,100			
Total:	336,600	336,600	336,600		
Preferential Land:	0				
Transfer Information					
Seller: MWAMU INVESTMENT LLC		Date: 10/07/2013	Price: \$375,000		
Type: ARMS LENGTH IMPROVED		Deed1: /34303/ 00450	Deed2:		
Seller: BENSON RICHARD L		Date: 06/07/2004	Price: \$250,000		
Type: ARMS LENGTH IMPROVED		Deed1: /20189/ 00189	Deed2:		
Seller: SNEDEGAR PRESTON R		Date: 12/01/1992	Price: \$165,000		
Type: ARMS LENGTH IMPROVED		Deed1: /09484/ 00441	Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
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: No Application					

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

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

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

 Loading... Please Wait. Loading... Please Wait.

CASE NAME 316 MIDDLE RIVER AVE
CASE NUMBER 2015-0005-A
DATE 9/4/14

[illegible]

Case No.:

2015-0005-A

sen

Exhibit Sheet

sen
10/7/14

9/4/14

Petitioner/Developer

Protestants

No. 1	Plan	
No. 2	SDAT record	
No. 3	Tax map	
No. 4	Plat - 1983	
No. 5	Deed	
No. 6	6A-6H photos	
No. 7	Aerial photo	
No. 8	Elevation drawing	
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S EXHIBITS

**516 MIDDLE RIVER ROAD
CASE NO. 2015-0005-A**

- 1. SITE PLAN DATED APRIL 14, 2014 (NO CHANGES)**
- 2. SDAT REAL PROPERTY DATE SEARCH**
- 3. PORTION OF TAX MAP 0090**
- 4. PLAT OF CONRAD AND PRESTON SNEDEGAR P.B. 50 F. 63 JULY 10, 1983**
- 5. DEED OF RECORD L. 34303 F. 450**
- 6a – 6h. PHOTOS**
- 7. AERIAL PHOTO**
- 8. BUILDING ELEVATION VIEWS**

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1900010046		
Owner Information		
Owner Name:	MRC ENTERPRISE LLC	Use: COMMERCIAL
Mailing Address:	3135 OLD COURT RD BALTIMORE MD 21208-	Principal Residence: NO
		Deed Reference: 1) /34303/ 00450 2)
Location & Structure Information		
Premises Address:	516 MIDDLE RIVER RD 0-0000	Legal Description: 3101 516 MIDDLE RIVER RD SNEDEGAR PLAT
Map: 0090	Grid: 0004	Parcel: 0690
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 1	Assessment Year: 2012
Plat No:	Plat Ref: 0050/ 0063	County Use: 06
Special Tax Areas:	Town:	Ad Valorem: NONE
Tax Class:	Primary Structure Built 1980	Above Grade Enclosed Area 2244
Finished Basement Area	Property Land Area 13,509 SF	County Use 06
Stories	Basement	Type SERVICE GARAGE
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	243,500	243,500
Improvements	95,800	93,100
Total:	339,300	336,600
Preferential Land:	0	0
Transfer Information		
Seller: MWAMU INVESTMENT LLC	Date: 10/07/2013	Price: \$375,000
Type: ARMS LENGTH IMPROVED	Deed1: /34303/ 00450	Deed2:
Seller: BENSON RICHARD L	Date: 06/07/2004	Price: \$250,000
Type: ARMS LENGTH IMPROVED	Deed1: /20189/ 00189	Deed2:
Seller: SNEDEGAR PRESTON R	Date: 12/01/1992	Price: \$165,000
Type: ARMS LENGTH IMPROVED	Deed1: /09484/ 00441	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:	07/01/2014
Exempt Class:	NONE	0.00/0.00
Homestead Application Information		
Homestead Application Status: No Application		

PETITIONER'S
EXHIBIT NO. 2

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

The map shows a grid of lots with various labels:

- Streets:** CLOVER AVE, CANSBY CT., VILLE RD.
- Lots and Identifiers:** P.855, P.983, P.985, P.925, P.856, P.857, P.885, P.884, P.416, P.740, P.690 (highlighted), P.664, P.1058, P.399, P.1146, P.246, P.247, P.238, P.245, P.236, P.877, P.1089, P.1090, P.1091, P.1092, P.1093, P.1094, P.1095, P.1096, P.1097, P.1098, P.1099, P.1100, P.1101, P.1102, P.1103, P.1104, P.1105, P.1106, P.1107, P.1108, P.1109, P.1110, P.1111, P.1112, P.1113, P.1114, P.1115, P.1116, P.1117, P.1118, P.1119, P.1120, P.1121, P.1122, P.1123, P.1124, P.1125, P.1126, P.1127, P.1128, P.1129, P.1130, P.1131, P.1132, P.1133, P.1134, P.1135, P.1136, P.1137, P.1138, P.1139, P.1140, P.1141, P.1142, P.1143, P.1144, P.1145, P.1146, P.1147, P.1148, P.1149, P.1150, P.1151, P.1152, P.1153, P.1154, P.1155, P.1156, P.1157, P.1158, P.1159, P.1160, P.1161, P.1162, P.1163, P.1164, P.1165, P.1166, P.1167, P.1168, P.1169, P.1170, P.1171, P.1172, P.1173, P.1174, P.1175, P.1176, P.1177, P.1178, P.1179, P.1180, P.1181, P.1182, P.1183, P.1184, P.1185, P.1186, P.1187, P.1188, P.1189, P.1190, P.1191, P.1192, P.1193, P.1194, P.1195, P.1196, P.1197, P.1198, P.1199, P.1200, P.1201, P.1202, P.1203, P.1204, P.1205, P.1206, P.1207, P.1208, P.1209, P.1210, P.1211, P.1212, P.1213, P.1214, P.1215, P.1216, P.1217, P.1218, P.1219, P.1220, P.1221, P.1222, P.1223, P.1224, P.1225, P.1226, P.1227, P.1228, P.1229, P.1230, P.1231, P.1232, P.1233, P.1234, P.1235, P.1236, P.1237, P.1238, P.1239, P.1240, P.1241, P.1242, P.1243, P.1244, P.1245, P.1246, P.1247, P.1248, P.1249, P.1250, P.1251, P.1252, P.1253, P.1254, P.1255, P.1256, P.1257, P.1258, P.1259, P.1260, P.1261, P.1262, P.1263, P.1264, P.1265, P.1266, P.1267, P.1268, P.1269, P.1270, P.1271, P.1272, P.1273, P.1274, P.1275, P.1276, P.1277, P.1278, P.1279, P.1280, P.1281, P.1282, P.1283, P.1284, P.1285, P.1286, P.1287, P.1288, P.1289, P.1290, P.1291, P.1292, P.1293, P.1294, P.1295, P.1296, P.1297, P.1298, P.1299, P.1300, P.1301, P.1302, P.1303, P.1304, P.1305, P.1306, P.1307, P.1308, P.1309, P.1310, P.1311, P.1312, P.1313, P.1314, P.1315, P.1316, P.1317, P.1318, P.1319, P.1320, P.1321, P.1322, P.1323, P.1324, P.1325, P.1326, P.1327, P.1328, P.1329, P.1330, P.1331, P.1332, P.1333, P.1334, P.1335, P.1336, P.1337, P.1338, P.1339, P.1340, P.1341, P.1342, P.1343, P.1344, P.1345, P.1346, P.1347, P.1348, P.1349, P.1350, P.1351, P.1352, P.1353, P.1354, P.1355, P.1356, P.1357, P.1358, P.1359, P.1360, P.1361, P.1362, P.1363, P.1364, P.1365, P.1366, P.1367, P.1368, P.1369, P.1370, P.1371, P.1372, P.1373, P.1374, P.1375, P.1376, P.1377, P.1378, P.1379, P.1380, P.1381, P.1382, P.1383, P.1384, P.1385, P.1386, P.1387, P.1388, P.1389, P.1390, P.1391, P.1392, P.1393, P.1394, P.1395, P.1396, P.1397, P.1398, P.1399, P.1400, P.1401, P.1402, P.1403, P.1404, P.1405, P.1406, P.1407, P.1408, P.1409, P.1410, P.1411, P.1412, P.1413, P.1414, P.1415, P.1416, P.1417, P.1418, P.1419, P.1420, P.1421, P.1422, P.1423, P.1424, P.1425, P.1426, P.1427, P.1428, P.1429, P.1430, P.1431, P.1432, P.1433, P.1434, P.1435, P.1436, P.1437, P.1438, P.1439, P.1440, P.1441, P.1442, P.1443, P.1444, P.1445, P.1446, P.1447, P.1448, P.1449, P.1450, P.1451, P.1452, P.1453, P.1454, P.1455, P.1456, P.1457, P.1458, P.1459, P.1460, P.1461, P.1462, P.1463, P.1464, P.1465, P.1466, P.1467, P.1468, P.1469, P.1470, P.1471, P.1472, P.1473, P.1474, P.1475, P.1476, P.1477, P.1478, P.1479, P.1480, P.1481, P.1482, P.1483, P.1484, P.1485, P.1486, P.1487, P.1488, P.1489, P.1490, P.1491, P.1492, P.1493, P.1494, P.1495, P.1496, P.1497, P.1498, P.1499, P.1500, P.1501, P.1502, P.1503, P.1504, P.1505, P.1506, P.1507, P.1508, P.1509, P.1510, P.1511, P.1512, P.1513, P.1514, P.1515, P.1516, P.1517, P.1518, P.1519, P.1520, P.1521, P.1522, P.1523, P.1524, P.1525, P.1526, P.1527, P.1528, P.1529, P.1530, P.1531, P.1532, P.1533, P.1534, P.1535, P.1536, P.1537, P.1538, P.1539, P.1540, P.1541, P.1542, P.1543, P.1544, P.1545, P.1546, P.1547, P.1548, P.1549, P.1550, P.1551, P.1552, P.1553, P.1554, P.1555, P.1556, P.1557, P.1558, P.1559, P.1560, P.1561, P.1562, P.1563, P.1564, P.1565, P.1566, P.1567, P.1568, P.1569, P.1570, P.1571, P.1572, P.1573, P.1574, P.1575, P.1576, P.1577, P.1578, P.1579, P.1580, P.1581, P.1582, P.1583, P.1584, P.1585, P.1586, P.1587, P.1588, P.1589, P.1590, P.1591, P.1592, P.1593, P.1594, P.1595, P.1596, P.1597, P.1598, P.1599, P.1600, P.1601, P.1602, P.1603, P.1604, P.1605, P.1606, P.1607, P.1608, P.1609, P.1610, P.1611, P.1612, P.1613, P.1614, P.1615, P.1616, P.1617, P.1618, P.1619, P.1620, P.1621, P.1622, P.1623, P.1624, P.1625, P.1626, P.1627, P.1628, P.1629, P.1630, P.1631, P.1632, P.

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

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

PETITIONER'S
EXHIBIT NO. **3**

T-902

THIS DEED, made this 27th day of September, 2013, by and between MWAMU INVESTMENT, LLC, a Maryland limited liability company, party of the first part, Grantor, and MRC ENTERPRISE, LLC, a Maryland limited liability company, party of the second part, Grantee.

WITNESSETH: That in consideration of the sum of Three Hundred Seventy-Five Thousand Dollars (\$375,000.00) the Grantor does hereby grant and convey unto the Grantee, its successors and assigns, in fee simple, all that lot of ground lying and being in Baltimore County, State of Maryland, and described as follows:

BEING KNOWN AND DESIGNATED as Lot 1, as shown on the Plat of Conrad and Preston Snedegar, said Plat being recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 50, folio 63.

BEING the same parcel of property which by Deed dated June 4, 2004 and recorded among the Land Records of Baltimore County, Maryland at Liber S.M. 20189, folio 189 was conveyed by Craig P. Ward, Esquire as Trustee to MWAMU Investment, LLC.

TOGETHER with the improvements thereon and all and every rights, alleys, ways, privileges, appurtenances and advantages thereunto belonging or in anywise appertaining.

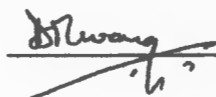
TO HAVE AND TO HOLD said lot of ground hereby conveyed, together with the rights and appurtenances aforesaid, unto the said Grantee, its successors and assigns, in fee simple.

AND the said party of the first part hereby covenants that it has not done nor suffered to be done any act, matter or thing whatsoever, to encumber the property described above and hereby conveyed; that it will warrant specially the property described above and hereby granted; and that it will execute such further assurances of the same as may be requisite.

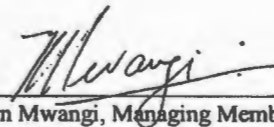
IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on the day and year first above written.

WITNESS:

MWAMU INVESTMENT, LLC



By:



(SEAL)

Evelyn Mwangi, Managing Member

#2046454v.1

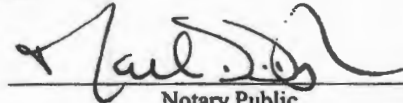
1

PETITIONER'S
EXHIBIT NO. 5

STATE OF MARYLAND, COUNTY OF BALTIMORE: to wit:

I HEREBY CERTIFY, that on this 27th day of September, 2013 before me, the subscriber, a Notary Public of the State of Maryland, personally appeared, Evelyn Mwangi, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and who acknowledged herself to be the Managing Member of MWAMU Investment, LLC, and being authorized to do, executed the foregoing instrument for the purposes contained therein.

AS WITNESS my hand and Notarial Seal.

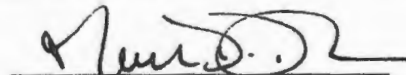

Notary Public

My Commission Expires

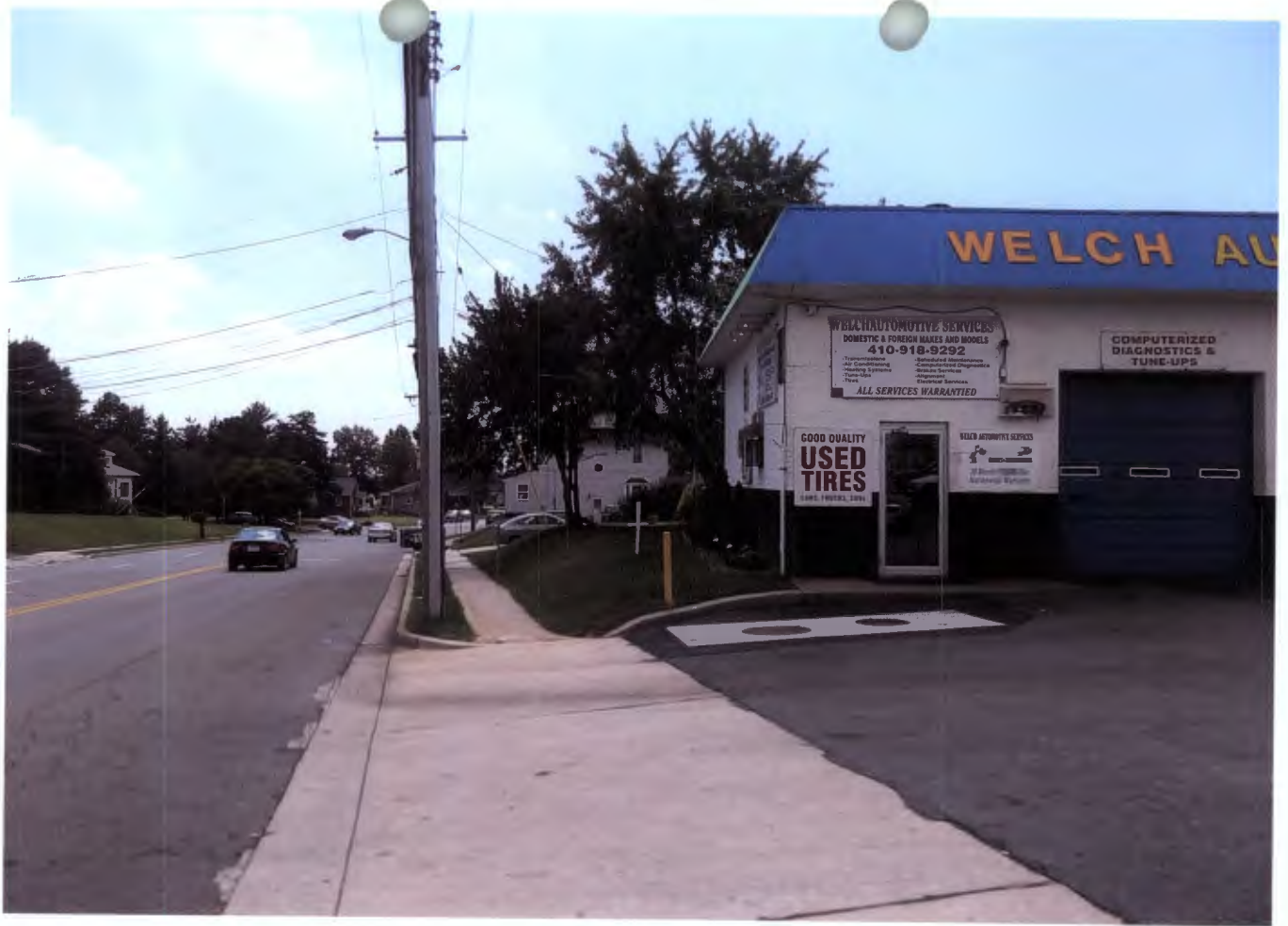


MARK D. DOPKIN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 15, 2016

I hereby certify that the foregoing has been prepared by an attorney admitted to practice before the Court of Appeals of Maryland or under his or her supervision.


Mark D. Dopkin

Return to:
Mark D. Dopkin, Esquire
Tydings & Rosenberg LLP
100 E. Pratt Street - 26th Floor
Baltimore, MD 21202



a



b



c



d



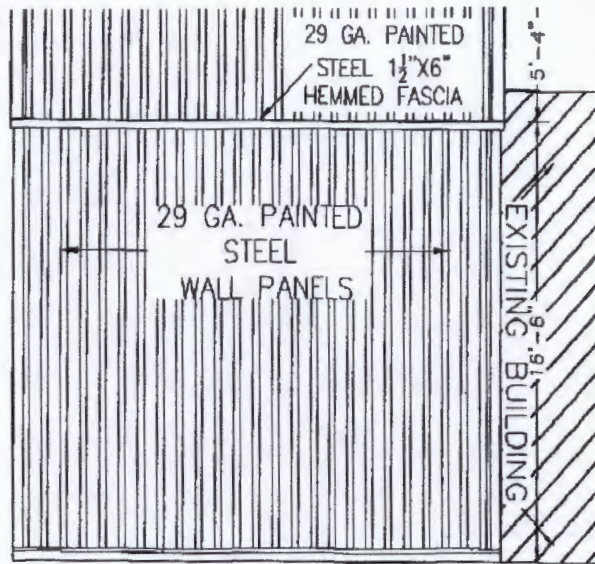
Q



F

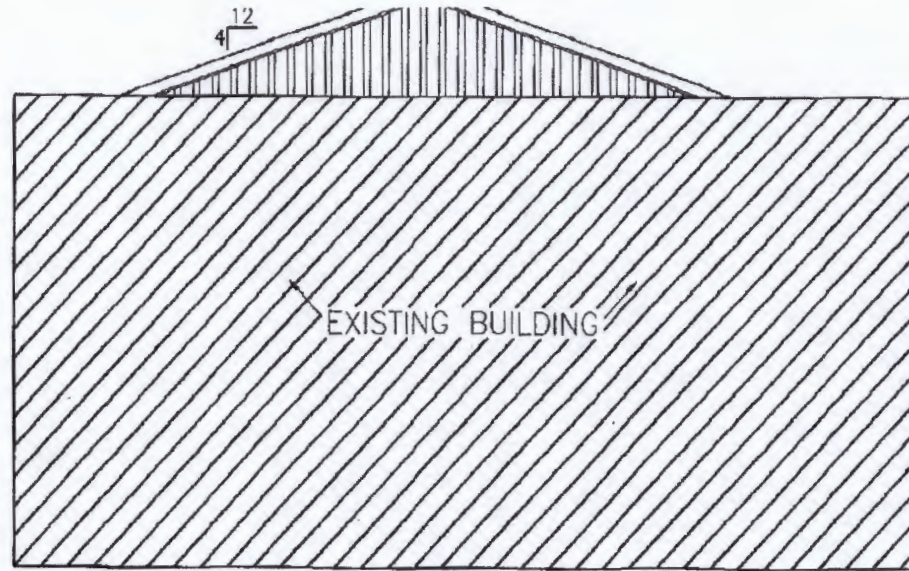






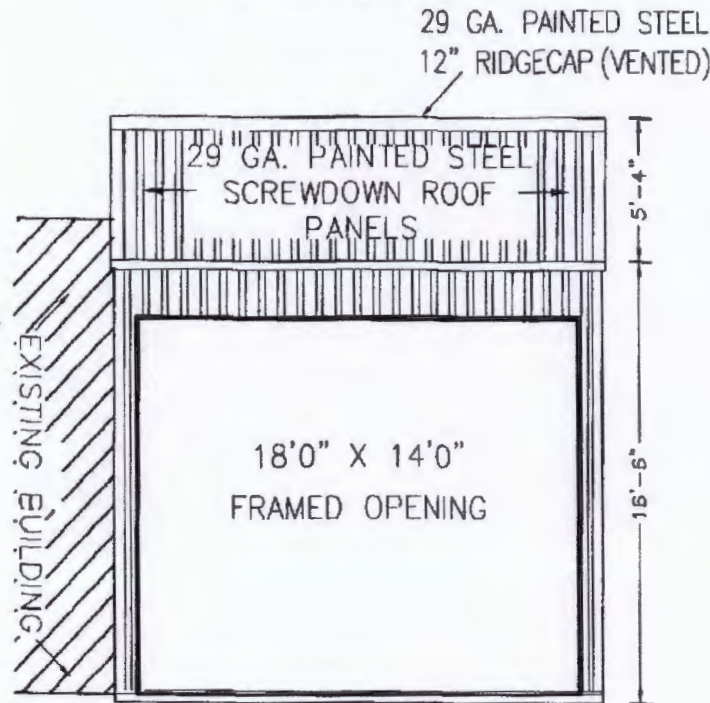
BACK SIDEWALL

SCALE: 1/8" = 1'0"



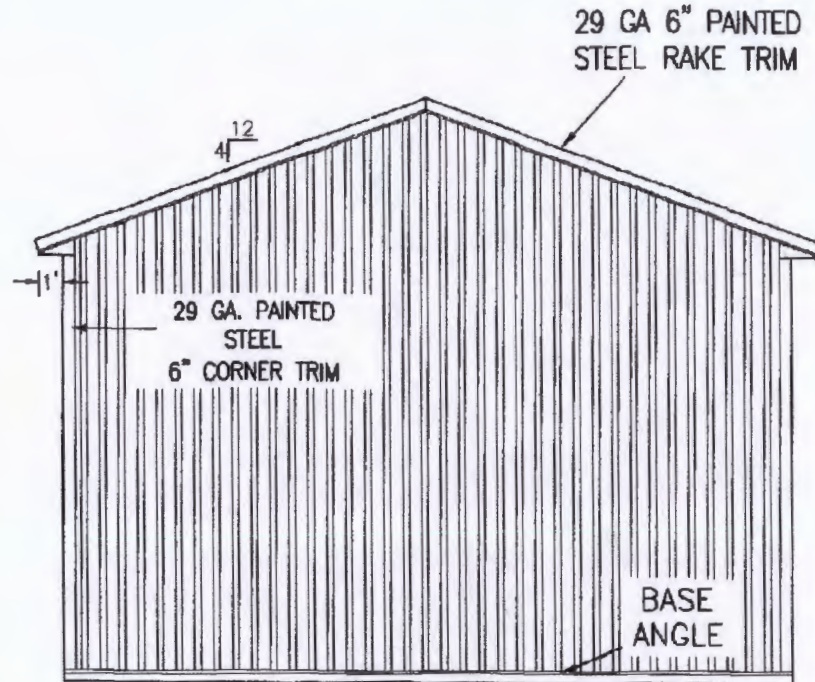
LEFT ENDWALL

SCALE: 1/8" = 1'0"



FRONT SIDEWALL

SCALE: 1/8" = 1'0"



RIGHT ENDWALL

SCALE: 1/8" = 1'0"



PETITIONER'S
EXHIBIT NO. **8**

OWNER
GARY WELCH
516 MIDDLE RIVER ROAD
BALTIMORE MD 21220

ALL INFORMATION SHOWN
ON THIS DRAWING IS THE
PROPERTY OF SHIRK
POLE BUILDINGS LLC.
THIS DRAWING MAY NOT
BE REPRODUCED WITHOUT
PERMISSION. BUILDER AND
OWNER ARE RESPONSIBLE
TO VERIFY ALL DIMENSIONS
BEFORE CONSTRUCTION.

DRAWN BY: ALS
REVIEW:
REVISIONS:

DATE: 4/09/14
SITE: WELCH
ELEVATIONS

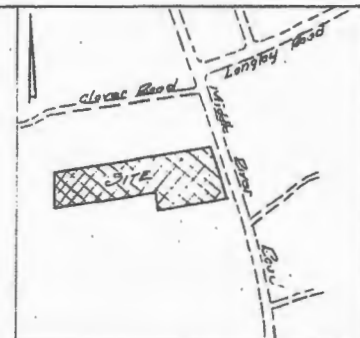
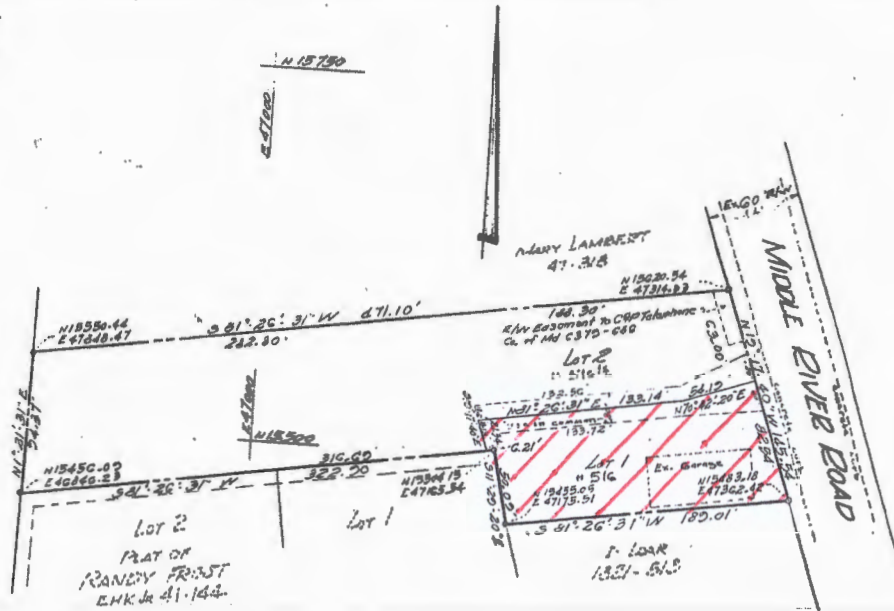
A.2

DENSITY CALCULATIONS

1. Existing zoning of tract 122 and DE 12.5
2. Acreage of tract 1.225 Acres
3. Total number of lots 2 lots
4. Density 1.50 Lots/Ac.
5. Public Water & Public Sewer

NOTES:

1. The formal irrevocable offers of dedication have been made.
2. Recording of this plat does not constitute or imply acceptance by Baltimore County of any street, easement, park open space or other public area shown on this plat.
3. This plat may expire in accordance with the provisions of Section 22-60 Bill 55C-82.
4. The recording of this plat does not guarantee installation of streets or utilities by Baltimore County.
5. The information shown may be superseded by a subsequent or amended plat.
6. Additional information concerning this plat may be obtained from the Office of Planning and Zoning and the Dept. of Public Works.



LOCATION MAP
Scale 1" = 200'

PETITIONER'S
EXHIBIT NO. 4

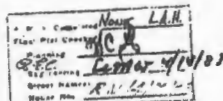
Highway & highway widening, also, drainage facility easements shown herein are reserved unto the Developer and are hereby offered for dedication to Baltimore County, Md. The Developer, his personal representatives & assigns shall convey said roads by deed to Baltimore County, Md. at no cost. This Record Plat may not be honored by Baltimore County after said plat is from the recording date. See Baltimore County Bill 55C-82 (Section 22-60.3). Owners, Planning Station, Stormwater Run Sanitary Drainage Area. Coordinates and Bearings shown herein are based upon the system established by Baltimore County Bureau of Engineering. Ref. Traverse Station: X-2222 N 15755.32 E 47270.22 X-2300 N 15180.67 E 47451.02

EHK, JR. 50 FOLIO 63

Filed for record
Date JUL 19 1982
Text

PLAT OF
CONRAD AND PRESTON SNEDEGAR
15th Election District Baltimore County, Md.
Scale 1" = 50' May 27, 1982

350 Humbert Ave
Baltimore, MD 21221
Conrad D. & Preston E. Snedegar.
Deed Ref 6134-780



APPROVED:
4/1/82 [Signature]
Director Office of Planning & Zoning
APPROVED:
4/1/82 [Signature]
Director Office of Planning & Zoning
APPROVED:
4/1/82 [Signature]
Director Office of Planning & Zoning

OWNER'S CERTIFICATION
The requirements of Section 22-60.3 of the Code of Baltimore County, Md. are hereby certified to be met by the Developer, his personal representatives & assigns. The plat is hereby offered for dedication to Baltimore County, Md. at no cost. The plat is hereby offered for dedication to Baltimore County, Md. at no cost. The plat is hereby offered for dedication to Baltimore County, Md. at no cost.

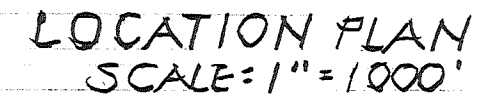
SURVEYOR'S CERTIFICATION
I, Michael D. Dallas, a Professional Land Surveyor in the State of Maryland, do hereby certify that the land shown herein has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 1245 CHM, of the Acts of 1945 and subsequent Acts amendatory thereto.

NOTE:
Streets and/or Easements shown herein and marked thereon in deeds are for purposes of description only and the same are not intended to be dedicated to public use. The fee simple title to the lands thereof is expressly reserved in the grantors of the deed in which this plat is attached, their heirs and assigns.



DAVID W. DALLAS, JR.
& SONS, LTD.
REGISTERED PROFESSIONAL
ENGINEERS & LAND SURVEYORS
700 S. Hartford Road
Baltimore, Maryland 21234
Phone 254-4555

1. ZONING.....BR (MAP NO. 090B1)
2. TAX MAP 0090 GRID 4 PARCEL 0690
3. LOT AREA...13,509 S.F. = 0.310 ACRE +/-
4. EXISTING AND PROPOSED USE....SERVICE GARAGE
5. BUILDING AREA... EXISTING.....2248 S.F.
PROPOSED.....580 S.F.
TOTAL.....2828 S.F.
BUILDING COVERAGE.....0.209
6. PARKING CALCULATIONS
REQUIRED.....2828 S.F. @ 3.3 SP. / 1000 S.F. = 10 SPACES
PROVIDED.....~~12~~ SPACES + 5 BAYS = ~~17~~ SPACES
ALL SPACES TO BE 8.5 X 18 MIN
7. NO OUTSIDE STORAGE OF DAMAGED OR DISABLED VEHICLES
8. PUBLIC WATER AND SEWER IS EXISTING



PETITIONER'S
EXHIBIT NO. 1



"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. 15453, Expiration Date: July 2, 2015."

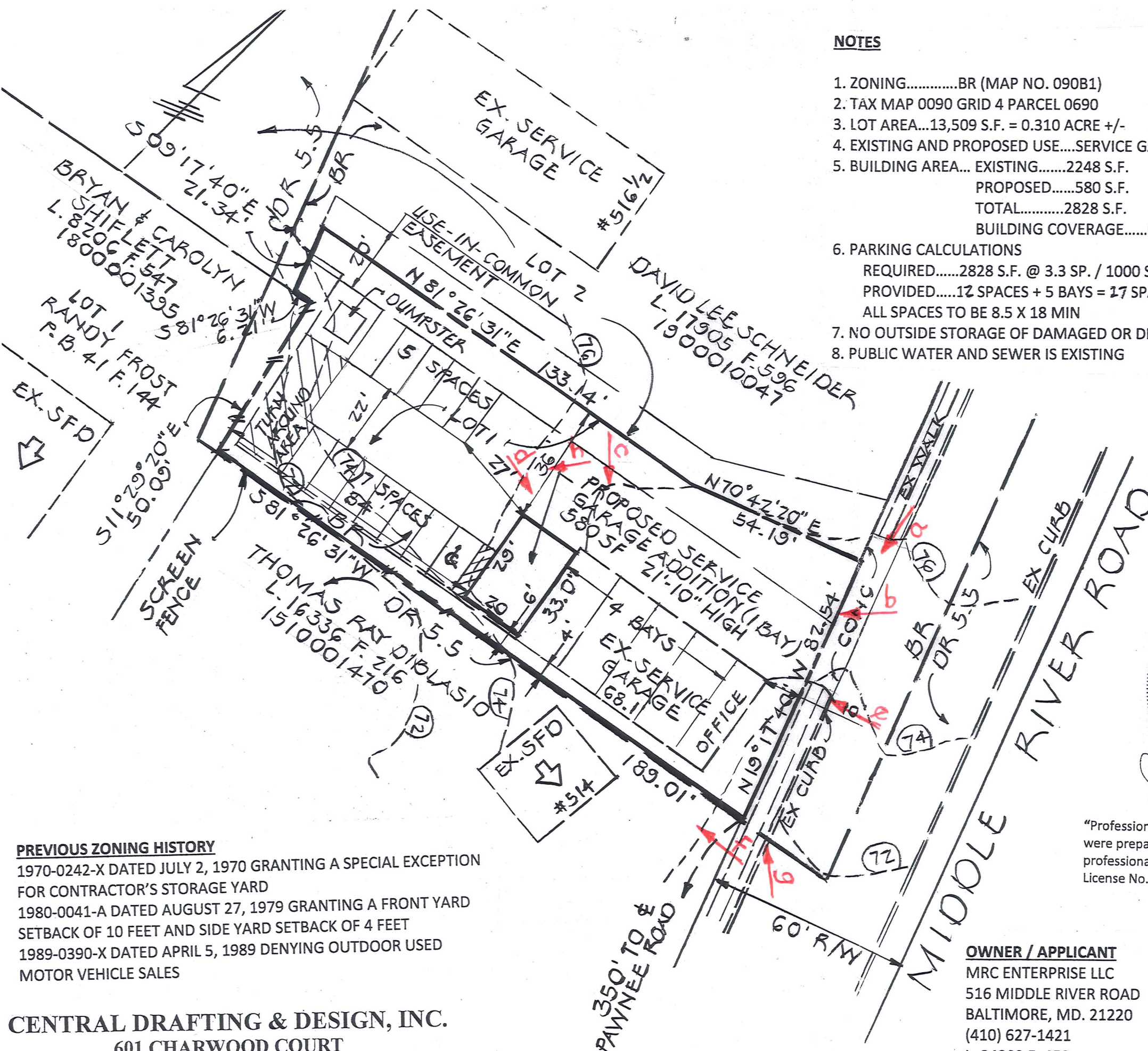
PREVIOUS ZONING HISTORY:
1970-0242-X DATED JULY 2, 1970 GRANTING A SPECIAL EXCEPTION
FOR CONTRACTOR'S STORAGE YARD
1980-0041-A DATED AUGUST 27, 1979 GRANTING A FRONT YARD
SETBACK OF 10 FEET AND SIDE YARD SETBACK OF 4 FEET
1989-0390-X DATED APRIL 5, 1989 DENYING OUTDOOR USED
MOTOR VEHICLE SALES

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

OWNER / APPLICANT
MRC ENTERPRISE LLC
516 MIDDLE RIVER ROAD
BALTIMORE, MD. 21220
(410) 627-1421
L. 34303 F. 450
ACCT. NO. 1900010046

PLAT TO ACCOMPANY VARIANCE PETITION
WELCH'S AUTOMOTIVE SERVICE

**516 MIDDLE RIVER ROAD
LOT 1 SNEDEGAR PLAT PB 50 F 63
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD
SCALE: 1 INCH = 30 FEET APRIL 14, 2014**

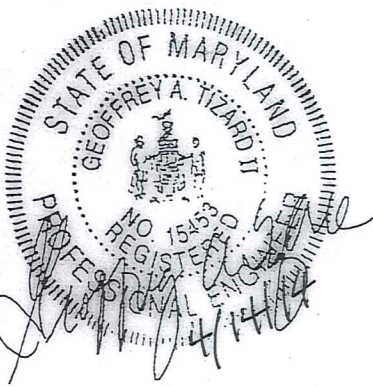


NOTES

1. ZONING.....BR (MAP NO. 090B1)
2. TAX MAP 0090 GRID 4 PARCEL 0690
3. LOT AREA...13,509 S.F. = 0.310 ACRE +/-
4. EXISTING AND PROPOSED USE...SERVICE GARAGE
5. BUILDING AREA... EXISTING.....2248 S.F.
PROPOSED.....580 S.F.
TOTAL.....2828 S.F.
BUILDING COVERAGE.....0.209
6. PARKING CALCULATIONS
REQUIRED.....2828 S.F. @ 3.3 SP. / 1000 S.F. = 10 SPACES
PROVIDED.....12 SPACES + 5 BAYS = 17 SPACES
ALL SPACES TO BE 8.5 X 18 MIN
7. NO OUTSIDE STORAGE OF DAMAGED OR DISABLED VEHICLES
8. PUBLIC WATER AND SEWER IS EXISTING



LOCATION PLAN
SCALE: 1" = 1000'



PETITIONER'S
EXHIBIT NO. **6a-h**

"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. 15453, Expiration Date: July 2, 2015."

PREVIOUS ZONING HISTORY
1970-0242-X DATED JULY 2, 1970 GRANTING A SPECIAL EXCEPTION FOR CONTRACTOR'S STORAGE YARD
1980-0041-A DATED AUGUST 27, 1979 GRANTING A FRONT YARD SETBACK OF 10 FEET AND SIDE YARD SETBACK OF 4 FEET
1989-0390-X DATED APRIL 5, 1989 DENYING OUTDOOR USED MOTOR VEHICLE SALES

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

OWNER / APPLICANT
MRC ENTERPRISE LLC
516 MIDDLE RIVER ROAD
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ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD
SCALE: 1 INCH = 30 FEET APRIL 14, 2014

PHOTOS