

M E M O R A N D U M

DATE: September 15, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0011-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 12, 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 ADMIN. VARIANCE *
(2318 Cavesdale Road)
3rd Election District *
2nd Council District *
Howard and Debra G. Mirvis *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0011-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, Howard and Debra G. Mirvis ("Petitioners"). The Petitioners are requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed in-ground swimming pool to be located in the side yard in lieu of the required rear yard. 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 25, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 8-13-14

By ISW

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.

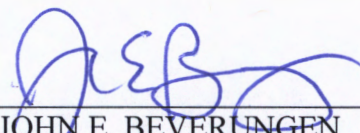
THEREFORE, IT IS ORDERED, this 13th day of August, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed in-ground swimming pool to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 8-13-14

By [Signature]



KEVIN KAMENETZ
County Executive

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

August 13, 2014

Howard and Debra G. Mirvis
2318 Cavesdale Road
Owings Mills, Maryland 21117

RE: Petition for Administrative Variance
Case No. 2015-0011-A
Property: 2318 Cavesdale Road

Dear Mr. and Mrs. Mirvis:

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: John Schiech, P.O. Box 667, Columbia, MD 21045



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 2318 CAVEDALE RD, OWINGS MILLS, MD 21117 Currently zoned RC5
 Deed Reference 06982 / 00616 10 Digit Tax Account # 1900013618
 Owner(s) Printed Name(s) HOWARD AND DEBRA MIRVIS

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

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

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

- X** **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 BCZR To permit a proposed in ground swimming pool in the side yard in lieu of the required rear yard.

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

- 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):

HOWARD MIRVIS / DEBRA MIRVIS
 Name #1 – Type or Print Name #2 – Type or Print

Signature #1 2318 CAVEDALE Signature #2 OWINGS MILLS, MD
 Mailing Address City State

21117 410 299 4913 panda4320@aol.com
 Zip Code Telephone # Email Address

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

Name- Type or Print 8-13-14
 Signature [Signature]
 Date 8-13-14
 Mailing Address City State
 BY [Signature]
 Zip Code Telephone # Email Address

Representative to be contacted:

JOHN SCHISCH
 Name – Type or Print
 Signature [Signature]
 Mailing Address P.O. Box 667 COLUMBIA MD City State
21045 410 458 6316 john@jpoos.com
 Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0011-A Filing Date 7/15/14 Estimated Posting Date 7/27/14 Reviewer GAD

Affidavit in Support () 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: 2318 CAVEDALE RD. OWING 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)

OWNER REQUESTS PERMISSION TO BUILD AN IN-GROUND SWIMMING POOL
IN THE SIDE YARD OF HIS HOME. BUILDING IN THE REAR YARD WOULD
REQUIRE MANY TREES TO BE REMOVED. ENTIRE STRUCTURE WILL BE
BEHIND A LINE DRAWN ALONG THE FRONT FACE OF THE HOUSE. THE
AREA IS NOT VISIBLE TO ANY OTHER HOME OR FROM THE STREET DUE
TO DISTANCE AND DENSITY OF WOODED AREA SURROUNDING THE PROPERTY.

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

Howard M. Mirvis

Signature of Owner (Affiant)

Howard M. Mirvis

Name- Print or Type

Debra Mirvis

Signature of Owner (Affiant)

Debra Mirvis

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

Print name(s) here: HOWARD M MIRVIS AND DEBRA MIRVIS

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

AS WITNESS my hand and Notaries Seal

Michael S. Siddle

Notary Public

575-15

My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - QR - 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 2318 CAVEDALE RD, OWINGS MILLS, MD 21117 Currently zoned RC5
 Deed Reference 06982 100616 10 Digit Tax Account # 1900013618
 Owner(s) Printed Name(s) HOWARD AND DEBRA MIRVIS

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

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

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

- X **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 BZC To permit a proposed inground swimming pool located in the side yard in lieu of the required rear yard.

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

- 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):

HOWARD MIRVIS , DEBRA MIRVIS

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2318 CAVEDALE OWINGS MILLS, MD

Mailing Address

City

State

21117 410 299 4913 panda4320 aol.com

Zip Code

Telephone #

Email Address

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

Name 8-13-14

Signature [Signature]

By [Signature]

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

JOHN SCHIECH

Name - Type or Print

Signature [Signature]

P.O. Box 667 COLUMBIA MD

Mailing Address

City

State

21045 410 458 6316 john.schiech@aol.com

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2015 001-A

Filing Date 7/25/14

Estimated Posting Date 7/27/14

Reviewer G. A.

Lot Description- 2318 Cavesdale Rd., Owings Mills, MD

Beginning at a point on Cavesdale Rd, which is 50' wide, 1,055 ft. southwest of the centerline of Marbrook Rd., which is 50' wide.

Being Lot #59 in the sub-division of Valley Heights as recorded in Baltimore County Plat Ref. 0051/0103 containing 2.56 acres. Located in the 3rd Election District and 2nd Council District.

2015-0011-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015 0011 -A Address 2318 Cavesdale Rd 21117

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/15/14 Posting Date: 7/27/14 Closing Date: 8/11/14

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

- 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.
- 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.
- 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.
- 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 2015 0011 -A Address 2318 Cavesdale Rd 21117

Petitioner's Name Howard and Debra Mirvis Telephone 410-458-6316

Posting Date: ~~8/11/14~~ 7/27/14 Closing Date: 8/11/14

Wording for Sign: To Permit a proposed inground swimming pool
located in the side yard in lieu of the required
rear yard.

Revised 7/25/13

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

No.

115501

Date:

7/15/14

PAID RECEIPT

BUSINESS ACTUAL TIME BFN
 7/15/2014 7/15/2014 09:12:39
 WALKIN 1746 LK
 8/22/200 7/15/2014 GLEN
 500 ZONING PERMIT FEE
 Recpt Tot \$75.00
 \$75.00 LK \$0.00 CA
 Baltimore County Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		0151	046	1111		75.00

Total: 75.00

Rec

From: John William Schiech

For:

2318 Gwenside Rd
 Administrative Services Dept #2015-0011-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/28/2014

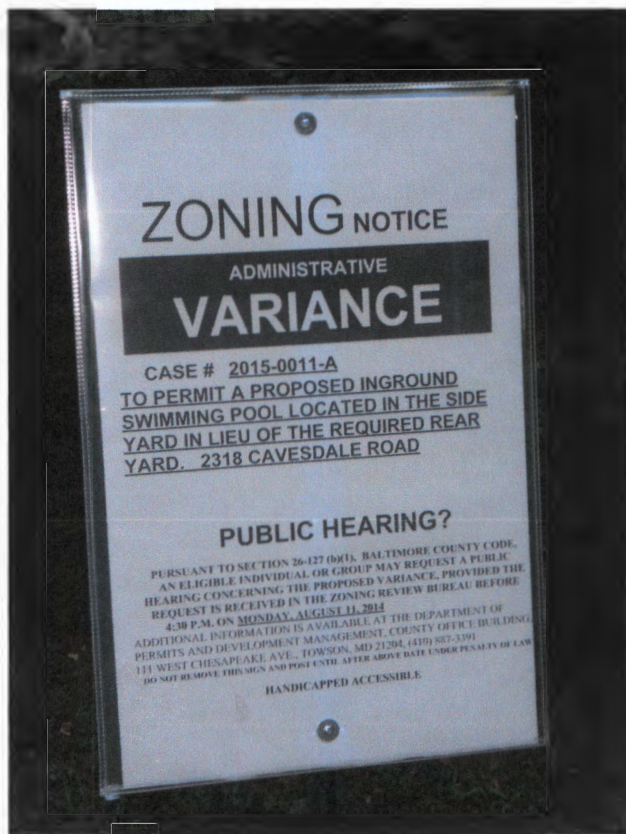
Case Number: 2015-0011-A

Petitioner / Developer: HOWARD AND DEBRA MIRVIS

Date of Hearing (Closing): AUGUST 11, 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:
2318 CAVESDALE ROAD

The sign(s) were posted on: JULY 25, 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)



KEVIN KAMENETZ
County Executive

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

August 12, 2014

Howard & Debra Mirvis
2318 Cavesdale Road
Owings Mills MD 21117

RE: Case Number: 2015-0011 A, Address: 2318 Cavesdale Road

Dear Mr. & Ms. Mirvis:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 15, 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
John Schiech, P. O. Box 667, Columbia MD 21045

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



Maryland Department of Transportation

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

Date: 7/21/14

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

RE: Baltimore County
Item No 2015-0011-A
Administrative Variance
Howard & Debra Mirvis
2318 Covesdale 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. 2015-0011-A.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".

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

SDF/raz

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

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 28, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For July 21, 2014
Item No. 2015- 0002, 0009, 0010, 0011 and 0012

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC07282014 -.doc

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>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7-25-14</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

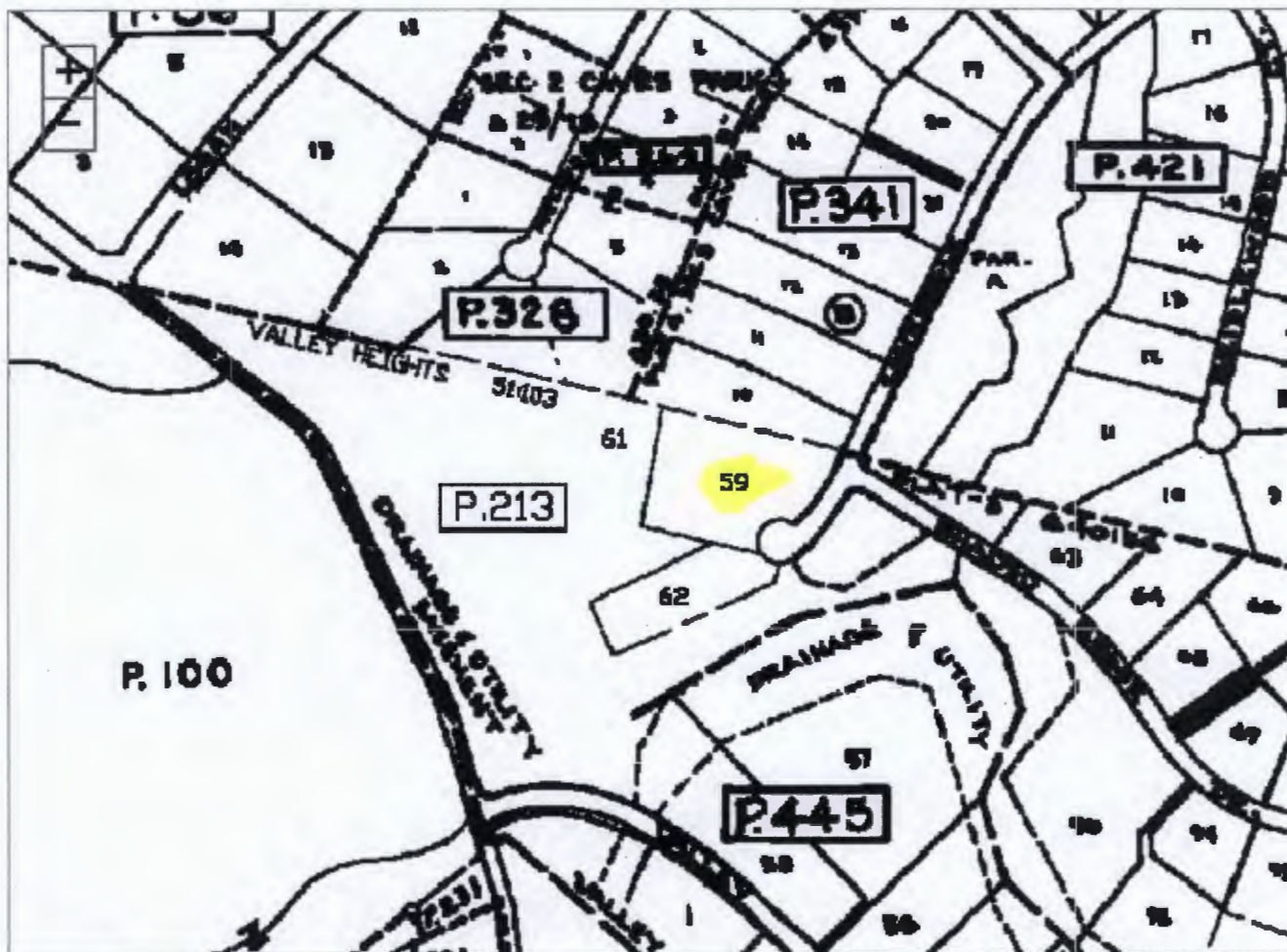
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 03 Account Number - 1900013618		
Owner Information		
Owner Name:	MIRVIS HOWARD MIRVIS DEBRA G	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2318 CAVESDALE RD OWINGS MILLS MD 21117-2306	Deed Reference: /06982/ 00616
Location & Structure Information		
Premises Address:	2318 CAVESDALE RD 0-0000	Legal Description: 2.568 AC VALLEY HEIGHTS
Map:	Grid:	Parcel:
0059	0008	0445
Sub District:	Subdivision:	Section:
0000	0000	59
Assessment Year:	2014	Plat No:
		0051/0103
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1986	3,577 SF	2.5600 AC
County Use		04
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	2 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2014	As of 07/01/2014
Land:	162,900	146,600
Improvements	324,400	309,100
Total:	487,300	455,700
Preferential Land:	0	455,700
		0
Transfer Information		
Seller: ASHLEY GROUP LIM ITED	Date: 08/27/1985	Price: \$69,000
Type: ARMS LENGTH IMPROVED	Deed1: /06982/ 00616	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 05/12/2008		

Baltimore County

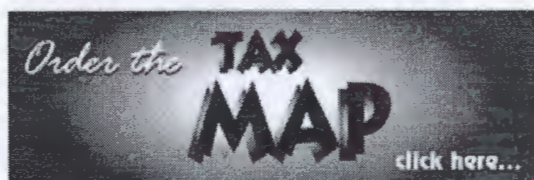
New Search (<http://sdat.resiusa.org/RealProperty>)District: **03** Account Number: **1900013618**

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.

→

39A1

Lot # 5 0313077870

2312

Lot # 12

0302026147

2327

Pt. Bk./Folio # 030038

Lot # 4

0318072931

Pt. Bk. 0000030, Folio 0038

PDM # 030035

2314

Lot # 11

Pt. Bk. 0000033, Folio 0046

0302026146

Pt. Bk./Folio # 033046

2316

Lot # 10

0302026145

2322

Lot # 61

1900013619

NW 13-F RC 5
059A2

Pt. Bk./Folio # 051103A

2318

Pt. Bk. 0000051, Folio 0103

Lot # 59

1900013618

POOL SITE

ED

2 CD

CAVESDALE RD

PDM # 030147

2321

Pt. Bk. 0000040, Folio 0036

1700010364

Lot # 62

Pt. Bk./Folio # 040036

POB

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

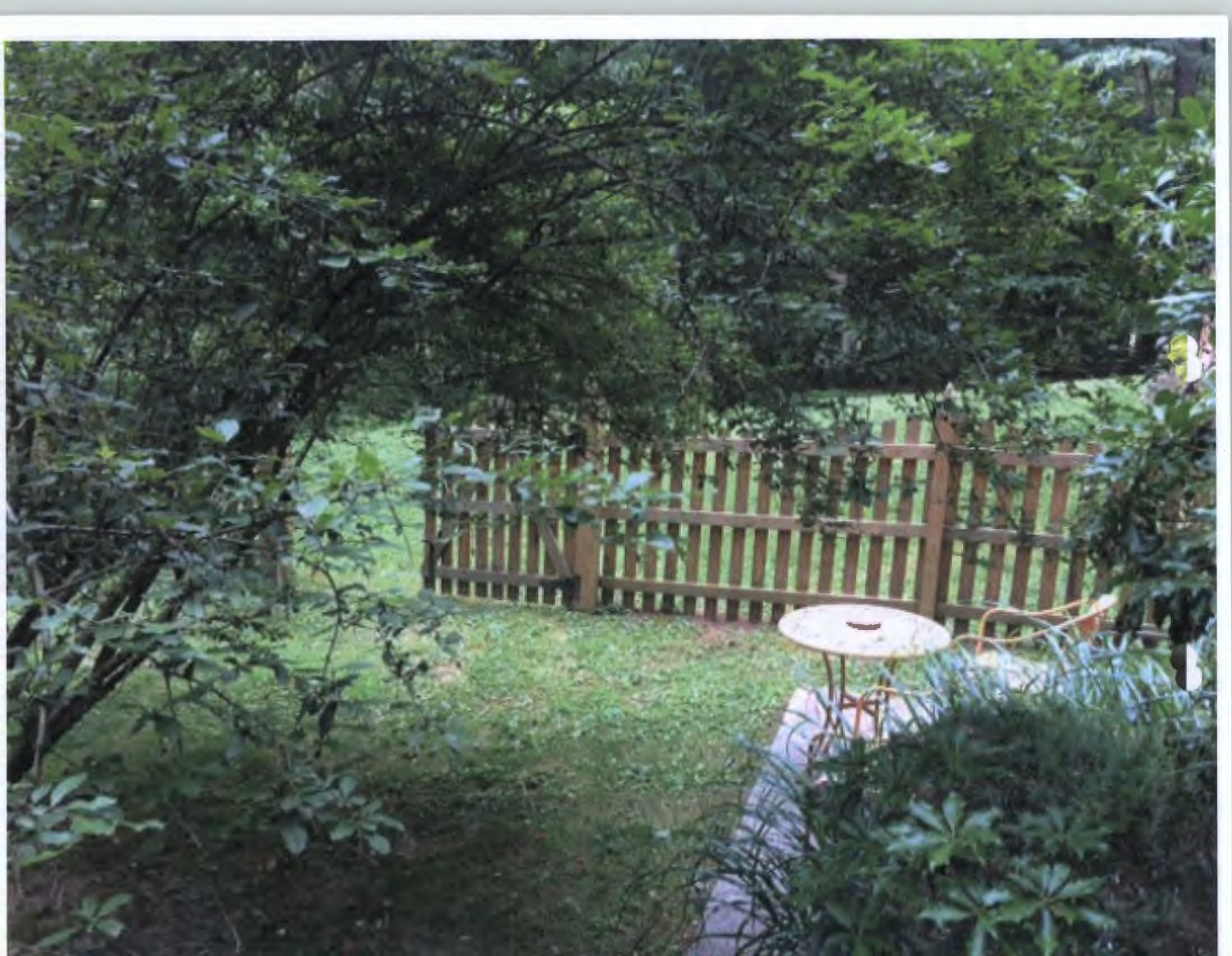
Pt. Bk./Folio # 040034

Lot # 57 1700010315

Pt. Bk. 0000040, Folio 0034

1700010317

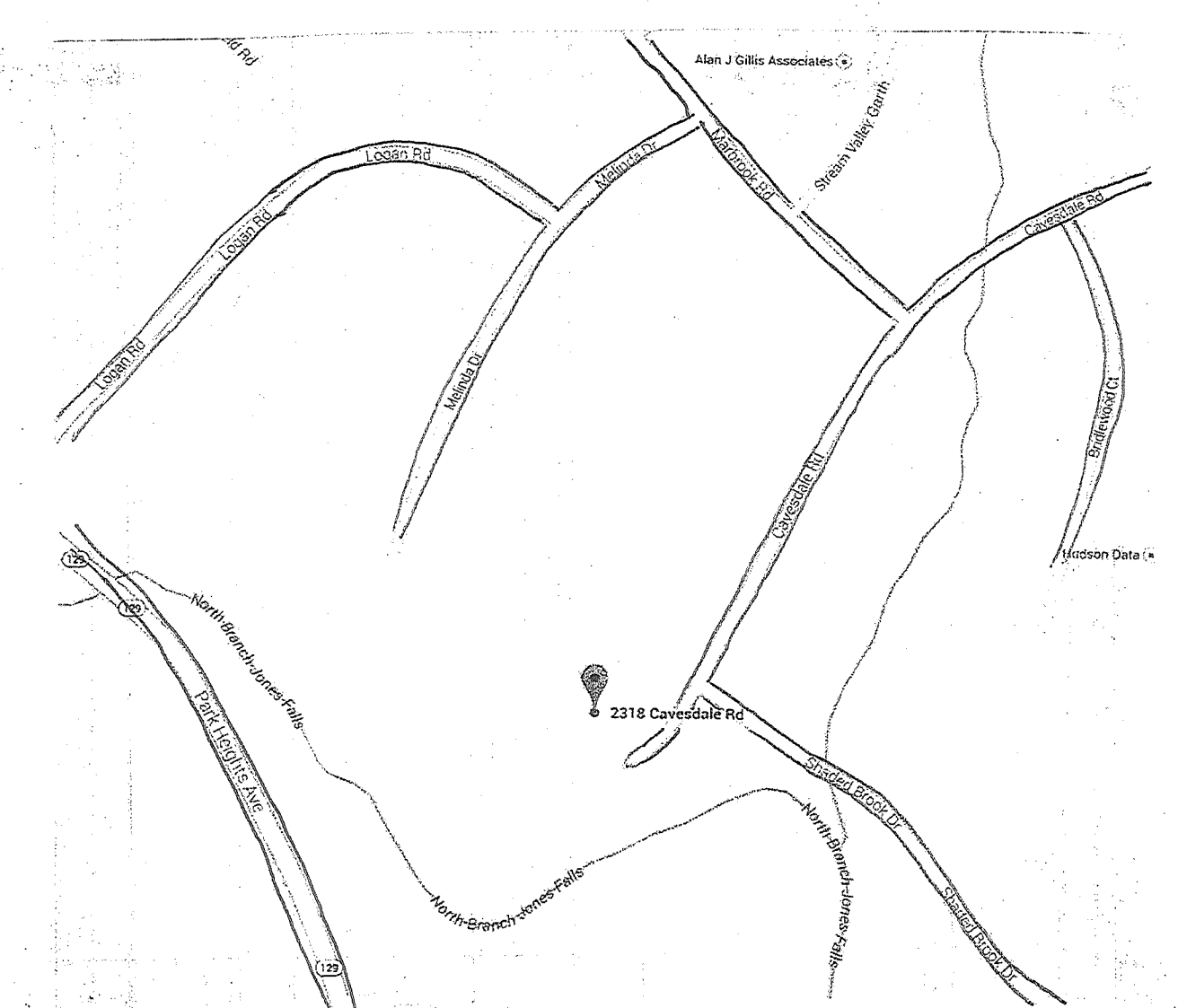
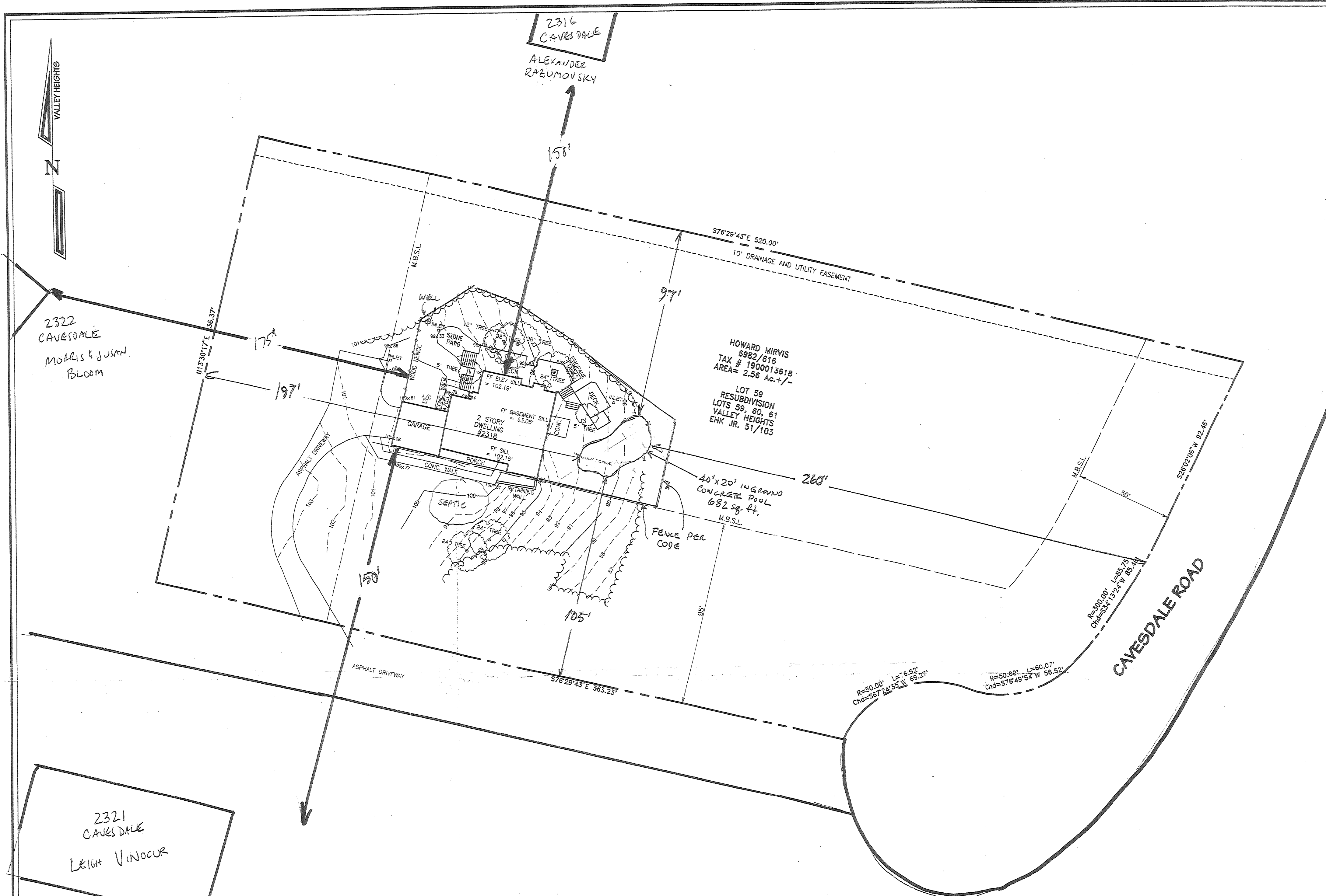








Front
view of
SIDE



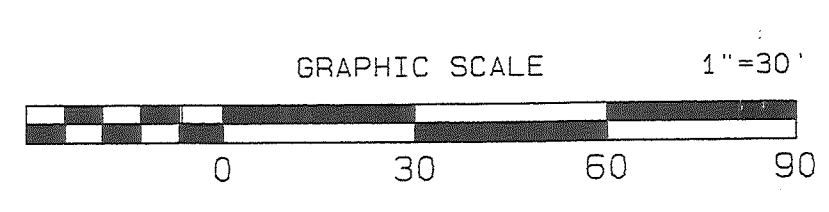
ZONED RC-5

Hearing for Variance X for Special Hearing
 Address: 2318 Cavesdale Rd. Owner's Names: Howard and Debra Mirvis
 Subdivision Zone Name: Valley Heights Plat Ref. 0051/0103, Lot# 59
 Tax I.D. 1900013618 Deed Ref. 06982/00616
 Zoning Map 0059, 3rd Election District, 2nd Council District
 Lot Area- 2.56 Acres Historic: No Flood Plain: No
 Utilities: Private Sewer, Private Water

2015-0011-A

Notes

A Boundary Survey was not performed.
 The property lines shown hereon is compiled from deeds of record, and overlaid and rotated to fit minimal monumentation recovered in the field.
 Elevations and contours shown hereon are based on an assumed vertical datum.
 All visible utilities have been located.
 No comparison to any plans has been made.
 Pipe size, type and direction must be verified before construction.



Topographic Worksheet
 of a part of the
Mirvis Property
 2318 CAVESDALE ROAD
 Baltimore County, Maryland
 3rd Election District
 Scale: 1"=30' Date: May 1, 2014

Dietz Surveying Co.
 Land Surveying and Land Planning
 8119 Oakleigh Road Baltimore MD 21234
 Ph 410-661-3160, Fax 410-661-3163
 www.dietzsurveying.net

Plot Date: 5/13/2014 Job No. 2014-087
 File Name: Q:\LD21\Project\2014\2014087\cavesdale\cavesdale.dwg

Post. Enc. 1