



KEVIN KAMENETZ
County Executive

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

February 4, 2015

David Zichos
9131 Avondale Road
Baltimore, Maryland 21234

RE: Petition for Variance
Property: 1200 Burke Road
Case No. 2015-0128-A

Dear Mr. Zichos:

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 dark 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:sln
Enclosure

c: Bernadette Moskunus, 200 E. Joppa Road, Towson, Maryland 21286

IN RE: PETITION FOR VARIANCE
(1200 Burke Road)
15th Election District
6th Council District
David Zichos
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2015-0128-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.) §§1A04.3.A, 1A04.3.B.1.b and 400: (1) to permit a proposed replacement single family dwelling with a height of 42 ft., a side yard setback of 24 ft. and a building to centerline of a road setback of 66 ft. in lieu of the required 35, 50 & 75 ft., respectively; and (2) to permit a detached accessory structure (pool) to be located in the front 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 as Petitioner's Exhibit 1.

David Zichos appeared at the hearing with Bernadette Moskunas from Site Rite Surveying, the firm that prepared the site plan. There were no interested citizens in attendance at the hearing. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability (DEPS), the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR).

ORDER RECEIVED FOR FILING

Date

2/4/15

By

Sen

The subject property is approximately 1.19 acres and is zoned RC5. The property is improved with a single family dwelling that was destroyed by fire, 2+ years ago. Petitioner proposes to construct a new dwelling on the property, but requires variance relief to do so.

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 is larger than surrounding lots and has an irregular shape, similar to an arrow head. As such, it is unique. If the B.C.Z.R. were strictly interpreted Petitioner would experience a practical difficulty, given he would be unable to construct an appropriate dwelling on the lot. Finally, 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. In addition, both of the adjoining neighbors indicated they "fully support" the proposal. Exhibit 4.

THEREFORE, IT IS ORDERED, this 4th day of February, 2015, 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.") §§1A04.3.A, 1A04.3.B.1.b and 400: (1) to permit a proposed replacement single family dwelling with a height of 42 ft., a side yard setback of 24 ft. and a building to centerline of a road setback of 66 ft. in lieu of the required 35, 50 & 75 ft., respectively; and (2) to permit a detached accessory structure (pool) to be located in the front yard in lieu of the required rear yard, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

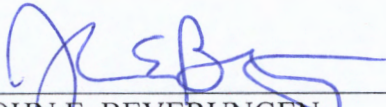
Date 2/4/15
By Den

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Prior to issuance of permits, Petitioner must comply with the Chesapeake Bay Critical Area regulations.
3. Prior to issuance of permits, Petitioner must contact the Department of Public Works (DPW) to determine the applicable flood protection elevation for the site.

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

JEB:slh



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 2/4/15

By slh



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 1200 Burke Roadwhich is presently zoned PC5Deed References: 35058/23310 Digit Tax Account # 1511001540Property Owner(s) Printed Name(s) David Zichos(SELECT THE HEARING(S) BY MARKING ☒ 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 approve2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for3. ☒ 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

Date

Mailing Address

By

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

David Zichos

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

9131 Arondale Road Balto, MD 21234

Mailing Address

City

State

21234, 443-463-5215,

Zip Code

Telephone #

Email Address

Representative to be contacted:

Bernadette Moskanas Site Rite Surveying, Inc

Name - Type or Print

Signature

200 E. Joppa Road Towson, MD

Mailing Address

City

State

21286, 410 828 9060, siteriteinc@aol.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2015-0128-A Filing Date 12/10/14

Do Not Schedule Dates: _____

Reviewer RJD

VARIANCE REQUEST

Sections 1A04.3.A, 1A04.3.B.1.b, and 400.1 – to permit a proposed replacement single family dwelling with a height of 42 feet, a side yard setback of 24 feet, and a building to centerline of a road setback of 66 feet, in lieu of the required 35, 50, and 75 feet, respectively; and to permit a detached accessory structure (pool) to be located in the front yard in lieu of the required rear.

Item #0128

**ZONING PROPERTY DESCRIPTION
#1200 BURKE ROAD
ZICHOS PROPERTY**

BEGINNING on the south side of Burke Road which is 30 feet wide at the distance of 1090 feet, more or less, east of the center line of Cold Spring Road which is 30 feet wide. Being Lot No. 107 in the subdivision of "Bowleys Quarters" as recorded in Baltimore County Plat Book No. 7, folio 12, containing 1.19 acres and located in the 15th Election District, 6th Councilmanic District.



**Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175**

**Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson MD 21286
(410) 828-9060**

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

No. **119646**

Date: **12/10/14**

PAID RECEIPT

BUSINESS ACTUAL TIME MON
 12/10/2014 12/10/2014 10:37:25

DES 0602 WALKIN JEVA AEE
 RECEIPT # 982645 12/10/2014 OFL
 Dept 5: 528 ZONING VERIFICATION
 CR NO. 119646

Recpt Tot \$75.00
 \$75.00 CR \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0060		6150						\$75.00

Total: **\$75.00**

Rec From:

For:

zoning hearing - case # 2015-0128-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

**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/neighbor 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: 2015-0128-A
Property Address: 1200 Burke Road
Property Description: _____

Legal Owners (Petitioners): David Zichos
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dan Zichos
Company/Firm (if applicable): N/A
Address: 9131 Arundale Road
Baltimore, MD 21234

Telephone Number: 443-463-5215

CERTIFICATE OF POSTING

CASE NO: 2015-0128-A

PETITIONER/DEVELOPER

SITE RITE SURVEYING INC

DATE OF HEARING/CLOSING:

2/2/15

**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**

1200 BURKE ROAD

HIS SIGN(S) WERE POSTED ON January 13, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 1/13/15
SIGNATURE OF SIGN POSTER AND DATE:

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



M. J. 1/13/15



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 2957150

Sold To:

David Zichos - CU00405240
9131 Avondale Rd
Parkville, MD 21234

Bill To:

David Zichos - CU00405240
9131 Avondale Rd
Parkville, MD 21234

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jan 13, 2015

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

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: # 2015-0128-A
1200 Burke Road
S/s Burke Road, 1060 ft. e/of centerline Cold Spring Road
15th Election District - 6th Councilmanic District
Legal Owner(s) David Zichos

Variance: to permit a proposed replacement single family dwelling with a height of 42 feet, a side yard setback of 24 feet, and a building to centerline of a road setback of 66 feet, in lieu of the required 35, 50 and 75 feet respectively, and to permit a detached accessory structure (pool) to be located in the front yard in lieu of the required rear yard.

Hearing: Monday, February 2, 2015 at 1:30 p.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.

JT 1/683 Jan. 13 2957150



KEVIN KAMENETZ
County Executive

December 29, 2014

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

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: 2015-0128-A

1200 Burke Road

S/s Burke Road, 1090 ft. e/of centerline Cold Spring Road

15th Election District – 6th Councilmanic District

Legal Owners: David Zichos

Variance to permit a proposed replacement single family dwelling with a height of 42 feet, a side yard setback of 24 feet, and a building to centerline of a road setback of 66 feet, in lieu of the required 35, 50 and 75 feet respectively, and to permit a detached accessory structure (pool) to be located in the front yard in lieu of the required rear yard.

Hearing: Monday, February 2, 2015 at 1:30 p.m., Rm. 205, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Zichos, 9131 Avondale Road, Baltimore 21234
Bernadette Moskunus, 200 E. Joppa Road, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 13, 2015.**
- (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
Tuesday, January 13, 2015 Issue - Jeffersonian

Please forward billing to:

David Zichos
9131 Avondale Road
Baltimore, MD 21234

443-463-5215

NOTICE OF ZONING HEARING

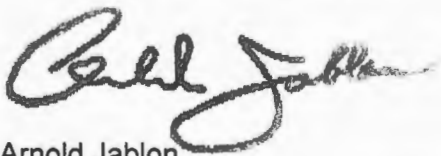
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0128-A

1200 Burke Road
S/s Burke Road, 1090 ft. e/of centerline Cold Spring Road
15th Election District – 6th Councilmanic District
Legal Owners: David Zichos

Variance to permit a proposed replacement single family dwelling with a height of 42 feet, a side yard setback of 24 feet, and a building to centerline of a road setback of 66 feet, in lieu of the required 35, 50 and 75 feet respectively, and to permit a detached accessory structure (pool) to be located in the front yard in lieu of the required rear yard.

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.

RE: PETITION FOR VARIANCE
1200 Burke Road; S/S Burke Road, 1090' E
Of the c/line Cold Spring Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): David Zichos
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-128-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

DEC 16 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 16th day of December, 2014, a copy of the foregoing Entry of Appearance was mailed to Bernadette Moskunas, Site Rite Surveying, Inc, 200 E. Joppa Road, Towson, Maryland 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.: 2015-0128-A

Exhibit Sheet

Petitioner/Developer

192
3-9-15

Protestants

SLR
2-4-15

No. 1	Site plan	
No. 2	photos	
No. 3	Plat - Bowley's Quarters	
No. 4	Plan signed by neighbors	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





MEMORANDUM

DATE: March 9, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0128-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 6, 2015. 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

CASE NAME 1200 Burke Road
CASE NUMBER 2015-0128-A
DATE 2/2/2015

CASE NAME 1200 Burke Road
CASE NUMBER 2015-0128-A
DATE 2/2/2015

[illegible]

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Account Identifier:			District - 15 Account Number - 1511001540							
Owner Information										
Owner Name:			ZICHOS DAVID			Use:		RESIDENTIAL		
Mailing Address:			9131 AVONDALE RD BALTIMORE MD 21234-			Principal Residence:		NO		
						Deed Reference:		/35058/ 00233		
Location & Structure Information										
Premises Address:			1200 BURKE RD BALTIMORE 21220-4415 Waterfront			Legal Description:		1200 BURKE RD BOWLEYS QUARTERS		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0098	0004	0004		0000			107	2015	Plat Ref:	0007/0012
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built			Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1990			1,650 SF				1.1900 AC		34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	NO	STANDARD UNIT	FRAME	1 full	1 Carport					
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of			
					01/01/2015		07/01/2014		07/01/2015	
Land:			299,900		299,900					
Improvements			2,600		2,600					
Total:			302,500		302,500		302,500		302,500	
Preferential Land:			0						0	
Transfer Information										
Seller: KALWA GEORGE W				Date: 06/11/2014			Price: \$201,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /35058/ 00233			Deed2:			
Seller: KALWA GEORGE W				Date: 08/29/1996			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /11770/ 00736			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			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		0.00 0.00			
Tax Exempt:					Special Tax Recapture:					
Exempt Class:					NONE					
Homestead Application Information										
Homestead Application Status: No Application										

Address: 1200 Burke Road
Parcel: 15-11-001540

AFTER RECORDING, PLEASE RETURN TO:
Residential Title & Escrow
100 Painters Mill Road
Ste 100
Owings Mills, MD 21117

SUBSTITUTE TRUSTEES' DEED

This Deed, is made this 5th day of June, 2014, by and between William M. Savage, Sole Acting Substitute Trustees, hereinafter referred to as party of the first part and David Zichos, hereinafter referred to as "Grantee";

WHEREAS, by virtue of an Appointment of Substitute Trustee recorded among the Land Records of Baltimore County, the party of the first part was appointed Substitute Trustee to make sale of the hereinafter described property;

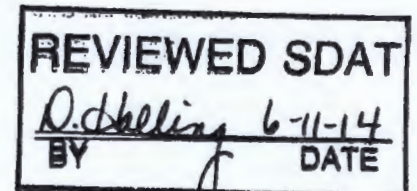
WHEREAS, by virtue of said Appointment of Substitute Trustee, any Substitute Trustee may act independently of the other.

WHEREAS, default having occurred under the terms of a certain Deed of Trust from George W. Kalwa dated December 5, 2007 and recorded among the Land Records of Baltimore County, Maryland in Liber 26495 Folio 531 said Substitute Trustee, in exercise of the power of sale conferred by said Deed of Trust, and pursuant to foreclosure proceedings filed in the Circuit Court for Baltimore County as Case No. 03-C-13-010095, first having posted bond for the faithful performance of their trust, and after having given prior notice of the time, place, manner and terms of sale by advertisement placed once a week for three successive weeks in a newspaper published in Baltimore County, Maryland, at a public sale held at the Circuit Court for Baltimore County located at 401 Bosley Avenue on December 5, 2013 did sell the property described in said Deed of Trust, to TMP, LLC, for the sum of \$201,000.00, it being the highest and best bidder at said public sale;

WHEREAS, by Order dated February 27, 2014 the Circuit Court for Baltimore County, Maryland granted a Motion to Substitute David Zichos ("Substituted Purchasers") as Purchaser in the aforementioned

WHEREAS, the aforesaid public sale has been duly reported to, and ratified and confirmed by, the Circuit Court for Baltimore County, Maryland, and purchase money of \$201,000.00, as aforesaid, has been fully paid and satisfied to the Substitute Trustee, said Substitute Trustee is now authorized by said Decree to execute these presents.

THIS IS A FORECLOSURE DEED



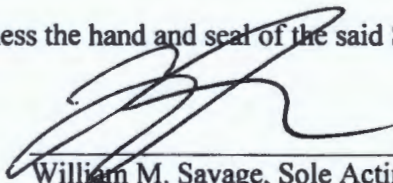
NOW, THEREFORE, THIS DEED WITNESSETH, that the said party of the first part, Substitute Trustee, as aforesaid, for and in consideration of the premises, and the sum of \$ 201,000.00, current money, paid by the said Purchaser at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by the aforesaid parties, do grant unto the said Purchaser, its successors and assigns, in fee simple, all of their interest in those pieces or parcels of land, together with the improvements, easements and appurtenances thereunto belonging situate, namely:

SEE ATTACHED LEGAL DESCRIPTION

And further known as 1200 Burke Road

Subject to restrictions, covenants and easements of record.

Witness the hand and seal of the said Substitute Trustee.



William M. Savage, Sole Acting Trustee

STATE OF Virginia
~~CITY OF~~ Prince William ss.
 County

I, Michael Caine, a Notary Public in and for the aforesaid jurisdiction do hereby certify that the above Substitute Trustee, William M. Savage, personally appeared before me in said jurisdiction, being personally well known to me or satisfactorily proven to me as the person who executed this Deed and acknowledged the same to be their intentional act and deed.



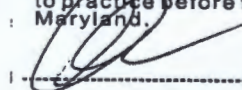
Given under my hand and seal this 5th day of JUNE, 2014.

M. Caine
 Notary Public 7535482

My Commission Expires: 05/31/2016

This instrument was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.



Attorney

Shawn A. Goldfaden

THIS IS A FORECLOSURE DEED

0035058 235

LEGAL DESCRIPTION

BEING all that lot of ground situate in the Fifteenth Election District of Baltimore County, being Lot 107 as shown on Plat #1 of Bowley's Quarter which plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.C. 7, folio 12. See also Land Installment Contract between the parties hereto dated July 22, 1957 recorded in G.L.B. 3220, folio 108. The Improvements thereon being known as 1200 Burke Road.

0035058 2361

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of
Assessments and Taxation, and County Finance Office Only
(Type or Print in Black Ink Only - All Copies Must Be Legible)

IMP FD SURE 48.00
RECORDING FEE 28.00
TR TAX STATE 1,085.00
TOTAL 1,865.00
Rest BARS Rcpt # 19268
JLE BC Blk # 613
Jun 11, 2014 01:12 PM

Space Reserved for Circuit
Court Clerk Recording Violation

1	Type(s) of Instruments	☒ Deed ☐ Deed of Trust ☐ Mortgage ☐ Lease ☐ Other:																																				
2	Conveyance Type Check Box	☐ Improved Sale ☐ Unimproved Sale ☐ Mult. Accounts ☐ Not an Arms- Arms-Length [1] Arms-Length [2] Arms-Length [3] Length Sale [9]																																				
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation State Transfer County Transfer <i>Lot Only</i>																																				
4	Consideration and Tax Calculations	<table border="1"> <thead> <tr> <th colspan="2">Consideration Amount</th> <th colspan="2">Finance Office Use Only</th> </tr> </thead> <tbody> <tr> <td>Purchase Price/Consideration</td> <td>\$201,000.00</td> <td colspan="2">Transfer and Recordation Tax Consideration</td> </tr> <tr> <td>Any New Mortgage</td> <td></td> <td>Transfer Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Balance of Existing Mortgage</td> <td></td> <td>X () % =</td> <td>\$</td> </tr> <tr> <td>Other</td> <td></td> <td>Less Exemption Amount</td> <td>\$</td> </tr> <tr> <td>Other</td> <td></td> <td>Total Transfer Tax</td> <td>\$ 3015.00</td> </tr> <tr> <td>Full Cash Value</td> <td></td> <td>Recordation Tax Consideration</td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td>X () % =</td> <td>\$ 1005.00</td> </tr> <tr> <td></td> <td></td> <td>TOTAL DUE</td> <td>\$</td> </tr> </tbody> </table>	Consideration Amount		Finance Office Use Only		Purchase Price/Consideration	\$201,000.00	Transfer and Recordation Tax Consideration		Any New Mortgage		Transfer Tax Consideration	\$	Balance of Existing Mortgage		X () % =	\$	Other		Less Exemption Amount	\$	Other		Total Transfer Tax	\$ 3015.00	Full Cash Value		Recordation Tax Consideration	\$			X () % =	\$ 1005.00			TOTAL DUE	\$
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Other																																						
6	Description of Property	District: 15-1511001540 Property Tax ID No. (4): 26445/531 Subdivision Name: 1.1900 AC Bowleys Quarters Lot (3a): 107 Block (3b): Sect/AR(3c): Plat Ref.: Sq. Ft./Acreage (4): Location/Address of Property Being Conveyed (2): 1200 Burke Road, Middle River, MD 21220 Other Property Identifiers (if applicable): Water Meter Account No.: Residential ☒ or Non-Residential Fee Simple ☒ or Ground Rent ☐ Amount: Partial Conveyance? ☐ Yes ☒ No Description/Amt. Of Sq. Ft./Acreage Transferred: If Partial Conveyance, List Improvements Conveyed:																																				
7	Transferred From	Doc. 1 - Grantor(s) Name(s): SHAPIRO & BURSON Doc. 2 - Grantor(s) Name(s): Doc. 1 - Owner(s) of Records, If Different from Grantor(s): Doc. 2 - Owner(s) of Record, If Different from Grantor(s):																																				
8	Transferred To	Doc. 1 - Grantee(s) Name(s): David Zichos Doc. 2 - Grantee(s) Name(s): New Owner's (Grantee) Mailing Address: 9131 Avondale Rd Balt MD 21234																																				
9	Other Names to be Indexed	Doc. 1 - Additional Names to be Indexed (Optional): Doc. 2 - Additional Names to be Indexed (Optional):																																				
10	Contact/Mail Information	Instrument Submitted By or Contact Person: Name: Stacy Tyler Firm: Residential Title & Escrow Company Address: 100 Painters Mill Road, #200, Owings Mills, MD 21117 Phone: 410-653-3400 ☐ Return to Contact Person ☐ Hold for Pickup ☒ Return Address Provided																																				
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER. Will the property being conveyed be the grantee's principal residence? Does transfer include personal property? If yes, identify: Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).																																				
Assessment Use Only - Do Not Write Below This Line ☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Partial ☐ Trans. Process Verification Transfer Number: Date Received: Deed Reference: Assigned Property No.: Year: 2019 Geo: Map: Sub: Block: Land: Zoning: Grid: Plat: Lot: Use: Parcel: Section: Occ. Cd: Town Cd: Ex. St: Ex. Cd:																																						

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 35058, p. 0236, MSA_CE62_34914, Date available 06/18/2014, Printed 01/29/2015.

CA \$4,020.00
\$4,020.00
OFFN
8
TIME
BUSINESS
ACTUAL
6/11/2014 12:32:34
OFFICE OF FINANCE
PREPARE

DUPLICATE PAID RECEIPT

CASE NO. 2015- 0128-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>12/19/14</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>11/30/15</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
	FIRE DEPARTMENT	
<u>1/5/15</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>12/15/14</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: <u>11/13/15</u>	
SIGN POSTING	Date: <u>11/13/15</u> by <u>ogile</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

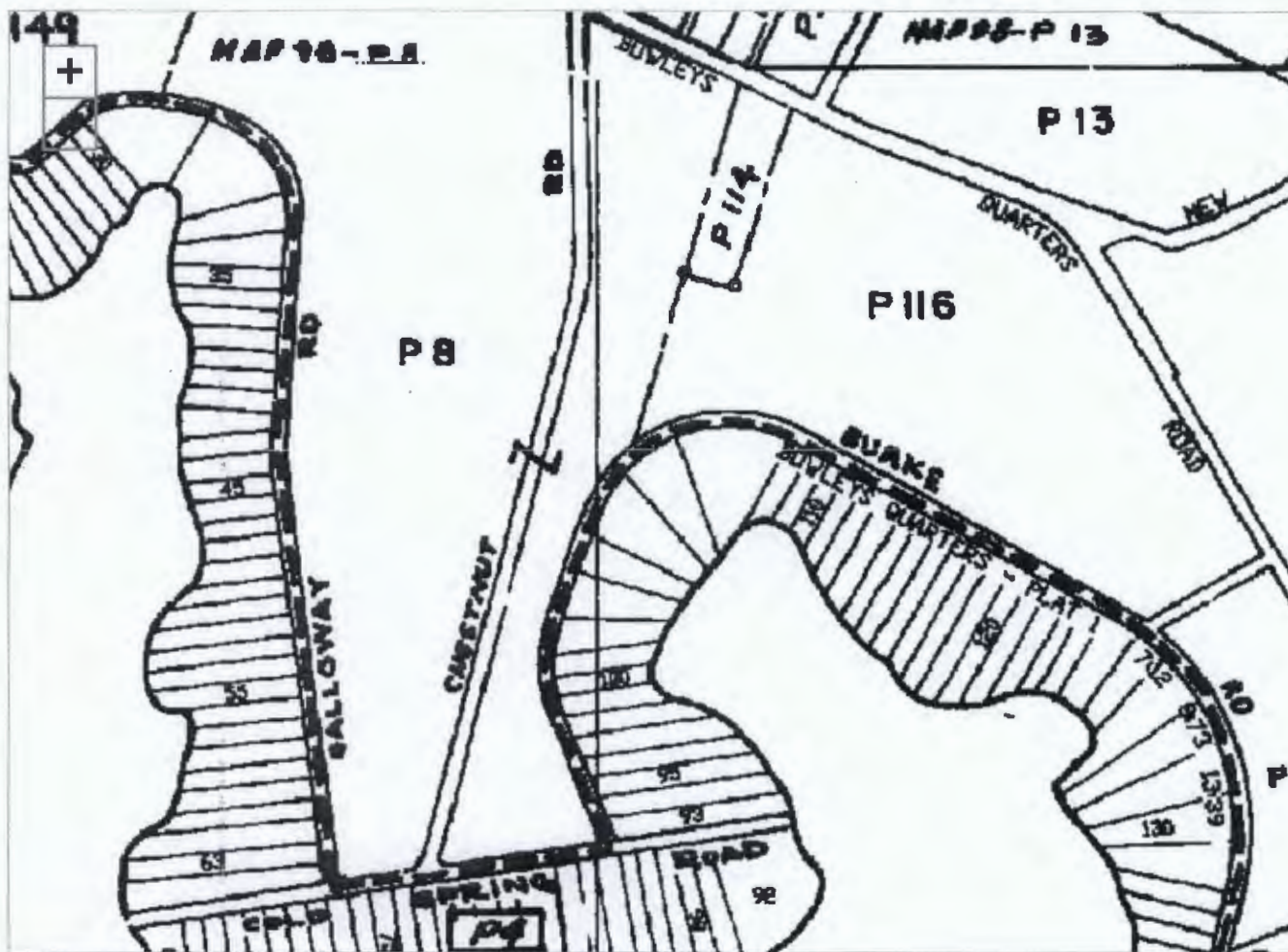
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Account Identifier:			District - 15 Account Number - 1511001540							
Owner Information										
Owner Name:			ZICHOS DAVID			Use:		RESIDENTIAL		
Mailing Address:			9131 AVONDALE RD BALTIMORE MD 21234-			Principal Residence:		NO		
						Deed Reference:		/35058/ 00233		
Location & Structure Information										
Premises Address:			1200 BURKE RD BALTIMORE 21220-4415 Waterfront			Legal Description:		1200 BURKE RD BOWLEYS QUARTERS		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0098	0004	0004		0000			107	2015	Plat Ref:	0007/0012
Special Tax Areas:				Town:			NONE			
				Ad Valorem:						
				Tax Class:						
Primary Structure Built			Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
1990			1,650 SF					1.1900 AC		34
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	NO	STANDARD UNIT	FRAME	1 full	1 Carport					
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2015		07/01/2014		07/01/2015	
Land:			299,900		299,900					
Improvements			2,600		2,600					
Total:			302,500		302,500		302,500		302,500	
Preferential Land:			0						0	
Transfer Information										
Seller: KALWA GEORGE W				Date: 06/11/2014				Price: \$201,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /35058/ 00233				Deed2:		
Seller: KALWA GEORGE W				Date: 08/29/1996				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /11770/ 00736				Deed2:		
Seller:				Date:				Price:		
Type:				Deed1:				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		0.00 0.00			
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						
Homestead Application Information										
Homestead Application Status: No Application										

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **15** Account Number: **1511001540**

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.

→



KEVIN KAMENETZ
County Executive

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

January 27, 2015

David Zichos
9131 Avondale Road
Baltimore MD 21234

RE: Case Number: 2015-0128 A, Address: 1200 Burke Road

Dear Mr. Zichos:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 10, 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: jaw

Enclosures

c: People's Counsel
Bernadette Moskunias, Site Rite Surveying Inc., 200 E Joppa Road, Towson MD

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



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

Date: 12/15/14

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

RE: Baltimore County
Item No 2015-0128-A
Variance
David Zichos
1200 Burke 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. 2015-0128-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,

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

SDF/raz

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



JAN 30 2015

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: January 30, 2015

SUBJECT: DEPS Comment for Zoning Item # 2015-0128
Address 1200 Burke Road
(Zichos Property)

Zoning Advisory Committee Meeting of February 2, 2015.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Buffer Management Area (BMA) and is subject to Critical Area requirements. The applicant is proposing to construct a replacement dwelling with greater height than allowed and reduced setbacks, a garage, a covered patio, and a pool to be located in the front yard. The lot is waterfront and has a dwelling, two accessory structures, a driveway, and a pier. They are proposing to remove the dwelling and accessory structures. Existing lot coverage is 2,717 square feet. The lot maximum coverage limit for this property is 15%, (7,775 square feet); proposed lot coverage is 7,767 square feet. The new pool and patio will be partially within the 100-foot buffer. The BMA requirements must be addressed for the new construction within the buffer. The LDA afforestation requirement for this property is 16 trees; any existing trees to remain can count towards this requirement. If the BMA and afforestation requirements will be met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

Lot coverage is proposed just below the maximum limit. No future structures or lot coverage will be permitted without removal of existing lot coverage to ensure the maximum is not exceeded. The dwelling and garage will be outside of the 100-foot buffer. So long as the BMA and afforestation requirements are met, it will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the BMA and afforestation requirements will be met, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: January 30, 2015

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 5, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1200 Burke Road

RECEIVED

INFORMATION:

JAN 07 2015

Item Number: 15-128

Petitioner: Bernadette Moskunus

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request, accompanying site plan, and architectural drawings and has no objection to this proposal. The applicant is requesting variance relief from BCZR Sections 1A04.3.A, and 1A04.3.B.1.b, for certain height and setback relief for a proposed replacement single family dwelling on an RC 5 zoned lot of as well as from Section 400.1 to permit an accessory structure (pool) to be located in the front yard in lieu of the rear yard.

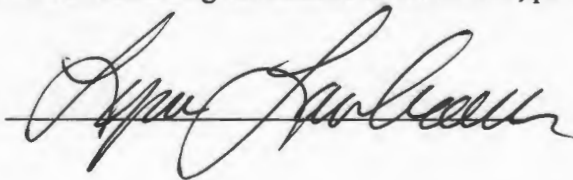
The elevation drawings provided by the petitioner show a dwelling that appears to be larger than most of the existing dwellings on Burke Road. However, the petitioner's 1.2 acre lot is much larger than the typical lot on Burke Road, and only 8.2 percent of the lot will be covered by buildings. Additionally, the proposed road setback for the dwelling appears to be adequate for this property, and the proposed side setbacks for the dwelling are much greater than the typical side setbacks for existing dwellings on Burke Road.

The exterior of the proposed dwelling uses the same materials and architectural details on the front, side and rear elevations. However, the elevation drawings on the site plan show only one side elevation. The elevations for both sides should be consistent with respect to exterior materials and details. The proposed garage is designed at a scale appropriate to the dwelling and exhibits the same architectural theme as the dwelling.

The Department of Planning finds that the proposed dwelling is compatible with the newer waterfront dwellings on Burke Road, and the proposal meets the RC5 performance standards per BCZR Section 1A04.4 provided both side elevations are consistent with respect to exterior materials and details.

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

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 December 19, 2014
Item No. 2015-0128

DATE: December 19, 2014

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

Prior to building permit application the petitioner must contact the office of the Director of Public Works to determine the flood protection elevation, so that the floor elevation can be set.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0128-12192014.doc

1/12/15
WCK

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 5, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1200 Burke Road

INFORMATION:

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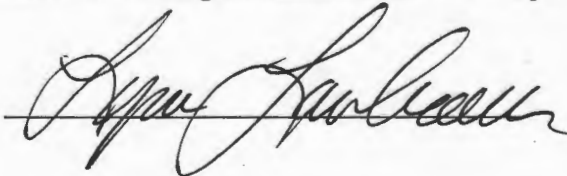
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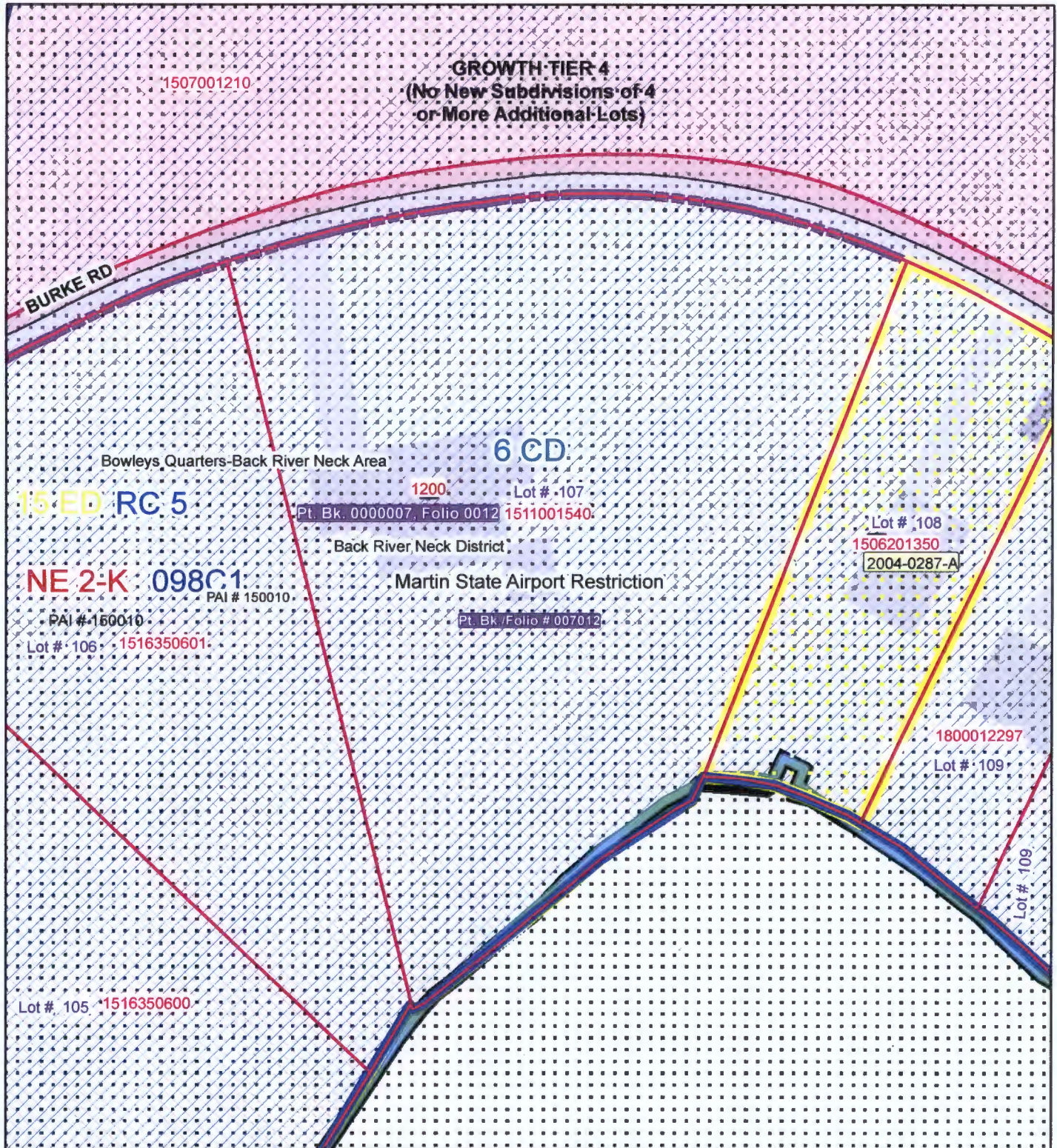
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Division Chief:
AVA/LL



1200 Burke Road



Publication Date: 12/10/2014



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

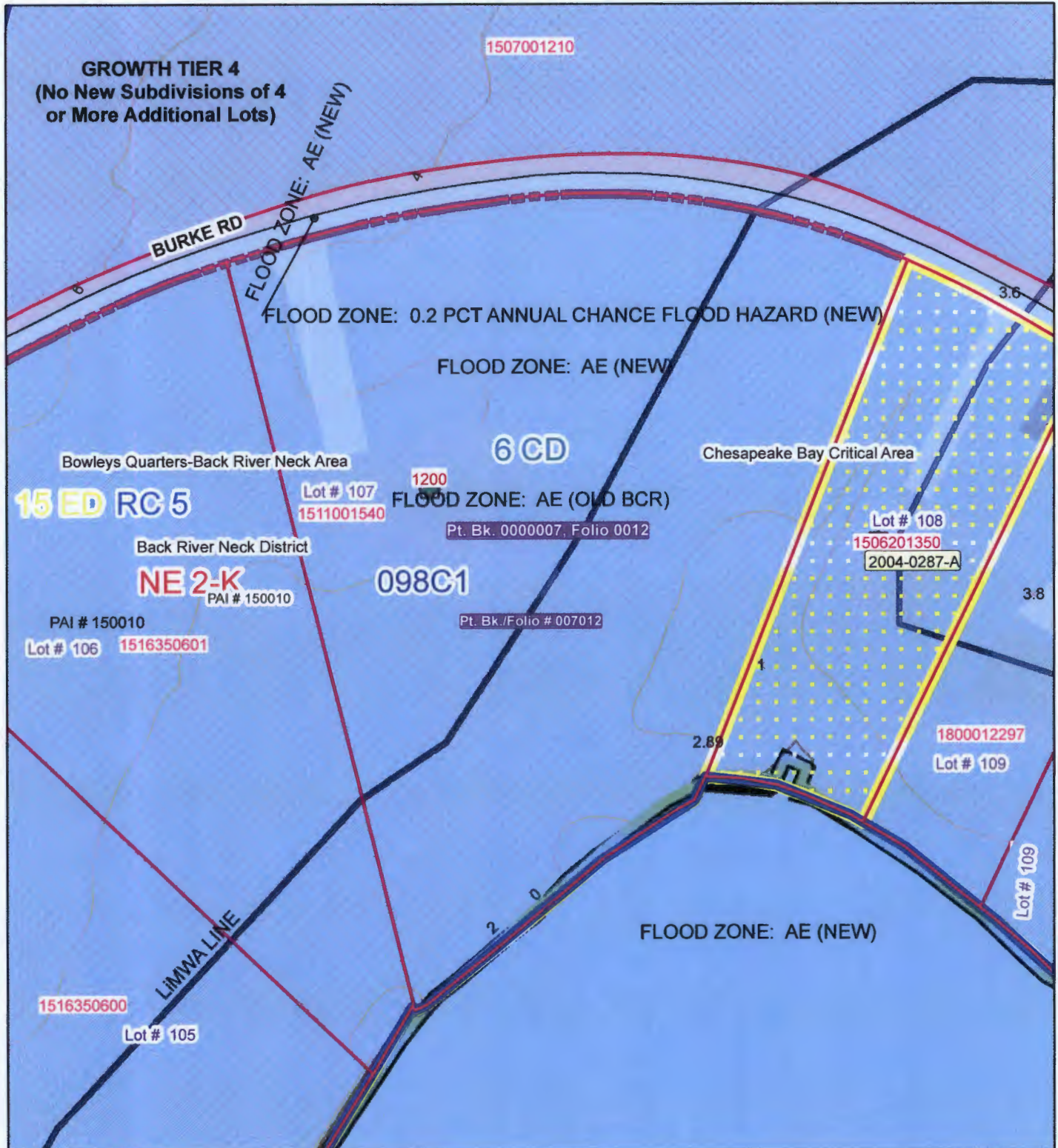


0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item # 0128

Elevations and Flood Hazards



Publication Date: 12/10/2014



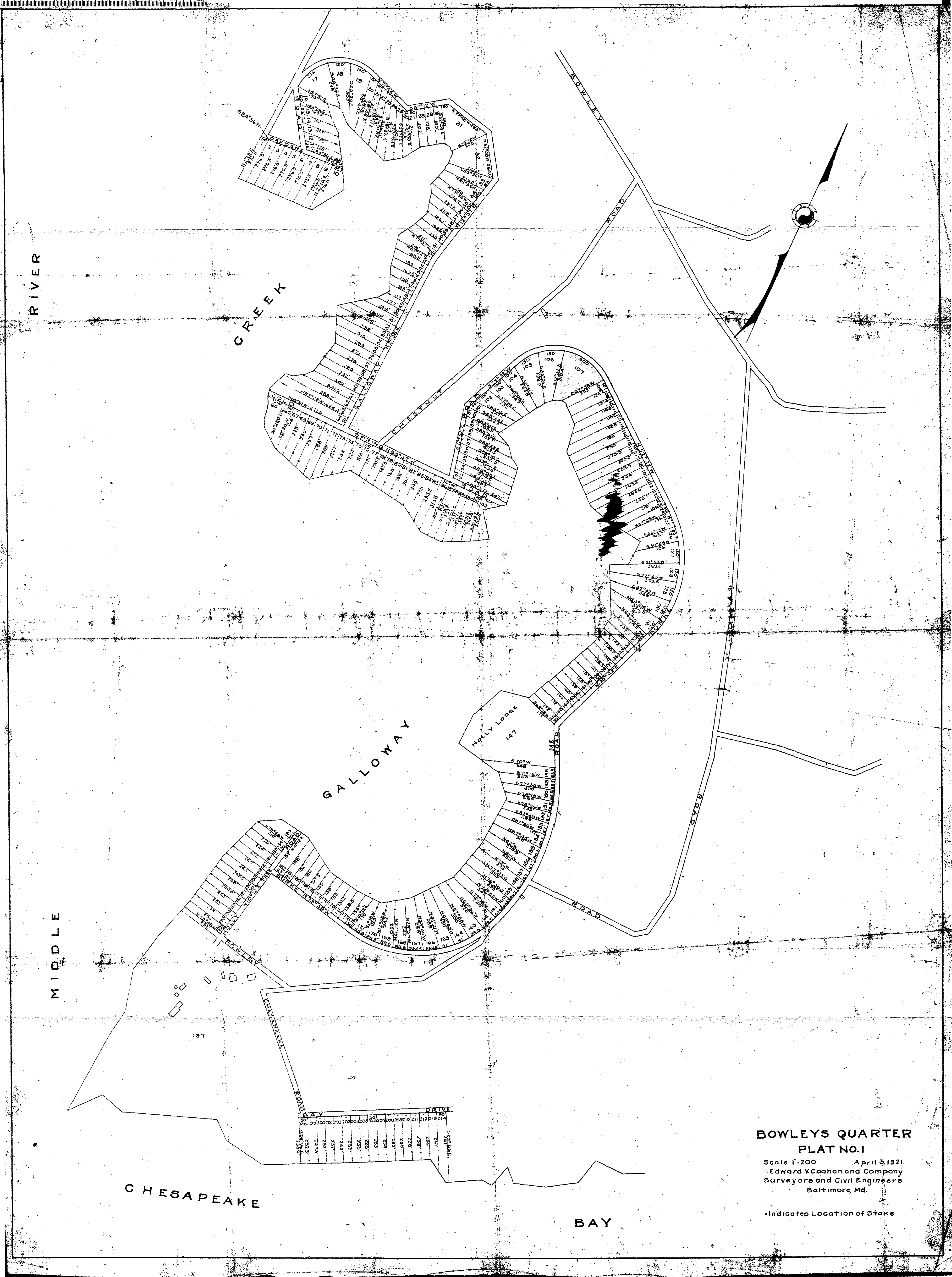
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

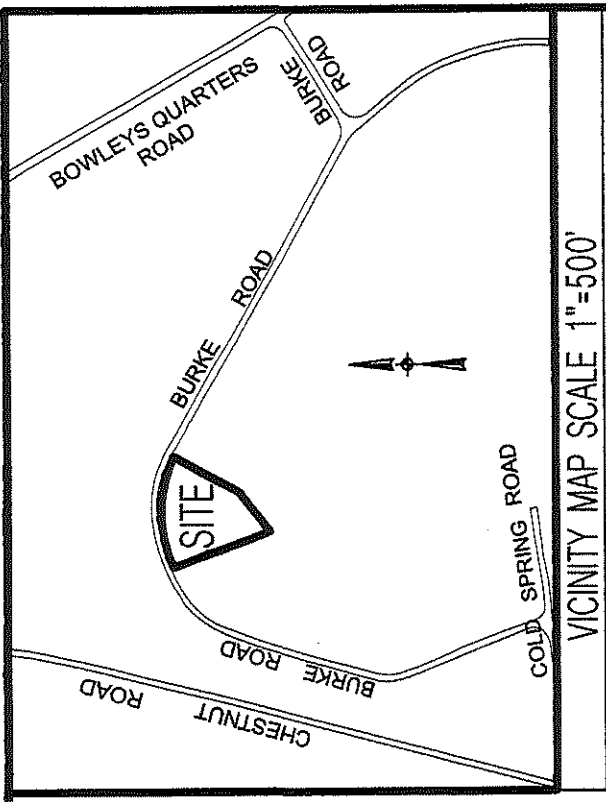


0 12.5 25 50 75 100 Feet

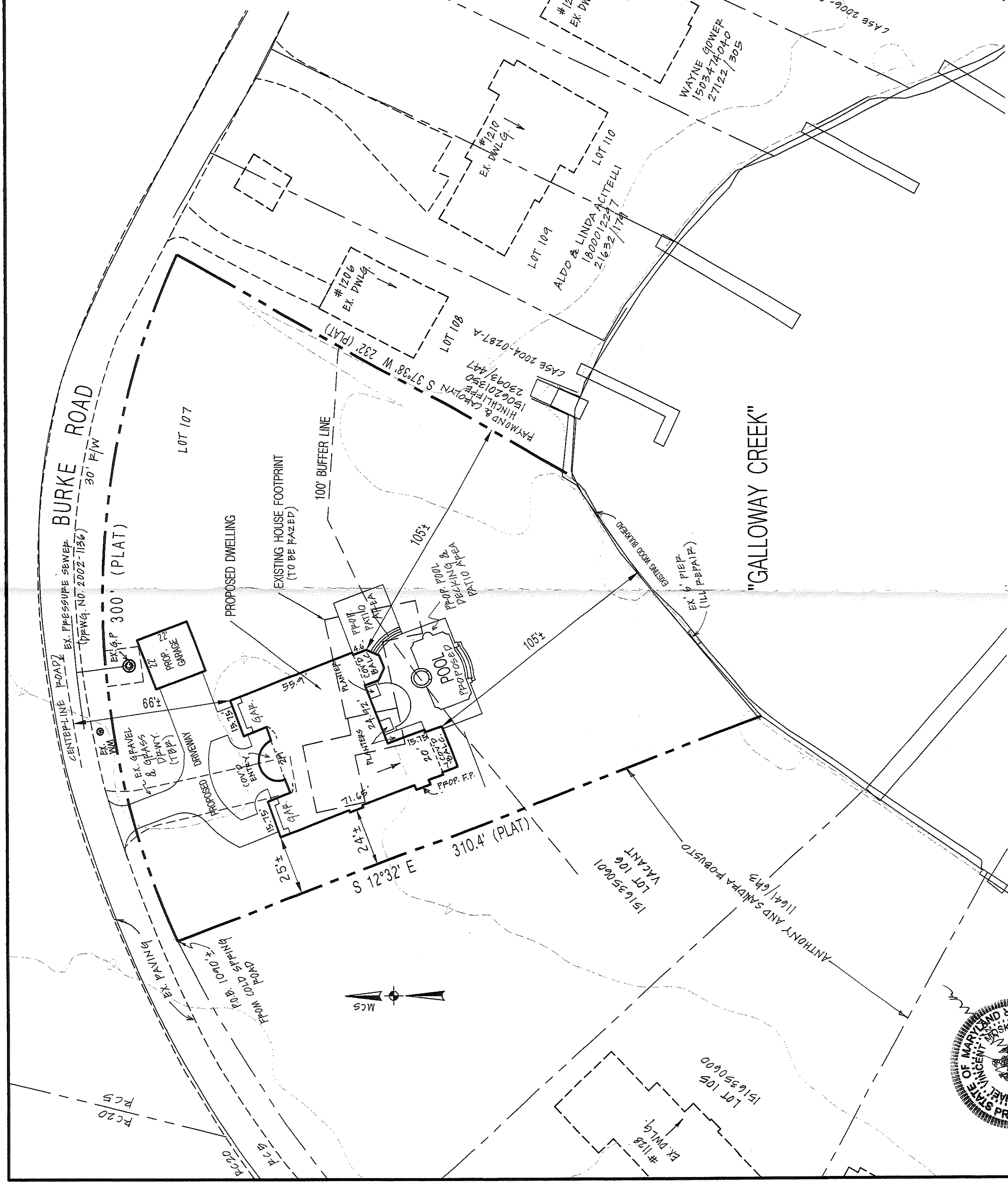
1 inch = 50 feet

Item # 0128





- GENERAL NOTES:
1. THIS PROJECT WAS DESIGNED BY ME (008891).
 2. EXISTING USE: SFD DAMAGED BY FIRE (TO BE REBUILT).
 3. LOT AREA: 1.19 ACRES +/- OR 51,835.4 S.F. +/-.
 4. THIS PROPERTY IS LOCATED IN THE CBGA (LDA) AND 100 YEAR FLOOD PLAIN - COMMUNITY PANEL NO. 240910 0445 G "AE".
 5. EFFECTIVE DATE: MAY 5, 2014.
 6. THIS PROJECT WAS DESIGNED IN AN HISTORIC DISTRICT.
 7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND HAS EXISTING CONNECTIONS FROM THE MAIN.
 8. THERE IS NO PRIOR ZONING HISTORY AND NO CURRENT OR OUTSTANDING ZONING VIOLATIONS.
 9. THIS PROJECT WAS DESIGNED IN AN HISTORIC DISTRICT.
 10. DRAWINGS: NO BOUNDARY SURVEY WAS PERFORMED; ALTHOUGH, FIELD IMPROVEMENTS WERE MEASURED.
 11. THERE IS NO CONTIGUOUS OWNERSHIP WITHIN STATE AIRPORT RESTRICTION AREA.
 12. ALLOWABLE LOT COVERAGE: 1775.46 S.F. (16%) PER CBGA REQUIREMENTS.
 13. EXISTING LOT COVERAGE: 2777 S.F. (6%) - HOUSE, SHED, TRAILER OR BLOCKS.
 14. EXISTING LOT COVERAGE: 1775.46 S.F. (16%) PER CBGA REQUIREMENTS.
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PLAN TO ACCOMPANY ZONING VARIANCE

1200 BURKE ROAD

TAX MAP:98 GRID:04 PARCEL:04

DEED REFERENCE: 35058/233

15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'

Date: 11/21/14

Job # 10308

Drawn: MVM

Checked: BLM

Surveyed: N/A

DAVID ZICHOS
9131 AVONDALE ROAD
BALTIMORE MD 21234
443-463-5215
LOT 107 BOWLEY'S QUARTERS 7/12 (DATED 1821)

DATE: 10-16-2014

LOT COVERAGE CHART

HOUSE	- 3,778 sq. ft.
DETACHED 2-CAR GARAGE	- 484 sq. ft.
DRIVEWAY	- 1,730.2 sq. ft. (AS SHOWN)
PATIO, POOL	- 1,775.2 sq. ft. (AS SHOWN)
WOOD BOARDWALK TO PIER	- 686 sq. ft. (NOT COUNTED)
TOTAL LOT COVERAGE	- 7,767.4 sq. ft. (14.98% LOT COVERAGE)
LOT AREA	- 51,836.4 sq. ft.
15% LOT COVERAGE BENCHMARK	- 7,775.4 sq. ft.

SITE RITE SURVEYING INC.

200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060

2015-0128-A

DATE: 10-16-2014

LOT COVERAGE CHART

HOUSE - 3,778 sq. ft.

DETACHED 2-CAR GARAGE - 484 sq. ft.

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WOOD BOARDWALK TO PIER - 686 sq. ft. (NOT COUNTED)

TOTAL LOT COVERAGE - 7,767.4 sq. ft. (14.98% LOT COVERAGE)

LOT AREA - 51,836.4 sq. ft.

15% LOT COVERAGE BENCHMARK - 7,775.4 sq. ft.

