



KEVIN KAMENETZ
County Executive

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

November 21, 2014

Robert Reiner & Claire Piltz
424 Katherine Avenue
Essex, Maryland 21220

RE: Petition for Variance
Property: 424 Katherine Avenue
Case No. 2015-0084-A

Dear Petitioners:

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 a faint, larger signature.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Ben Battaglia, 2701 Fallsbrook Manor Dr., Fallston, MD 21047

IN RE: PETITION FOR VARIANCE
(424 Katherine Avenue)
15th Election District
6th Council District
Robert Reiner & Claire Piltz
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2015-0084-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 owners of the subject property. The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B01.C.1 as follows: (1) to permit a proposed house with a side setback of 5 ft. and the sum of 11 ft. in lieu of the minimum side setback of 10 ft. and the sum of 25 ft.; and (2) to permit an existing lot with a lot width of 50 ft. in lieu of the minimum required lot width of 70 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Robert Reiner & Claire Piltz appeared in support of the requests. There were no Protestants or interested citizens in attendance at the hearing. The Petition was advertised and posted as required by the B.C.Z.R. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is approximately 0.235 acres and is zoned DR 3.5. The waterfront lot is unimproved, and Petitioners propose to construct a single family dwelling on the lot.

To obtain variance relief requires a showing that:

- (1) The property is unique; and

ORDER RECEIVED FOR FILING

Date

11/2/14

By

sen

- (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).

Petitioners have met this test. This waterfront lot is narrow and deep (50' x 188') and was created by a plat recorded in 1919. As such, the property is unique. If the B.C.Z.R. were strictly interpreted, Petitioners would suffer a practical difficulty, given they would be unable to construct a single family dwelling on the lot. 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 County and/or community opposition.

THEREFORE, IT IS ORDERED, this 21st day of November, 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.") §1B01.C.1 as follows: (1) to permit a proposed house with a side setback of 5 ft. and the sum of 11 ft. in lieu of the minimum side setback of 10 ft. and the sum of 25 ft.; and (2) to permit an existing lot with a lot width of 50 ft. in lieu of the minimum required lot width of 70 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for 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.

ORDER RECEIVED FOR FILING

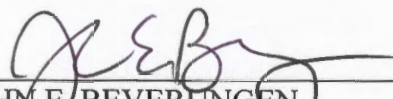
Date

11/21/14

By

sen

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:sln

ORDER RECEIVED FOR FILING

Date 11/21/14

By sln



CBCA

FLOOD

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 424 Katherine Ave. which is presently zoned DR3.5
Deed References: 353021130 10 Digit Tax Account # 15-06570845
Property Owner(s) Printed Name(s) Robert Reiner & Claire Piltz

(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)

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)

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 _____

Legal Owners (Petitioners):

Robert Reiner , Claire Piltz
 Name #1 - Type or Print Name #2 - Type or Print
Robert Reiner , Claire Piltz
 Signature #1 Signature #2
314 MONACO TERRACE APTG JOPPA MD
 Mailing Address City State
21085 , 770-715-3947
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____ Date 11/11/14
 Mailing Address By _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Ben Battaglia
 Name - Type or Print
B Battaglia
 Signature
2701 Fallsbrooke Manor Dr Fullston
 Mailing Address City State
21047 , 443-987-5804 , Battaglia Homes Live.com
 Zip Code Telephone # Email Address

CASE NUMBER 2015-0084-A Filing Date 10/9/14 Do Not Schedule Dates: _____ Reviewer GW

October 14, 2014

Section: 1B01.C.1 To permit a proposed house with a side setback of 5 feet and the sum of 11 feet in lieu of the minimum side setback of 10 feet and the sum of 25 feet respectively. To permit an existing lot with a lot width of 50 feet, in lieu of the minimum required lot width of 70 feet.

2015-0084-A

PART A (START DESCRIPTION WITH FOLLOWING):

ZONING PROPERTY DESCRIPTION FOR: 424 Katherine Ave.

*Beginning at a point on the north west side of Katherine Ave, which is 50' wide at the distance of 1320+/- feet, south side of the centerline of the nearest improved intersecting street, Cape May, which is 30' wide.

OPTION 2 (Subdivision Lot - lot is part of record plat):

Being Lot #5, Block N/A, Section # N/A, in the subdivision of Cape May as recorded in Baltimore County Plat Book # 6, Folio #177, containing 11,165 sqft. Located in the 15th Election District and 6th Council District.

2015-0084-A

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

No. 118316
 Date: 10/9/14

PAID RECEIPT

BUSINESS
 10/09/2014
 REC NO 02
 RECEIPT # 87502
 Dept 5 528
 NO. 118316
 Receipt
 \$1.00
 Baltimore

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	800	0000		6150					75.00
Total:									175.00

Rec From: Robert Reiner

For: Variance - 2015-0084-A
424 Katherine Ave

**CASHIER'S
 VALIDATION**

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

Case No.:

2015-0084-A

Exhibit Sheet

11/21/14
slv

Petitioner/Developer

DW
12-23-14

Protestants

No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



**THE BALTIMORE SUN
MEDIA GROUP**

Baltimore, Maryland 21278-0001

October 30, 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 October 30, 2014

The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: # 2015-0084-A

424 Katherine Avenue

NW/s Katherine Avenue, 1320 ft. s/of Cape May Road

13th Election District - 6th Councilmanic District

Legal Owner(s) Robert Reiner & Claire Piltz

Variance: to permit a proposed house with a side setback of 5 ft. and the sum of 11 ft. in lieu of the minimum setback of 10 ft. and the sum of 25 ft. respectively; to permit an existing lot with a lot with 50 ft. in lieu of the minimum required lot width of 70 ft.

Hearing: Thursday, November 20, 2014 time 10:00 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.

10/535 October 30

2791988

CERTIFICATE OF POSTING

CASE NO: 2015-0084-A

PETITIONER/DEVELOPER
ROBERT REINER
CLAIRE PILTZ

DATE OF HEARING/CLOSING:
11/20/14

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

LADIES AND GENTLEMEN:

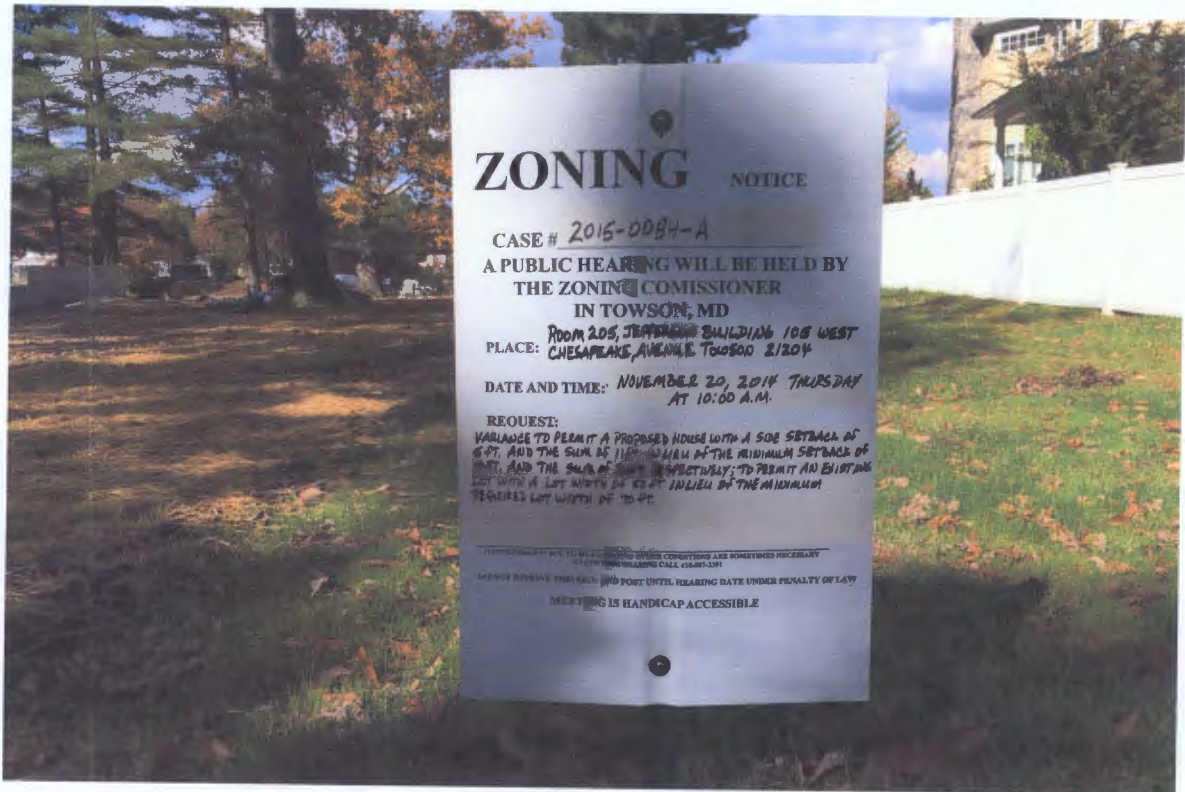
**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT** _____

424 KATHERINE AVENUE

THIS SIGN(S) WERE POSTED ON October 30, 2014
(MONTH, DAY, YEAR)

SINCERELY, M. Ogle 10/30/14
SIGNATURE OF SIGN POSTER AND DATE:

**MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411**



ZONING NOTICE

CASE # 2015-0084-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 205, JEFFERSON BUILDING 108 WEST
CHESAPEAKE AVENUE TOWSON 21204

DATE AND TIME: NOVEMBER 20, 2014 THURSDAY
AT 10:00 A.M.

REQUEST:

VARIANCE TO PERMIT A PROPOSED HOUSE WITH A SIDE SETBACK OF
6 FT. AND THE SUM OF 115% OF THE MINIMUM SETBACK OF
SIDE AND THE SUM OF 115% OF THE MINIMUM SETBACK OF
FRONT; TO PERMIT AN EXISTING
LOT WITH A LOT WIDTH OF 42 FT. IN LIEU OF THE MINIMUM
REQUIRED LOT WIDTH OF 45 FT.

PERMITTED BY P.L. 83-542. SPECIAL USE CONDITIONS ARE SOMETIMES NECESSARY
TO THE ZONING REGULATIONS CALL 410-887-3391

PLEASE REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

mgalinski 10/30/14



KEVIN KAMENETZ
County Executive

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

October 20, 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: 2015-0084-A

424 Katherine Avenue
NW/s Katherine Avenue, 1320 ft. s/of Cape May Road
13th Election District – 6th Councilmanic District
Legal Owners: Robert Reiner & Claire Piltz

Variance to permit a proposed house with a side setback of 5 ft. and the sum of 11 ft. in lieu of the minimum setback of 10 ft. and the sum of 25 ft. respectively; to permit an existing lot with a lot with of 50 ft. in lieu of the minimum required lot width of 70 ft.

Hearing: Thursday, November 20, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Robert Reiner, Claire Piltz, 314 Monaco Terrace, Apt. G, Joppa 21085
Ben Battaglia, 2701 Fallsbrooke Manor Drive, Fallston 21047

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 31, 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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
 424 Katherine Avenue; NW/S Katherine Ave., *
 1320' S of the c/line of Cape May Road * OF ADMINSTRATIVE
 13th Election & 6th Councilmanic Districts * HEARINGS FOR
 Legal Owner(s): Robert Reiner & Claire Piltz *
 Petitioner(s) * BALTIMORE COUNTY
 * 2015-084-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.

RECEIVED

OCT 22 2014

.....]

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of October, 2014, a copy of the foregoing Entry of Appearance was mailed to Ben Battaglia, 2701 Fallsbrooke Manor Drive, Fallston, Maryland 21047, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Item Number or Case Number: 2015-0084-A
Petitioner: Robert Reiner
Address or Location: 424 Katherine Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Reiner
Address: 424 Katherine Ave.
Baltimore, MD 21221
Telephone Number: 770-715-3947

M E M O R A N D U M

DATE: December 23, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0084-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 22, 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

Sherry Nuffer

From: Sherry Nuffer
Sent: Friday, November 14, 2014 12:09 PM
To: Jeffery Livingston
Subject: 2015-0084-A

Jeff,

I received case file 2015-0084-A which is schedule for a hearing on Thursday November 20th @ 10 AM. It is located in CBCA area. We do not have any comments from DEPS. Please advise.

Thank you,

Sherry

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10/24</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
_____	DEPS (if not received, date e-mail sent <u>11-14-14</u>)	_____
_____	FIRE DEPARTMENT	_____
<u>11/5</u>	PLANNING (if not received, date e-mail sent _____)	<u>N/C</u>
<u>10/20</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: 10/30/14

SIGN POSTING Date: 10/30/14 by ogle

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

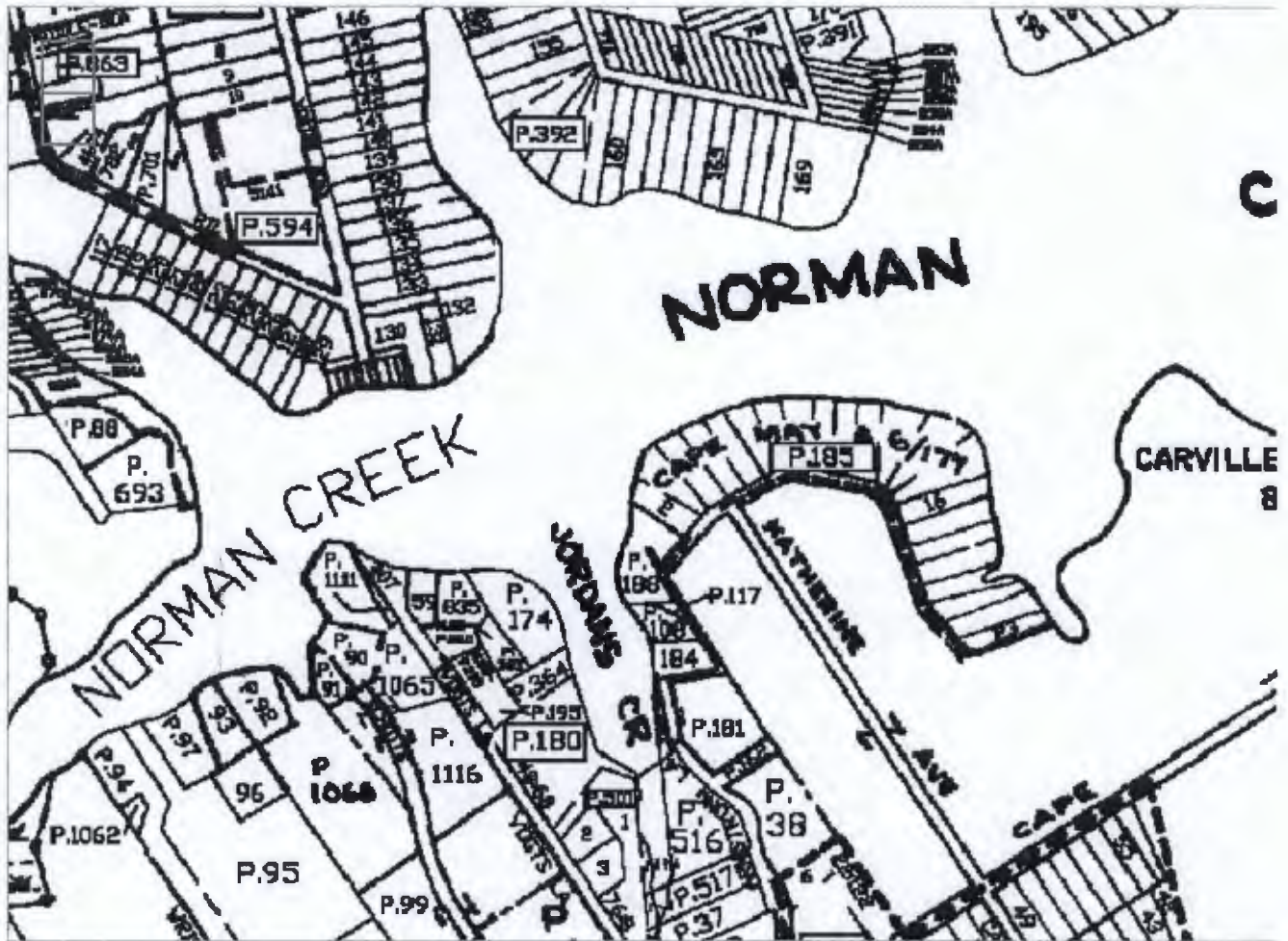
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1506570845			
Owner Information					
Owner Name:	REINER ROBERT PILTZ CLAIRE		Use:	RESIDENTIAL NO	
Mailing Address:	251 CHADWYCK LN CANTON GA 30115-		Principal Residence:		
			Deed Reference:	/35302/ 00130	
Location & Structure Information					
Premises Address:		424 KATHERINE AVE 0-0000 Waterfront		Legal Description: 424 KATHERINE AVE CAPE MAY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0098	0007	0185		0000	5
					Assessment Year: 2015
					Plat No: 0006/ Plat Ref: 0177
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			11,165 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value		Value		Phase-in Assessments
			As of		As of
			01/01/2012		07/01/2014
Land:		261,100	261,100		
Improvements		0	0		
Total:		261,100	261,100		261,100
Preferential Land:		0			
Transfer Information					
Seller: LAUENSTEIN CARVILLE H		Date: 08/26/2014		Price: \$270,000	
Type: ARMS LENGTH VACANT		Deed1: /35302/ 00130		Deed2:	
Seller: LAUENSTEIN CARVILLE H		Date: 04/10/2009		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /28342/ 00242		Deed2:	
Seller: LAUENSTEIN MARY E/CARVILLE H,TRTS		Date: 04/10/2009		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27914/ 00039		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					

Baltimore County

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

District: **15** Account Number: **1506570845**



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 Wait. Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

November 13, 2014

Robert Reiner & Claire Piltz
314 Monaco Terrace Apt G
Joppa MD 21085

RE: Case Number: 2015-0084 A, Address: 424 Katherine Avenue

Dear Mr. Reiner and Ms. Piltz:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Ben Battaglia, 2701 Fallsbrooke Manor Drive, Fallston MD 21047

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10/20/14

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

RE: Baltimore County
Item No 2015-0084-A
Variance
Robert Reiner & Claire Pittz
424 Katherine Avenue

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0084-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

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

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 5, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

NOV 07 2014

SUBJECT: Zoning Advisory Petition(s) for
Item No: 15-084

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the above referenced zoning item(s) and has no comment.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By: 

LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections **DATE:** October 24, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For October 27, 2014
Item No. 2015-0081, 0082, 0083, 0084, 0085, 0086, 0087 and 0088

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\ZAC10272014 -.doc

let by
wcr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 5, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning



SUBJECT: Zoning Advisory Petition(s) for
Item No: 15-084

The Department of Planning has reviewed the above referenced zoning item(s) and has no comment.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By: _____

A handwritten signature in black ink, appearing to read "John Jablon", written over a horizontal line.

LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

1996-050

Lot # 8
1507581180
2003-0186-A
418

422 Lot # 6

Lot # 6
2500005094

424

Lot # 5
1506570845

Pt. Bk./Folio # 006177

426

Lot # 4
1506570844
2014-0287-A

PDM # 150061

NE 14
098A2

6 CD

16 ED

DR 3.5

Lot # 3
1506570843

428

KATHERINE AVE

Lot # 2
1506570842

500

1506570840
Pt. Bk./Folio # 079342

PDM # 150610

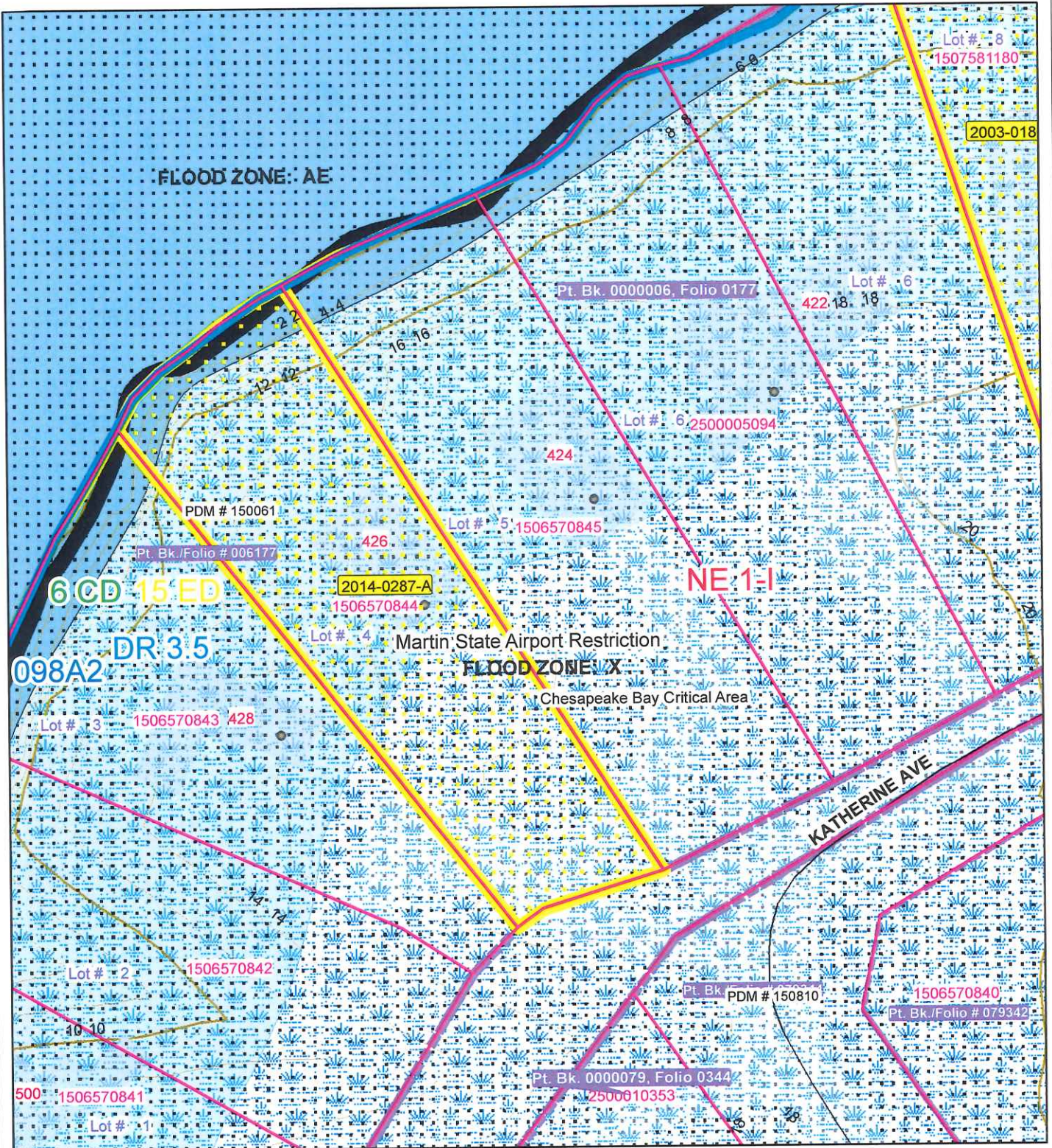
Pt. Bk./Folio # 079344

Lot # 1
1506570841

2500010353
Pt. Bk. 0000079, Folio 0344

1988-0267-XA

Elevations and Flood Hazards



Publication Date: 10/7/2014



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

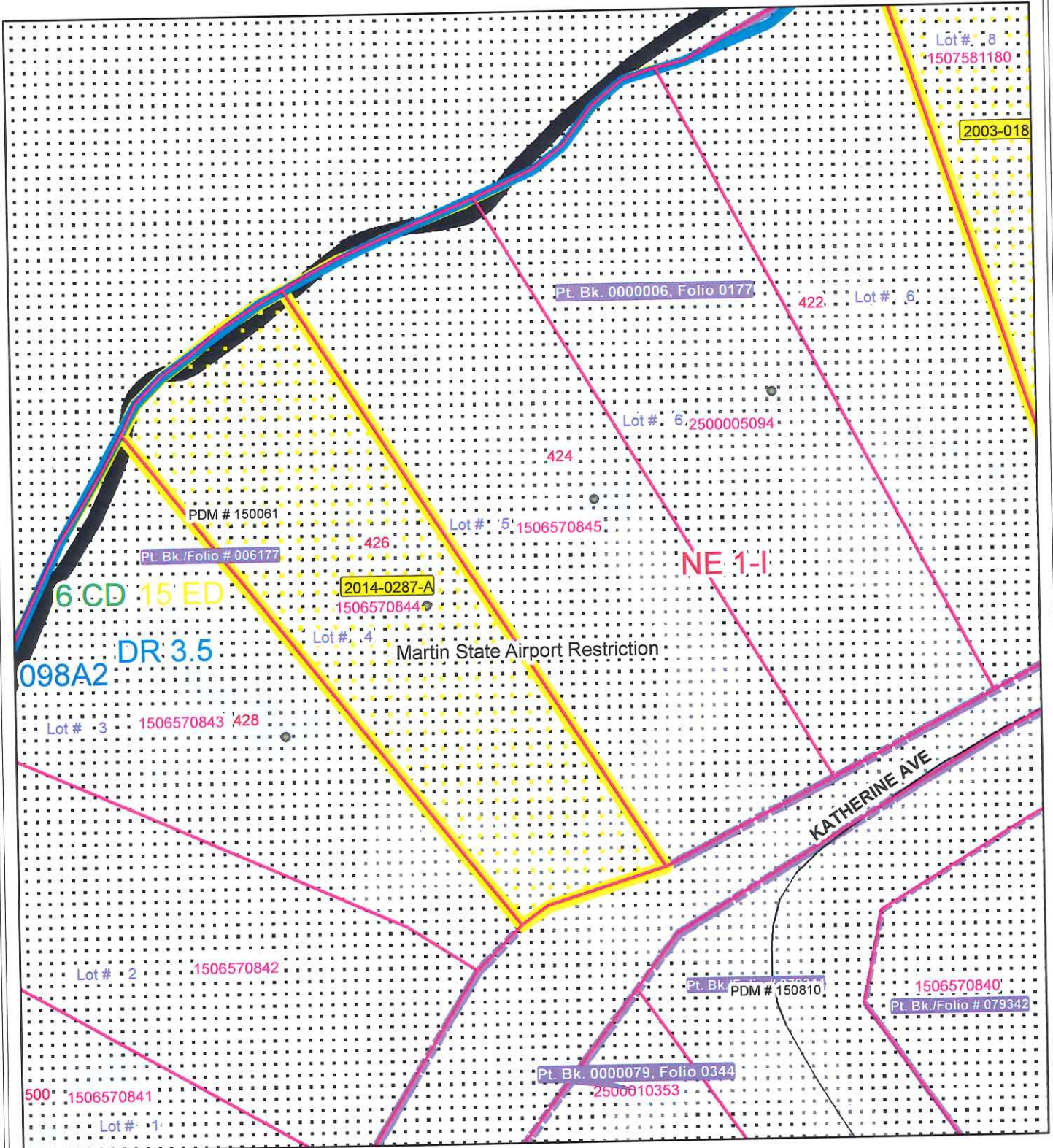


0 10 20 40 60 80 Feet

1 inch = 40 feet

2013-0084-A

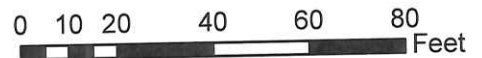
424 Katherine Avenue



Publication Date: 10/7/2014



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



1 inch = 40 feet

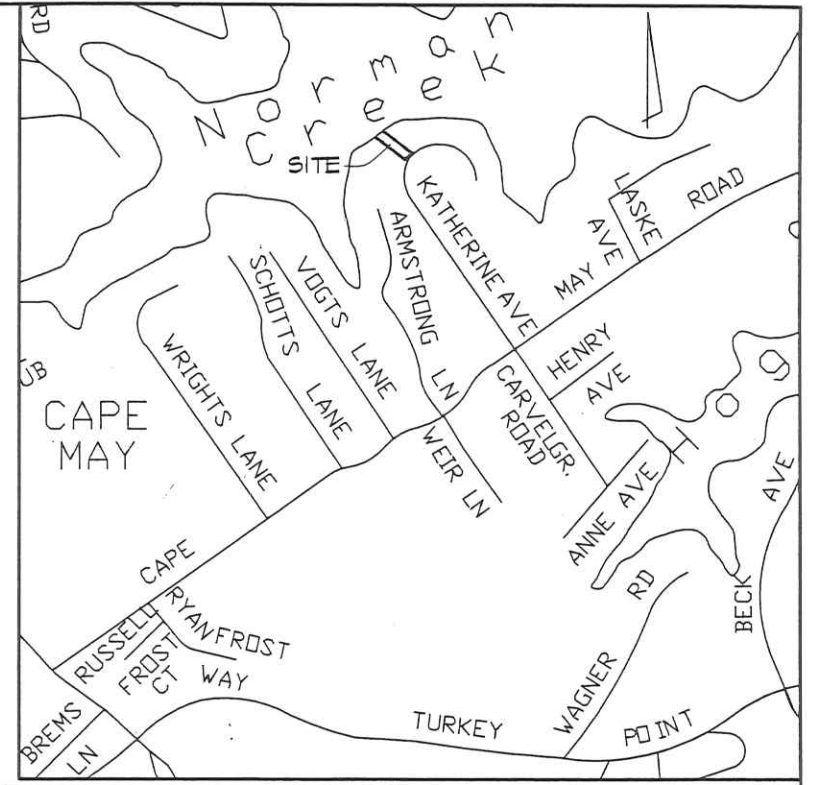
2015-0084-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS: 424 KATHERINE AVENUE. OWNER NAME: ROBERT REINER AND CLAIRE PILTZ

SUBDIVISION NAME: CAPE MAY LOT #: 5 BLOCK #: NA SECTION #: NA

PLAT BOOK #: 6 FOLIO #: 177 10 DIGIT TAX #: 15-06570845 DEED REF.: 35302/130



VICINITY MAP
SCALE: 1" = 1000'

ZONING MAP # 0098
 SITE ZONED DR 3.5
 ELECTION DISTRICT 15TH
 COUNCIL DISTRICT 6
 CENSUS TRACT 450900
 WATERSHED MIDDLE RIVER
 LOT AREA ACREAGE 0.235 AC.
 OR SQUARE FEET 10321 S.F.
 HISTORIC? NO
 IN CBCA? YES
 IN FLOOD PLAIN? YES
 GIS MAP # 098A2
 UTILITIES? MARK WITH X

WATER IS:
 PUBLIC PRIVATE

SEWER IS:
 PUBLIC PRIVATE

TAX MAP 98 BLOCK 7 PARCEL 105
 PROPERTY USE: EXISTING USE: VACANT RESIDENTIAL LOT
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOT

PROP. IMPERVIOUS AREA - 3,215 S.F. OR 31.15%

THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, CRITICAL AREAS, STREAMS OR OTHER BODIES OF WATER, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE, ARCHEOLOGICAL OR HISTORIC SITES ON THIS PROPERTY. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE COUNTY'S BASIC SERVICES MAPS.

PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

PETITIONER'S

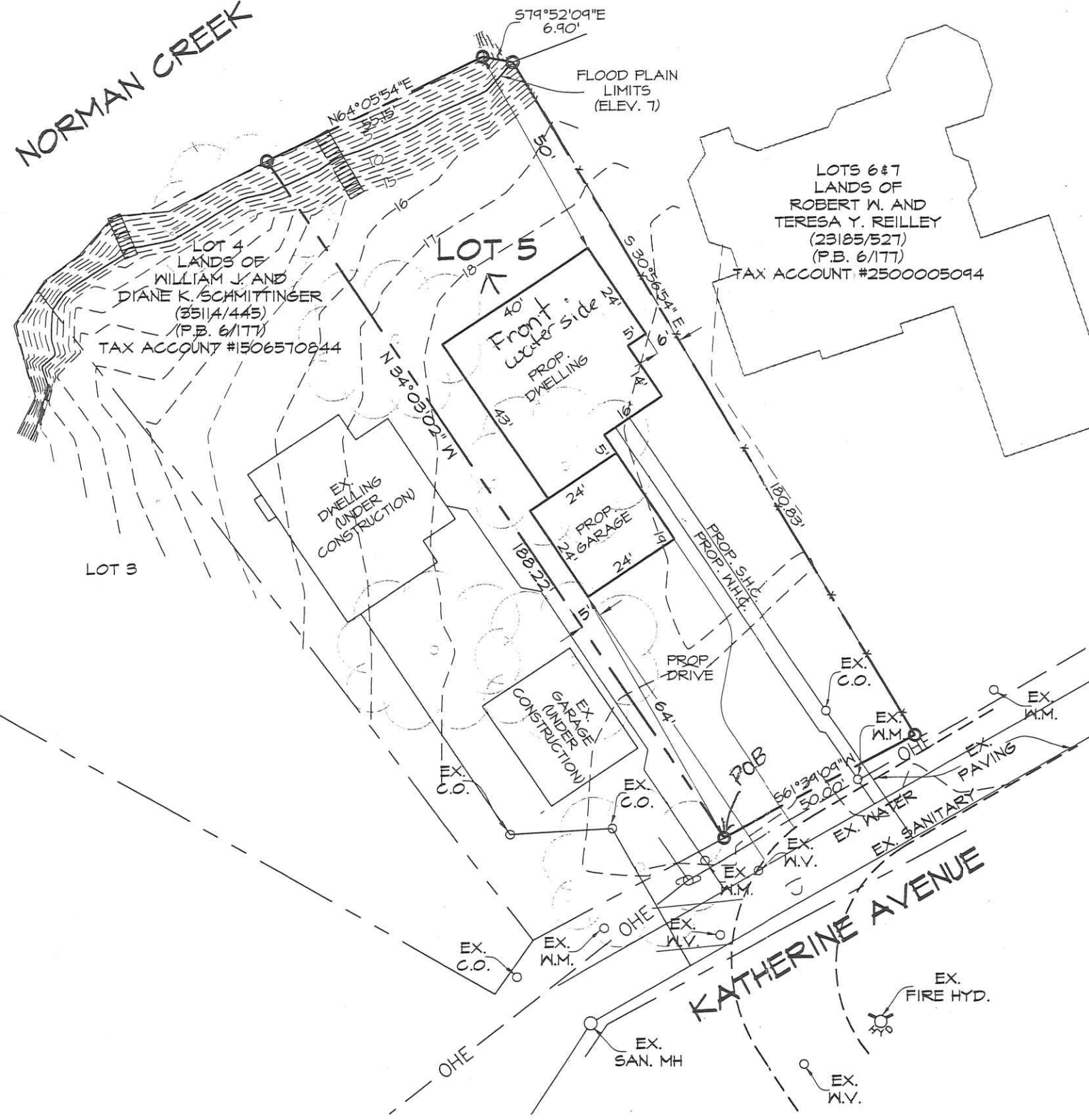
 EXHIBIT NO. 1

VIOLATION CASE INFO:

2015-0084-A



NORMAN CREEK

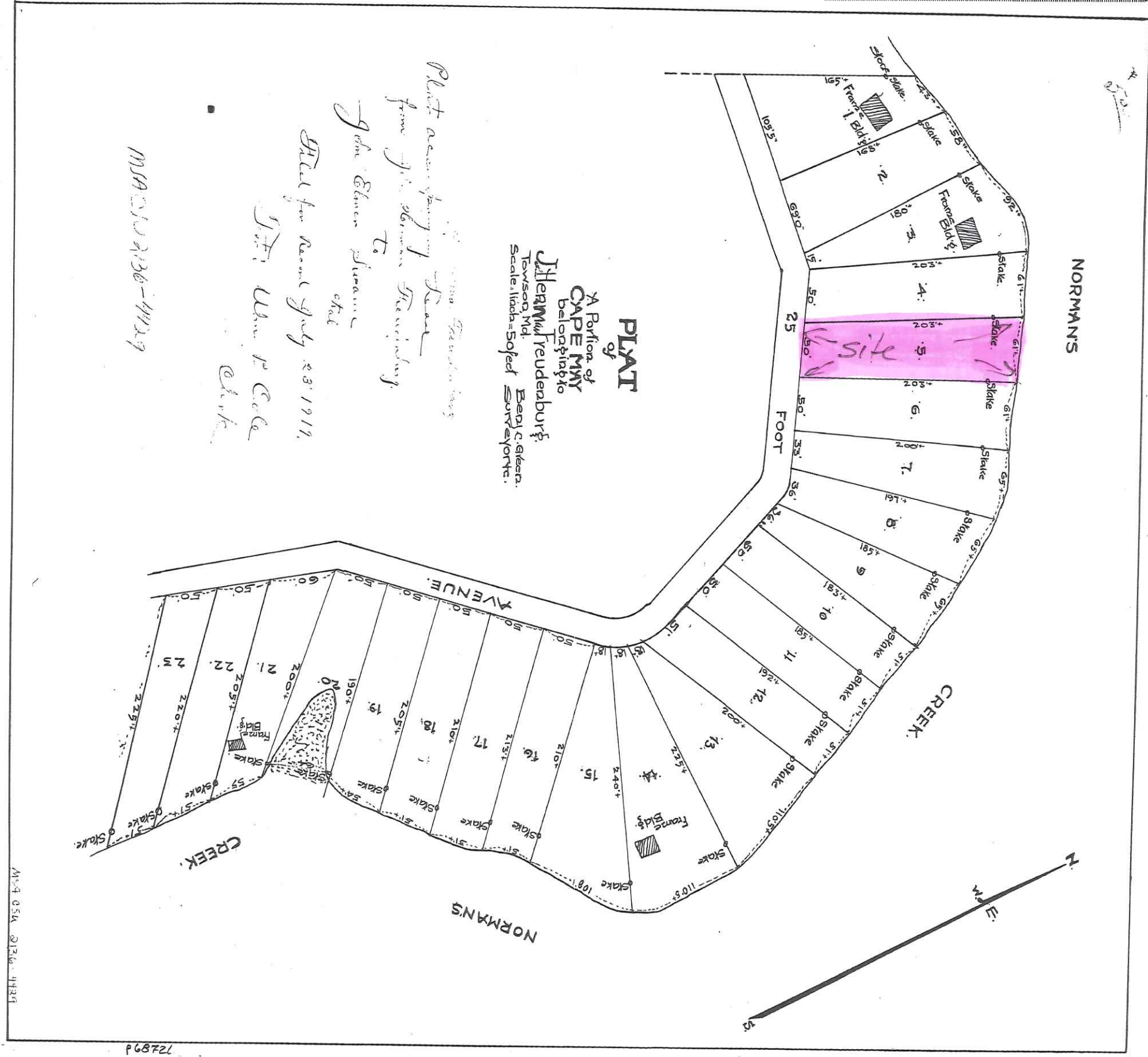
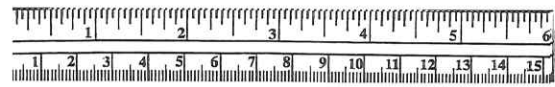


REVISED:

PLAN DRAWN BY: W. STIFLER (WILSON DEEGAN AND ASSOCIATES, INC.)

DATE: 9/2/2014

SCALE: 1 INCH = 30 FEET



PLAT
 of
 A Portion of
CAPE MAY
 belonging to
J. Herma F. Reudenbury,
 Townson, Md. Beq. C. G. G. G.
 Scale: 1 inch = 50 feet Surveyor: C.

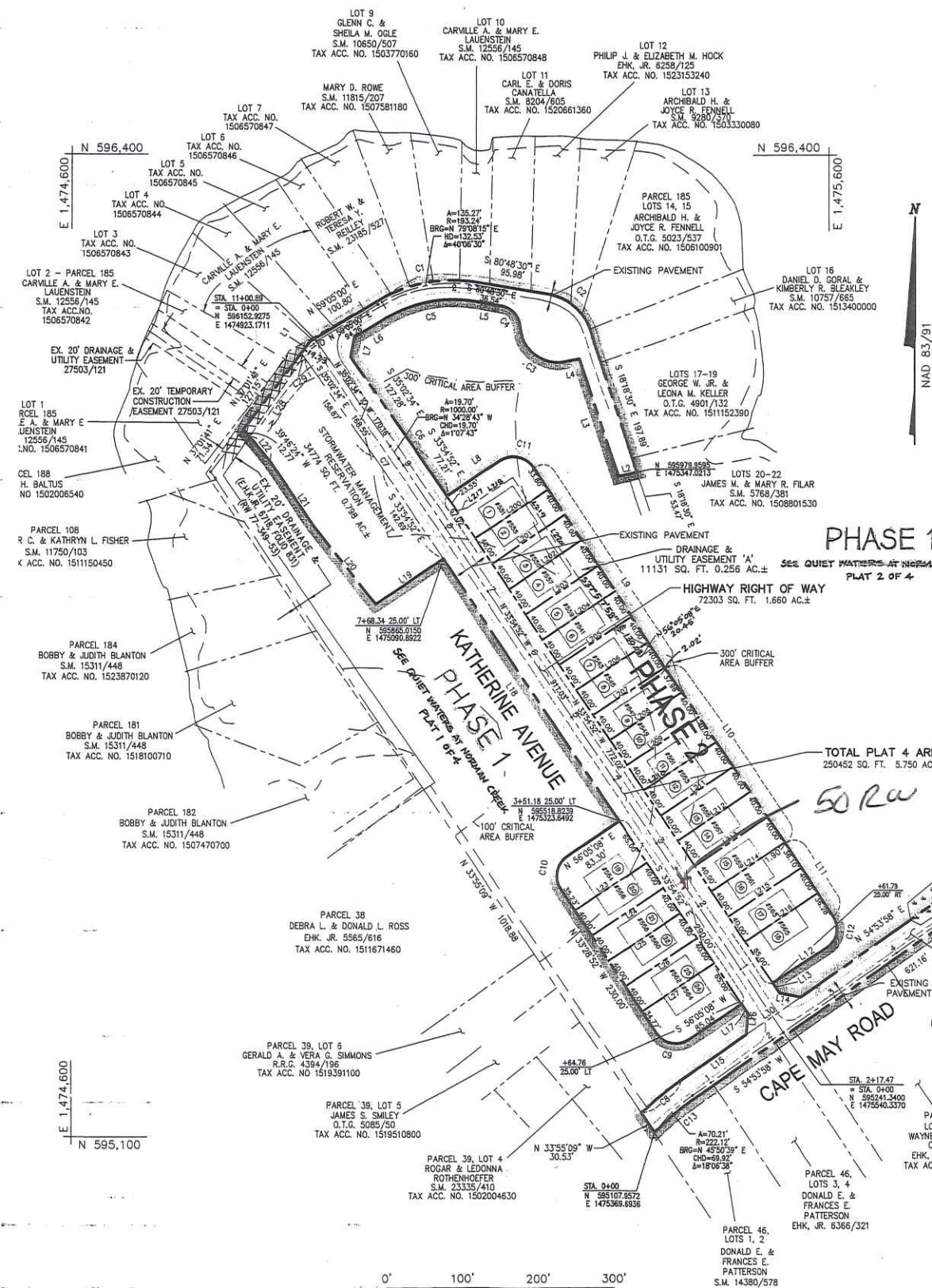
Plat accompanying lease
 from J. Herma F. Reudenbury
 To
 John E. Green
 et al
 Made for Record July 23, 1919.
 J. F. W. C. C. C.
 Clerk

MSA 210 2136-1129

MSA 210 2136-1129

68721

2015-0084-A



CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	197.24'	138.07'	135.27'	N 79°08'18" E	40°06'30"
C2	70.00'	76.36'	72.63'	S 49°33'30" E	62°30'00"
C3	50.00'	84.86'	75.04'	N 52°16'12" W	97°14'46"
C4	30.00'	40.23'	37.28'	N 42°23'39" W	76°49'41"
C5	172.24'	120.57'	118.12'	S 79°08'16" W	40°06'29"
C6	1025.00'	20.19'	20.19'	S 34°28'43" E	01°07'43"
C7	975.00'	19.20'	19.20'	S 34°28'43" E	01°07'43"
C8	430.00'	68.71'	68.64'	N 50°19'19" E	9°09'18"
C9	30.00'	47.35'	42.59'	N 78°41'52" W	90°25'59"
C10	30.00'	48.90'	42.77'	N 11°18'08" E	89°34'01"
C11	32.44'	50.96'	45.88'	S 76°33'57" E	90°00'00"
C12	30.00'	47.12'	42.43'	S 11°39'41" W	90°00'00"
C13	400.00'	69.39'	69.31'	S 49°56'46" W	09°56'24"

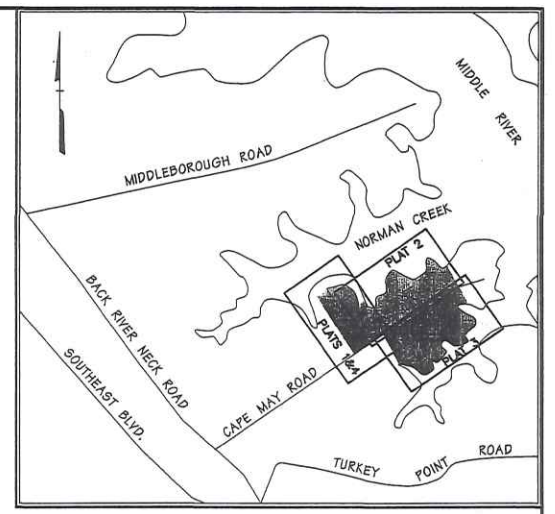
LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 37°01'41" E	19.73'	L25	N 56°05'08" E	114.17'
L2	S 75°57'33" W	26.07'	L26	N 56°05'08" E	114.47'
L3	N 18°18'30" W	164.95'	L27	N 56°05'08" E	114.77'
L4	S 78°46'25" W	19.60'	L28	N 33°42'06" E	118.65'
L5	N 80°48'39" W	36.54'	L29	N 59°57'19" E	9.38'
L6	S 59°05'00" W	48.08'	L30	N 54°53'58" E	87.60'
L7	S 11°22'36" W	27.00'	L31	S 56°05'08" W	116.28'
L8	N 55°44'32" E	85.45'	L32	S 56°05'08" W	115.98'
L9	S 35°28'53" E	315.82'	L33	S 56°05'08" W	115.68'
L10	S 34°22'50" E	278.88'	L34	S 56°05'08" W	115.37'
L11	S 33°20'19" E	114.39'	L35	S 56°05'08" W	115.07'
L12	S 56°44'39" W	84.98'	L36	S 56°05'08" W	114.77'
L13	S 33°05'52" E	18.85'	L37	S 56°05'08" W	114.47'
L14	S 78°54'30" E	28.29'	L38	S 56°05'08" W	114.17'
L15	N 54°53'58" E	105.18'	L39	S 56°05'08" W	113.87'
L16	N 04°58'04" E	28.02'	L40	S 56°05'08" W	113.57'
L17	N 33°54'52" W	15.25'	L41	S 56°05'08" W	113.27'
L18	N 33°54'52" W	417.16'	L42	S 56°05'08" W	112.97'
L19	S 56°09'03" W	107.45'	L43	S 56°05'08" W	112.67'
L20	N 38°36'55" W	138.77'	L44	S 56°05'08" W	112.37'
L21	N 33°53'32" W	104.31'	L45	S 56°05'08" W	112.07'
L22	N 39°46'32" W	42.23'	L46	S 56°05'08" W	111.77'
L23	N 56°05'08" E	113.56'	L47	S 56°05'08" W	111.47'
L24	N 56°05'08" E	113.87'	L48	S 56°05'08" W	111.17'

AREA TABLE

LOT	ACRES	SQ. FT.	LOT	ACRES	SQ. FT.
1	0.175 ±	7620	13	0.106 ±	4624
2	0.107 ±	4645	14	0.106 ±	4637
3	0.106 ±	4633	15	0.107 ±	4650
4	0.106 ±	4621	16	0.107 ±	4648
5	0.106 ±	4609	17	0.106 ±	4634
6	0.106 ±	4597	18	0.169 ±	7378
7	0.105 ±	4585	19	0.165 ±	7176
8	0.105 ±	4573	20	0.104 ±	4549
9	0.105 ±	4561	21	0.105 ±	4561
10	0.105 ±	4549	22	0.105 ±	4573
11	0.106 ±	4537	23	0.105 ±	4585
12	0.106 ±	4525	24	0.167 ±	7280

- THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS OF WAY AND PROPERTY INTERESTS OF ANY KIND DESIGNATED HEREIN OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY (THE "PROPERTY INTERESTS"). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENTS, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORM WATER MANAGEMENT AREAS, CONSERVANCY AREAS, AND ANY OTHER SIMILAR RIGHTS OF WAY OR PROPERTY INTERESTS, NO MATTER HOW ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE. THE OWNER SHALL CONVEY SAID PROPERTY INTERESTS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST TO BALTIMORE COUNTY. THE OBLIGATION TO CONVEY SAID PROPERTY INTERESTS SHALL RUN WITH THE LAND AND SURVIVE THE OWNERSHIP UPON THE OWNER, THE OWNER'S PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS. UPON FINAL APPROVAL OF THIS PLAT BY THE REQUIRED GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, TO ENTER UPON THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES, AND FOR OTHER PUBLIC PURPOSES AS REASONABLY NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.
- STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF 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 BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-273.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.
- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
- THE QUIET WATERS AT NORMAN CREEK 1st AMENDED FINAL DEVELOPMENT PLAN, FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 6/13/12.
- COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM NAD 83/91, BASED ON THE FOLLOWING TRAVERSE STATIONS: G157 N 577°47'28" E 1481255.67 G158 N 577°47'09" E 1470486.65
- THE UNITS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY COST OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE, SECTION 32-4-310. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.
- THE WETLANDS HAVE BEEN DETERMINED FROM FIELD INSPECTION BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. NO CLEARING, GRADING OR CONSTRUCTION WILL BE CONDUCTED IN THIS AREA EXCEPT AS PERMITTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE CRITICAL AREA EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
- THE AREA DESIGNATED AS A FEMA 100 YEAR NON TIDAL FLOODPLAIN INCLUDES THE AREA INUNDATED AS SHOWN ON FEMA MAP PANEL 2400100445F. THE ELEVATIONS SHOWN ON THE FLOODPLAIN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY WATER SURFACE ELEVATIONS.
- ANY CRITICAL AREA EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- OWNERS OF LOTS CONTAINING STORM WATER MANAGEMENT RESERVATIONS / DRAINAGE AND UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY).
- THE APPROVAL OF THIS PLAT IS BASED ON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE THAT IS PLANNED FOR THIS DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
- TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT OF WAY.
- EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- THERE IS A 100-YEAR TIDAL FLOODPLAIN LOCATED ON THIS PROPERTY AS SHOWN ON FIRM MAP 2400100445F ZONE X THE 100-YEAR FLOOD ELEVATION IS 8.3 FEET - NAVD 88 AND 10 FEET BCD. ALL UNITS CONSTRUCTED WITHIN THE 100-YEAR FLOODPLAIN MUST COMPLY WITH THE FLOOD PROTECTION ELEVATION TYPICAL DIAGRAM SHOWN IN THE UPPER RIGHT CORNER OF THE FINAL DEVELOPMENT PLAN AND ALL BALTIMORE COUNTY FLOODPLAIN REGULATIONS.
- OWNER: QUIET WATERS, L.L.C.
DEED REF: JLE 79-344
TAX ACCOUNT #: 15-06-570840-P.186
TAX MAP: 98 GRID: 7 PARCELS: 186
- ALL BALTIMORE COUNTY METROPOLITAN DISTRICT CHARGES, INCLUDING WATER BENEFIT, SEWER BENEFIT, FRONT FOOT BENEFIT, AND CONSTRUCTION LOAN CHARGES, MUST BE PAID AT THE TIME OF RECORDATION.



VICINITY MAP

Scale: 1"=1000'

DEDICATION TABLE

THE FOLLOWING RIGHTS OF WAY ARE TO BE CONVEYED TO BALTIMORE COUNTY BY THE DEVELOPER/OWNER OF THIS PROPERTY AS A CONDITION OF APPROVAL OF THESE PLANS.

TYPE OF CONVEYANCE	NO.	TOTAL AREA **
ACCESS EASEMENTS - any type	N/A	N/A
CRITICAL AREA EASEMENTS	N/A	N/A
CONSERVANCY AREA EASEMENTS	N/A	N/A
DRAINAGE AND UTILITY EASEMENTS	1	0.256 AC±
FIRE SUPPRESSION TANK EASEMENTS	N/A	N/A
FLOODPLAIN EASEMENTS	N/A	N/A
FLOODPLAIN RESERVATIONS	N/A	N/A
FOREST BUFFER EASEMENTS	N/A	N/A
FOREST BUFFER RESERVATIONS	N/A	N/A
FOREST BUFFER AND FOREST CONSERVATION EASEMENTS	N/A	N/A
FOREST BUFFER AND FOREST CONSERVATION RESERVATIONS	N/A	N/A
FOREST CONSERVATION EASEMENT	N/A	N/A
FOREST CONSERVATION RESERVATION	N/A	N/A
GREENWAY EASEMENTS	N/A	N/A
GREENWAY RESERVATIONS	N/A	N/A
HIGHWAY WIDENINGS	N/A	N/A
LOCAL OPEN SPACES	N/A	N/A
PUBLIC SIDEWALK EASEMENTS	N/A	N/A
REVERTIBLE SLOPE EASEMENTS	N/A	N/A
HIGHWAY RIGHT OF WAY	2	2.135 AC±
SIGHT LINE EASEMENTS	N/A	N/A
STORMWATER MANAGEMENT EASEMENTS	N/A	N/A
STORMWATER MANAGEMENT RESERVATIONS	1	0.758 AC±
TEMPORARY EASEMENTS - any type	N/A	N/A
TURN AROUND EASEMENTS	N/A	N/A

File for record
JLE 79-344
Date: JUN 29 2012

JLE 79-344

ACREAGE, PER ZONING REQUIREMENTS:	PLAT 1			PLAT 2			PLAT 3			PLAT 4			TOTAL	
	GROSS: 2.997 AC.	NET: 2.997 AC.	3.5 UNITS/ACRE=3.5x2.997 AC.=10. UNITS	GROSS: 21.005 AC.	NET: 21.005 AC.	3.5 UNITS/AC.=3.5x21.005=73 UNITS	GROSS: 21.612 AC.	NET: 20.098 AC.	3.5 UNITS/AC.=3.5x21.612=75 UNITS	GROSS: 5.750 AC.	NET: 3.615 AC.	3.5 UNITS/AC.=3.5x5.750=20. UNITS		GROSS: 51.364 AC.
DENSITY PERMITTED:	3.5 UNITS/ACRE=3.5x2.997 AC.=10. UNITS			3.5 UNITS/AC.=3.5x21.005=73 UNITS			3.5 UNITS/AC.=3.5x21.612=75 UNITS			3.5 UNITS/AC.=3.5x5.750=20. UNITS			179 UNITS	
DENSITY PROPOSED:	3.5 UNITS/ACRE=3.5x2.997 AC.=10. UNITS			3.5 UNITS/AC.=3.5x21.005=73 UNITS			3.5 UNITS/AC.=3.5x21.612=75 UNITS			3.5 UNITS/AC.=3.5x5.750=20. UNITS			62 UNITS	
TOTAL AREA OF PLAT:	2.997 AC±			21.005 AC±			21.612 AC±			5.75 AC±			51.364 AC±	
TOTAL AREA OF HIGHWAY ACQUISITION:	0			1.514			2.135			3.649 AC±			5.298 AC±	
OPEN SPACE REQUIRED:	1000 SF/UNIT=0 SF.			1000 SF/UNIT=1000x38=38,000			1000 SF/UNIT=0			1000 SF/UNIT=1000x24=24,000			62,000 S.F.	
OPEN SPACE PROVIDED:	0			65,821 SF.			0			65,821 S.F.			124 P.S.	
PARKING SPACES REQUIRED:	0			2 P.S./UNIT=2x38=76 P.S.			2 P.S./UNIT: 0			2 P.S./UNIT: 48			124 P.S.	
PARKING SPACES PROVIDED:	0			76 P.S.			0			48			124 P.S.	

Quiet Waters At Norman Creek

Formerly Lauenstein Property

PHASE 2
PLAT 4 OF 4
PDM # XV-810

1820 Cape May Road, Parcel 186
15th Election District 6th Councilmanic District
Baltimore County, Maryland 21221

DATE: MARCH 2012
SCALE: 1"= 100'

PLAT RECORDING	5.88
TOTAL	5.88
Res# 2014	Res# 10432
JLE	BIT # 579
JUN 28 2013	11:15 AM

I, MICHAEL D. MARTIN, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND HEREBY AFFIRM THAT I AM THE AUTHOR OF THIS PLAT AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. ACCORDING TO MY BEST KNOWLEDGE AND BELIEF, THE TRACT BOUNDARY LINES SHOWN ON THIS PLAT, WHICH DO NOT INCLUDE THOSE NEW LINES OF DIVISION CREATING THE LOTS SHOWN HEREON, ACCURATELY REFLECT THE BOUNDARY LINES DETERMINED BY A SURVEY PERFORMED BY DAFT-McCUNE-WALKER, INC. WHO SHALL BE SOLELY RESPONSIBLE FOR THEIR ACCURACY.

DAFT-McCUNE-WALKER, INC.
MICHAEL D. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 21234 (EXP 1/19/19)



PWA COMPLETED	N/A
FINAL PLAT	
DEV. DESIGN	DAFT 8/18/12
DEV. ENGINEER	DAFT 8-7-12
STREETS, NUMBERING	DAFT 9-12-12
PLANNING	
LAND ACQUISITION	DAFT 9-3-12
ASSESSMENTS	OK - 6/27/2012
PARKS & RECREATION	OK 8/29/12
P.D.M.	DAFT 9/12/12

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF HIS/HER KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH IN ACCORDANCE WITH THE REQUIREMENTS OF THE

SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION

FINAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. NO. 92574, EXPIRATION DATE: 1/16/14

Y THAT I HAVE REVIEWED WITH DUE DILIGENCE THE 1ST AMENDED FINAL PLAN FOR QUIET WATERS AT NORMAN CREEK DATED 6/13/12 AND HAVE PREPARED THIS 4TH PLAT, PURSUANT TO THAT APPROVED 1ST AMENDED FINAL PLAN.

Henry J. Darty 7/3/12 DATE



NOTE:

STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE

OWNERS CERTIFICATE

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM-NAD83/91 AND ARE BASED UPON THE

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

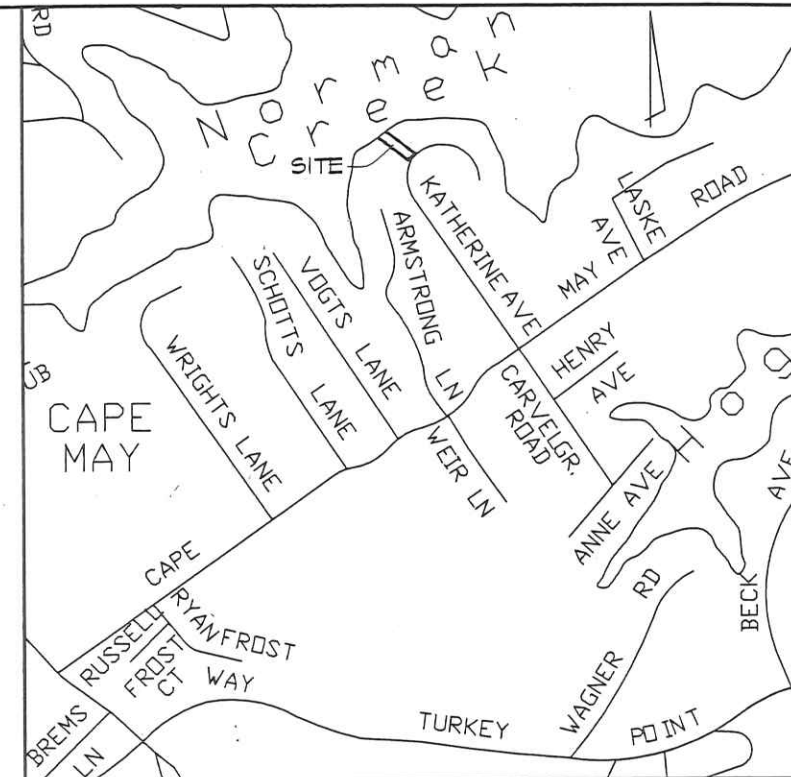
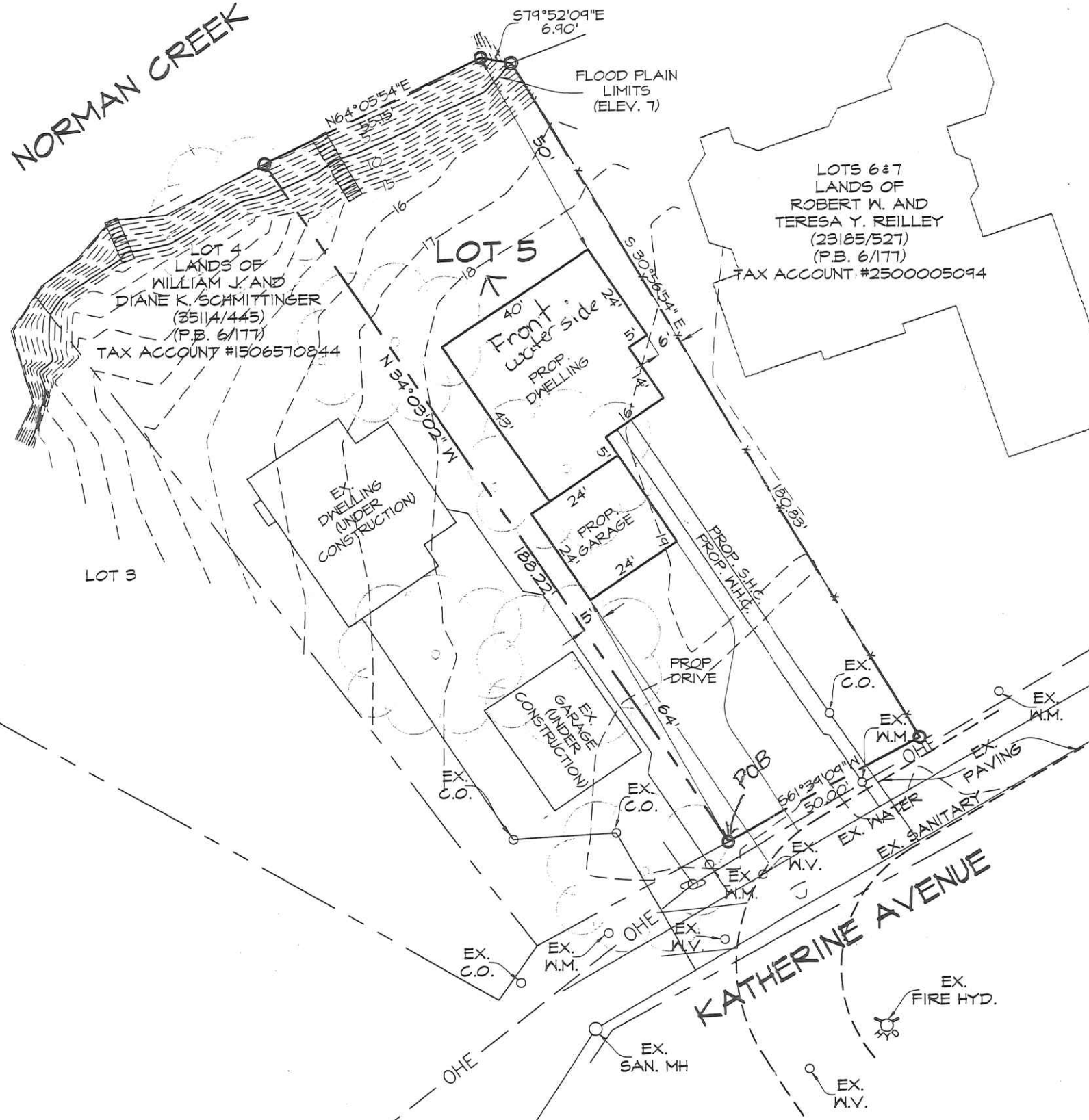
ADDRESS: 424 KATHERINE AVENUE. OWNER NAME: ROBERT REINER AND CLAIRE PILTZ

SUBDIVISION NAME: CAPE MAY LOT #: 5 BLOCK #: NA SECTION #: NA

PLAT BOOK #: 6 FOLIO #: 177 10 DIGIT TAX #: 15-06510845 DEED REF.: 35302/130



NORMAN CREEK



VICINITY MAP
SCALE: 1" = 1000'

ZONING MAP # 0098
 SITE ZONED DR 3.5
 ELECTION DISTRICT 15TH
 COUNCIL DISTRICT 6
 CENSUS TRACT 450900
 WATERSHED MIDDLE RIVER
 LOT AREA ACREAGE 0.235 AC.
 OR SQUARE FEET 10321 S.F.
 HISTORIC? NO
 IN CBCA? YES
 IN FLOOD PLAIN? YES
 GIS MAP # 098A2
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC PRIVATE
 SEWER IS:
 PUBLIC PRIVATE
 TAX MAP 98 BLOCK 7 PARCEL 105
 PROPERTY USE: EXISTING USE: VACANT RESIDENTIAL LOT
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOT
 PROP. IMPERVIOUS AREA - 3,215 S.F. OR 31.15%

THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, CRITICAL AREAS, STREAMS OR OTHER BODIES OF WATER, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE, ARCHEOLOGICAL OR HISTORIC SITES ON THIS PROPERTY. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE COUNTY'S BASIC SERVICES MAPS.

PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2015-0084-A

REVISED:

PLAN DRAWN BY: W.STIFLER (WILSON DEEGAN AND ASSOCIATES, INC.)

DATE: 9/21/2014

SCALE: 1 INCH = 30 FEET