



KEVIN KAMENETZ
County Executive

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

April 21, 2015

Dave Carey
3211 Eastern Avenue
Baltimore, Maryland 21224

RE: Petition for Special Hearing and Variance
Property: 3549 Bay Drive
Case No. 2015-0187-SPHA

Dear Mr. Carey:

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

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

Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Allen Robertson, 1608 Holly Tree Road, Middle River, MD 21220
Darlene Melcher, 3533 Bay Drive, Middle River, MD 21220
Harlan Zinn, 809 Cold Spring Road, Baltimore, MD 21220
Charlene Taylor, 3547 Bay Drive, Middle River, MD 21220
Richard Pitz, 808 Cold Spring Road, Middle River, MD 21220

IN RE: PETITIONS FOR SPECIAL HEARING *

AND VARIANCE

(3549 Bay Dr.) *

15th Election District *

6th Council District *

D. Carey Development, LLC *

Legal Owner *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0187-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of the legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an undersized lot. In addition, a Petition for Variance pursuant to B.C.Z.R. §§1A04.3.A and 1A04.3.B.2.b seeks to permit a proposed single family dwelling with side yard setbacks of 10 ft. each and a height of 37 ft. in lieu of the required 50 ft. each and maximum allowed 35 ft.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1. Appearing at the public hearing in support of the requests was Dave Carey and Scott Dallas, licensed surveyor, whose firm prepared the plan. Several area residents attended the hearing and opposed the requests.

The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were submitted by the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR). Neither agency opposed the petitions.

The subject property is approximately 0.189 acres and is zoned RC 5. The property is shown on the Revised Plat No. 3 of Bowley's Quarters as being adjacent to Lots 27A and 28A,

ORDER RECEIVED FOR FILING

Date

4/21/15

By

Sen

but is not designated on that plat as a "lot". Petitioner proposes to construct a dwelling on the parcel, and seeks zoning relief to do so.

PETITION FOR SPECIAL HEARING

This is an unusual case, owing to the fact the property is part of a community platted many years ago, long before the adoption of County zoning and/or development regulations, and the legal status of the parcel is somewhat unclear. Petitioner purchased the property in 2013 from the Bowley's Quarters Improvement Association, Inc., and several of the neighbors at the hearing testified the property was historically used for community access to the bay, and was never intended to be improved with a single family dwelling. The property does have a tax account identification number, but the State is obliged to tax all non-exempt property and the tax maps and parcels shown thereon are for the convenience of the assessor. They do not answer the question of whether or not a parcel of land qualifies as a buildable "lot".

In this case, the Bowley's Quarters Plat does not identify the parcel as a "lot", and it does not have a lot number as do the hundreds of other "lots" in the community. In these circumstances granting the Petition for Special Hearing would create a lot, rather than approving an (existing) undersized lot. This would constitute an amendment of the plat, which cannot be accomplished in this proceeding.¹

THEREFORE, IT IS ORDERED this 21st day of April, 2015, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve an undersized lot, be and is hereby DENIED.

IT IS FURTHER ORDERED that the Petition for Variance seeking to permit a proposed single family dwelling with side yard setbacks of 10 ft. each and a height of 37 ft. in lieu of the required 50 ft. each and maximum allowed 35 ft., be and is hereby DISMISSED without Prejudice.

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Date 4/21/15

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 4/21/15

By sln

CSCA

F1001



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 3549 Bay Drive which is presently zoned RC5

Deed References: 34427-157 10 Digit Tax Account # 1502572901

Property Owner(s) Printed Name(s) D. Carey Development, LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an undersized lot
2. _____ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a Variance from Section(s) Sections 1A04.3.A and 1A04.3.B.2.b – to permit a proposed single family dwelling with side yard setbacks of 10 feet each and a height of 37 feet in lieu of the required 50 feet each and maximum allowed 35 feet.

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)
Bulk requirements in RC5 will not permit any size dwelling on the subject lot.

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Dave Carey

Name #1 - Type or Print _____ Name #2 - Type or Print _____

Signature #1 _____ Signature #2 _____

3211 Eastern Ave Baltimore MD

Mailing Address _____ City _____ State _____

21224 / 443-829-2209 / Canton203k@aol.com

Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

J. Scott Dallas

Name - Type or Print _____

Signature _____

P.O. Box 26 Baldwin MD

Mailing Address _____ City _____ State _____

21013 / 410-817-4600 / jsdinc@aol.com

Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2015-0187-SPHA Filing Date 2/23/15

Do Not Schedule Dates: _____ Reviewer [Signature]

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 4/21/15

By [Signature]

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26

Baldwin, MD 21013

(410)817-4600

FAX (410)817-4602

ZONING DESCRIPTION OF # 3549 BAY DRIVE

BEGINNING at a southeast of Bay Drive, 25' wide, on the southeast side of the property of the Bowleys Quarters Improvement Association, Inc (4249-367 per 27255-66) at the distance of 170', more or less, southwest from the southwest side of Chesapeake Road, 30' wide.

BEING the adjacent Lot in between Lots # 28A and #27A as shown on Plat No. 3 of Bowleys Quarters as recorded in Baltimore County Plat Book Number 9 folio 56.

CONTAINING 8221 square feet or 0.189 acres of land, more or less.

LOCATED the 15th Election District, 6th Councilmanic District.

Item #0187

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/neighborhood 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: 2015-0187-SPHA

Petitioner: J. Scott Dallas

Address or Location: 3628 Bay Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: D Carey Development LLC

Address: c/o SAV LLC

P.O. Box 12159

Baltimore MD 21281

Telephone Number: c/o JS Dallas 410 817 4600

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 26, 2015 Issue - Jeffersonian

Please forward billing to:

D. Carey Development, LLC
C/o Sav LLC
P.O. Box 12159
Baltimore, MD 21284

443-829-2209

NOTICE OF ZONING HEARING

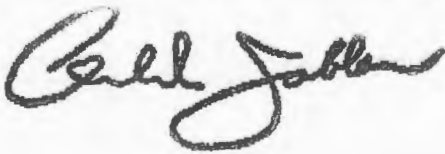
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0187-SPHA

3549 Bay Drive
S/s Bay Drive, 170 ft. w/of Chesapeake Road
15th Election District – 6th Councilmanic District
Legal Owners: Dave Carey

Special Hearing to approve an undersized lot. **Variance** to permit a proposed single family dwelling with side yard setbacks of 10 feet each and a height of 37 feet in lieu of the required 50 feet each and maximum allowed 35 feet.

Hearing: Friday, April 17, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

March 12, 2015

NOTICE OF ZONING HEARING

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3549 Bay Drive

S/s Bay Drive, 170 ft. w/of Chesapeake Road

15th Election District – 6th Councilmanic District

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105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Dave Carey, 3211 Eastern Avenue, Baltimore 21224
J. Scott Dallas, P.O. Box 26, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 28, 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.



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 3146925

Sold To:

D Carey Development LLC - CU00431014
PO Box 12159
Baltimore, MD 21284

Bill To:

D Carey Development LLC - CU00431014
PO Box 12159
Baltimore, MD 21284

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

Mar 26, 2015

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

NOTICE OF ZONING HEARING

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S/S Bay Drive, 170 ft. w/of Chesapeake Road

15th Election District - 6th Councilmanic District

Legal Owner(s) Dave Carey

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Variance: to permit a proposed single family dwelling with side yard setbacks of 10 feet each and a height of 37 feet in lieu of the required 50 feet each and a maximum allowed 35 feet.

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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.

3/402 March 26

3146925

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/28/2015

Case Number: 2015-0187-SPHA

Petitioner / Developer: J. SCOTT DALLAS ~ DAVE CAREY

Date of Hearing (Closing): APRIL 17, 2015

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3549 BAY DRIVE

The sign(s) were posted on: **MARCH 28, 2015**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

Case No.: 2015-0187-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

193
5-22-15

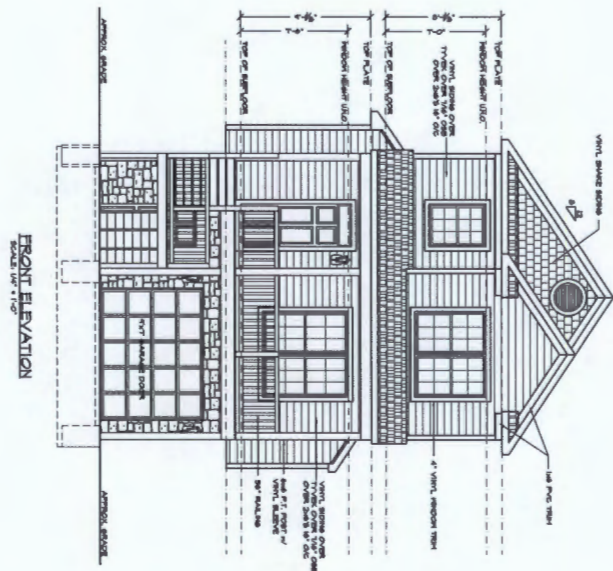
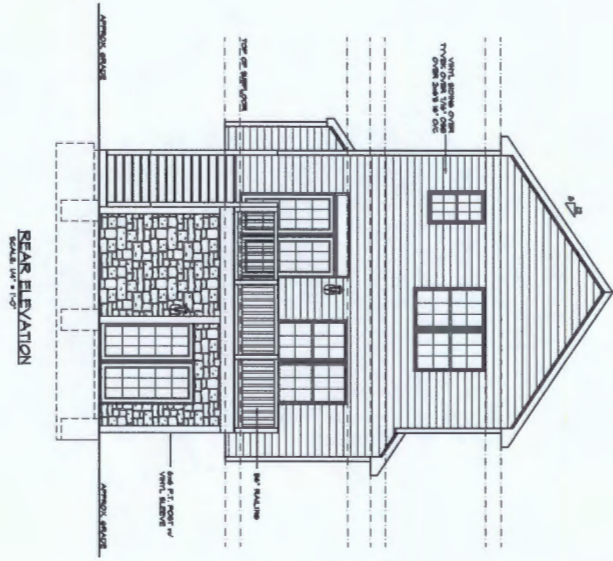
slm
4-21-15

No. 1	Plan	Tax Map
No. 2	Plan showing "Access Detail"	Tax statement
No. 3	Elevation drawing	My Neighborhood Map
No. 4		Photo
No. 5		Photo
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

3549 Bay Dr.

13-1443A

2-11-15



PRELIMINARY REVIEW DESIGN

PETITIONER'S
EXHIBIT NO.

3

P&H 2000	
SCALE: 1/4"=1'-0"	
DATE: 02/20/15	
SHEET NO.: X	
GBL CUSTOM HOME DESIGN INC. PO BOX 237 FINEBURG, MD 21048 PHONE: 410-633-8390	

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)

Account Identifier:

District - 15 Account Number - 1502572901

Owner Information

Owner Name:

D CAREY DEVELOPMENT INC

Use:

RESIDENTIAL

Principal Residence:

NO

Mailing Address:

3211 EASTERN AVE
BALTIMORE MD 21224-

Deed Reference:

/34427/ 00157

Location & Structure Information

Premises Address:

BAY DR
BALTIMORE MD 21220-
Waterfront

Legal Description:

ADJ LT 27A
NS MIDDLE RIVER
BOWLEYS QUARTERS<http://sdat.resiusa.org/realproperty/maps/showmap.html?countyid:>

SDAT: Real Property Search



DEPARTMENT OF

ASSESSMENTS & TAXATION

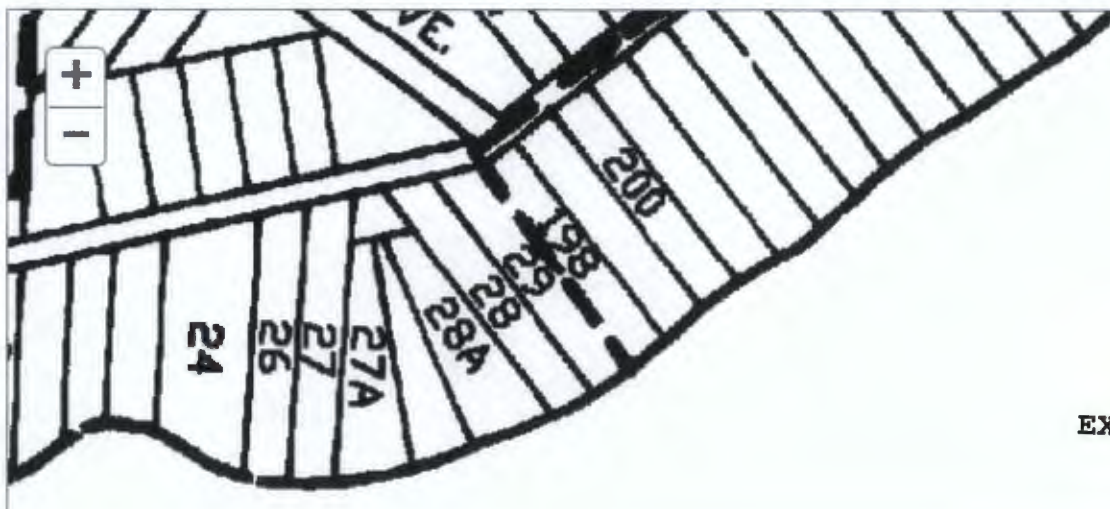
[Maryland.gov](#) [Phone Directory](#) [State Agencies](#)

Search

Baltimore County

New Seal

District: 15 Account Number: 1502572901



BALTIMORE COUNTY, MARYLAND STATE AND COUNTY REAL PROPERTY TAXES

Ownership and Address Information

Parcel ID: 15-02-572901
Tax Year: 2015
Owner Name: D Carey Development Inc
Mailing Address: 3211 Eastern Ave, Baltimore, MD 21224
Parcel/Situs Address: Bay Dr
District: 15
Property Class: 34 Waterfront/Residential
Semi-Annual Eligible: No
Miscellaneous:

Legal Description

ADJ LT 27A
NS MIDDLE RIVER

Assessment Information

Full Year 31,900
Tax rate for Full Year: County \$1.10000, State \$0.11200 per \$100 of Assessed Value

Tax Receivable Amounts

Bill Date: 07/01/2014

	Billed Amount	Paid	Outstanding	First SA	Second SA
Taxes/Charges	386.63	.00	386.63	.00	.00
Fees	25.00	.00	25.00	.00	.00
Gross/Base	411.63	.00	411.63	.00	.00
Discount Applied	.00	.00	.00	.00	.00
New Discount	.00	.00	.00	.00	.00
Interest Applied	.00	.00	.00	.00	.00
New Interest	.00	.00	27.06	.00	.00
Total	411.63	.00	438.69	.00	.00

PROTESTANT' S

EXHIBIT NO. 2

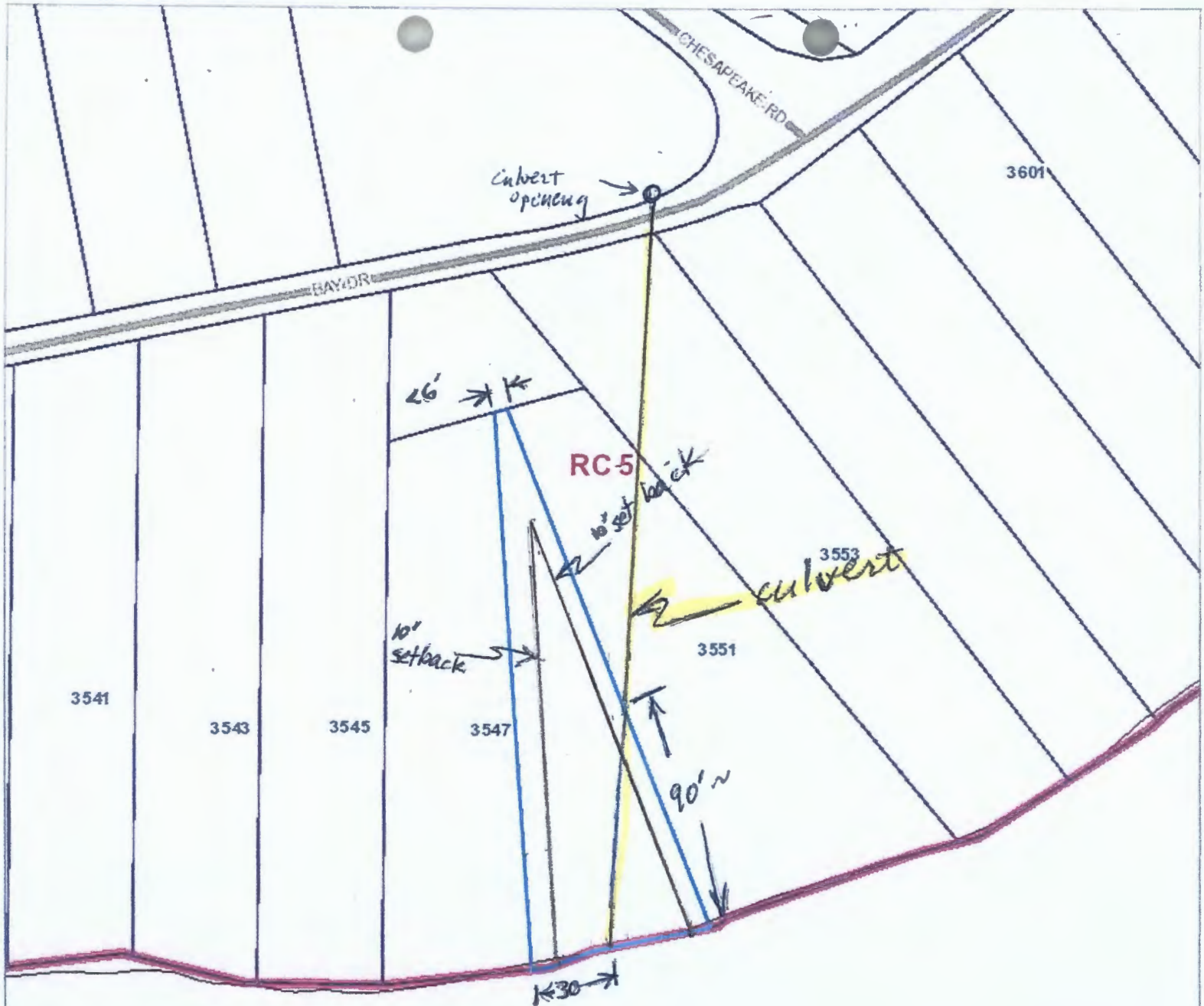
Payments Received

Payment	Payment Type	Interest/Discount Calculation Date	Amount Paid
NO PAYMENTS RECEIVED			

Detailed Breakdown of Receivable Amounts

Description	Amount	Tax Credits
County Tax	350.90	
State Tax	35.73	
Postage Tax Sale	25.00	
Total	411.63	

The receivable tax amounts reflect the application of the tax credits listed.



PROTESTANT' S

EXHIBIT NO. 3

91 Feet



3549 Bay Drive

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 4/5/2015

Plot #4





Plot #5

M E M O R A N D U M

DATE: May 22, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0187-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on May 21, 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 ~~2015~~ P. Carey
CASE NUMBER 2015-0182-SP4A
DATE 4/12/15

[illegible]

CASE NO. 2015- 0187-SPHA

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3/9/15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent <u>4/9/15</u>)	_____
_____	FIRE DEPARTMENT	_____
<u>3/16/15</u>	PLANNING (if not received, date e-mail sent _____)	<u>no objection sub comm.</u>
<u>3/9/15</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>3/26/15</u>	
SIGN POSTING	Date: <u>3/28/15</u> by <u>O'heefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any:	<u>dated 4/5/15 letter from John & Cynthia Slin opposing the request.</u>	

05 APR 15

Zoning Review

Baltimore County Office Building
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Dear W. Carl Richards Jr,

We are writing regarding the variance request for 3549 Bay Drive, Middle River, MD 21220. The lot's size and dimensions, its vulnerability to Bay flooding, its natural drainage topography, and the county's underground culvert transiting the lot render it unsuitable for a residential dwelling. The variance request should be denied.

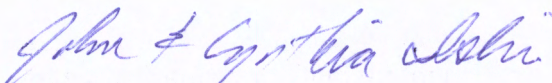
This Bowley's Quarters neighborhood is zoned RC-5. The physical size of the lot is approximately $\frac{1}{4}$ of an acre, substantially less than the one-and-a-half acres and 50 foot setbacks now required for a dwelling. Constructing a dwelling on this tiny lot between two existing houses will significantly degrade the "traditional rural character of the area in architectural form, scale, materials, detailing and landscaping context," Baltimore County Code 1A04.4, R.C. 5 (Rural-Residential) Zone. The true effect of this house will be to create a dense residential setting contrary to the previous citation of code.

The lot's physical dimensions are unsuitable as a home site. The triangular shape of the lot allows a street-side opening of less than 6 feet wide which precludes the construction of any driveway to a home site. There are no easements on either of the 3547 or 3551 Bay Drive lots. There are no street shoulders in this area for routine residential parking and no public parking lots or garages that could compensate for lack of private parking opportunities.

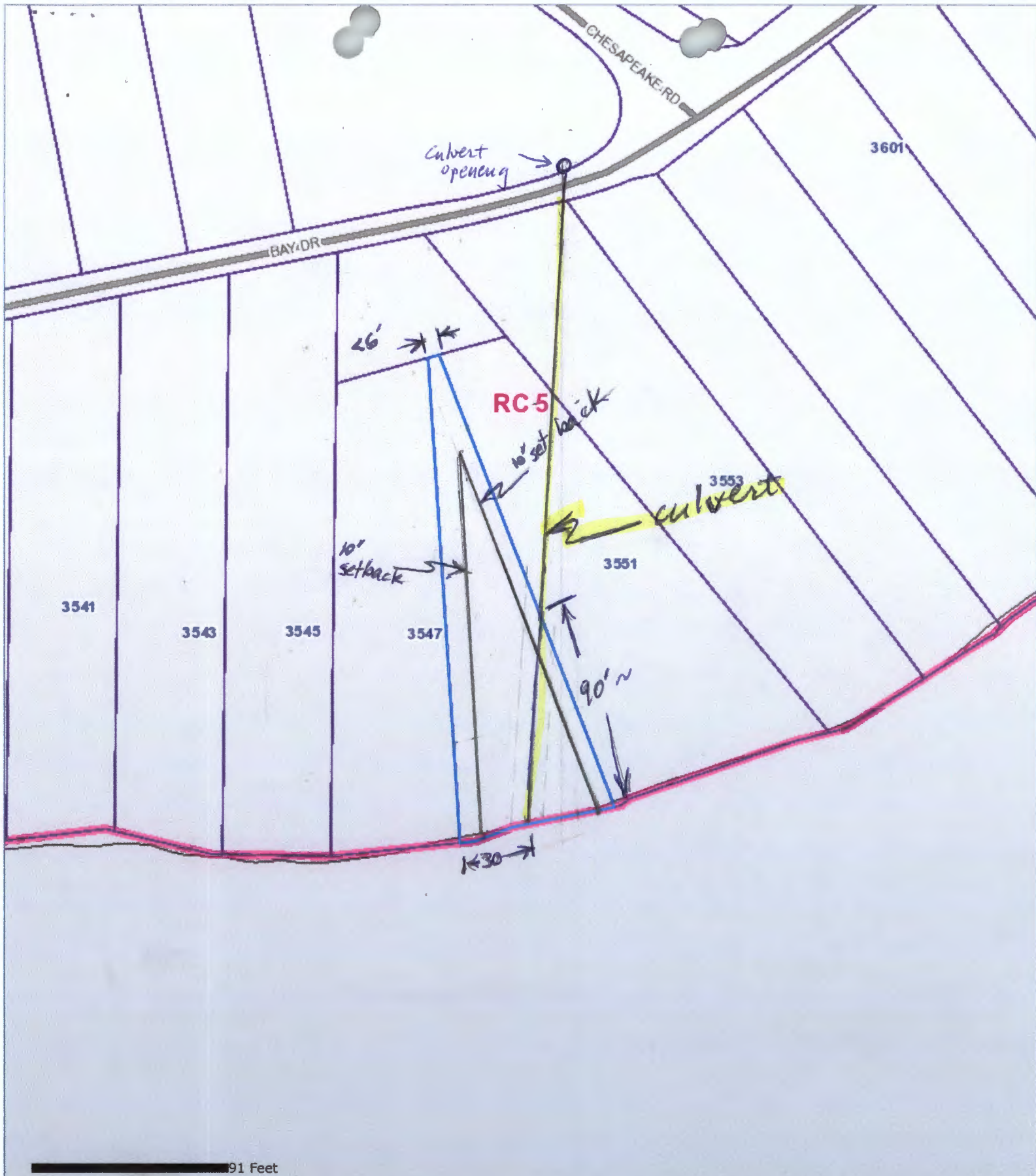
The lot is vulnerable to Bay flooding and is frequently under water during any coastal flooding. As this lot is the low point on the peninsula, flood water depths of over 12" are common. Even at high tide, waves routinely crest over the rip-rap and settling well into the lot before draining back to the Bay. (Pictures are available upon request). Displacement of these flood waters to any existing improved home site is unacceptable; mitigating the flow from Bay requires DNR approval.

Topographically, the contours of the lot naturally collect and drain rain water runoff south of Bay Drive to the Bay. While the lot was under community ownership, the county installed a culvert from the north side of Bay Drive (abeam 3553 Bay Drive) through the lot, bisecting the lot diagonally from the east side approximately 91' from the shoreline and emptying into the Bay 30' from the southwest corner. This culvert is crucial to the drainage of this portion of Bay Drive to keep the road open to the 30+ residences west of the intersection of Bay Drive and Chesapeake Road. The request for variance failed to include any setback to maintain culvert structural integrity.

Because of the issues with lot size and geometry and the drainage issues, we recommend that the request for variance be denied.



John & Cynthia Islin
3545 Bay Drive
Baltimore, MD 21220



From: Nick Islin <nickislin@flightline.com>
To: <crichards@baltimorecountymd.gov>, <paizoning@baltimorecountymd.gov>
CC: <allen@bqca.org>
Date: 4/6/2015 7:04 AM
Subject: 3549 Variance request
Attachments: 3549 Bay Drive Variance.docx; 3545 Bay Drive plat.pdf

05 APR 15

2015-0187 SPAA
Hearing 4/17
11:00 AM

Zoning Review

Baltimore County Office Building

111 West Chesapeake Avenue, Room 111

Towson, MD 21204

Duplicate
Information

Dear W. Carl Richards Jr,

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opportunities.

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John & Cynthia Islin

3545 Bay Drive

Baltimore, MD 21220

Attachments: Letter, 3545 Bay Drive plat



3549 Bay Drive

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 4/5/2015



KEVIN KAMENETZ
County Executive

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

April 9, 2015

Dave Carey
3211 Eastern Avenue
Baltimore MD 21224

RE: Case Number: 2015-0187 SPHA, Address: 3549 Bay Drive

Dear Mr. Carey:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 23, 2015. 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
J. Scott Dallas, P O Box 26, Baldwin MD 21013

Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 3/9/15

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

RE: Baltimore County
Item No 2015-0187-SPHA
Special Hearing Variance
Daxe Caray
3549 Bay Drive.

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. 2015-0187-SPHA.

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 dark ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

Sherry Nuffer

From: Sherry Nuffer
Sent: Thursday, April 09, 2015 2:44 PM
To: Jeffery Livingston
Subject: CBCA 2015-0187-SPHA

Jeff,

There is a hearing on the above referenced cases on Friday April 17, 2015. It is located in a CBCA Flood area and we have no ZAC comments. For your convenience I've attached a case description for this case.. Please Advise.

Thank you,
Sherry

CASE NUMBER: 2015-0187-SPHA

3549 BAY DR.

Location: S/S Bay Drive, 170 ft. W of the c/line Chesapeake Road
15th Election District, 6th Council District

Legal owner: Dave Carey

SPECIAL HEARING To determine whether or not the Administrative Law Judge should approve an undersized lot.

VARIANCE To permit a proposed single family dwelling with side yard setbacks of 10 ft. each and a height of 37 ft. in lieu of the required 50 ft. each and maximum allowed 35 ft.

Hearing: Friday, 4/17/2015, 11:00 AM, Jefferson Building, 105 West Chesapeake Avenue, Room 205, Towson, MD 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 16, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 3549 Bay Drive

RECEIVED

INFORMATION:

MAR 18 2015

Item Number: 15-187

Petitioner: Dave Carey

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: RC 5

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petition and accompanying site plan requesting a Special Hearing to approve an undersized lot and Variances to permit a proposed single family dwelling with 10' yards (sides) and a height of 37' in lieu of the required 50' and 35' respectively.

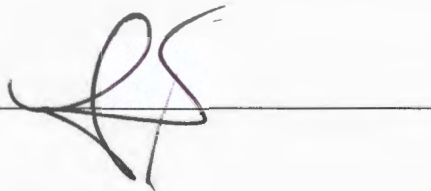
The Department of Planning has no objection to granting of the petitioner's request conditioned upon the following:

- The petitioner's plan shows no in-fee access to Bay Drive. The petitioner should demonstrate through the hearing that this property has the right of ingress, egress and utilities over and across the parcel owned by the Bowley's Quarters Improvement Association.

Pursuant to BCZR Section 1A04.4.B.2 the Department of Planning finds that based upon information offered by the petitioner the proposal is in compliance with the performance standards in said Section and further, is architecturally compatible with other dwellings on Bay Drive.

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

Project Planner:
AVA/LTM



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 March 9, 2015
Item No. 2015-0187

DATE: March 9, 2015

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 15-0187-03092015.doc

3/20/15
WJR

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: March 16, 2015

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Project Planner:
AVA/LTM



RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
3549 Bay Drive; S/S Bay Drive, 170' W * OF ADMINISTRATIVE
of c/line Chesapeake Road * HEARINGS FOR
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Dave Carey * BALTIMORE COUNTY
Petitioner(s) *
* 2015-187-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

MAR 11 2015

ll

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of March, 2015, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, P.O. Box 26, Baldwin, MD 21013, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

003 427 157

Signature Title & Settlement Co., Inc.
File No. 13-6342P
Tax ID# 15 1502572901



This Deed, made this 20th day of September, 2013, by and between BOWLEY'S QUARTERS IMPROVEMENT ASSOCIATION, INC., party of the first part, GRANTOR; and D. CAREY DEVELOPMENT, LLC, party of the second part, GRANTEE.

- **Witnesseth** -

That in consideration of the sum of Thirty-Seven Thousand Five Hundred and 00/100 Dollars (\$37,500.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said D. CAREY DEVELOPMENT, LLC, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland, and described as follows, that is to say:

Being known and designated as adjacent Lot in between Lots 28A and Lot 27A on "Revised Plat No. 3 of Bowley's Quarters", which Plat is recorded among the Land Records of Baltimore County in Plat Book No. 9 Page 56.

Saving and Excepting therefrom that 13' Easement for Water and Sewer House Connections, as described in a Deed of Easement recorded in Liber 27225, Folio 669.

Tax ID No. 15-1502572901

BEING part of the property which, by Deed dated September 4, 1962, and recorded among the Land Records of the County of Baltimore, State of Maryland, in Liber No. 4249, folio 367, was granted and conveyed by ROBERT M. THOMAS unto BOWLEY'S QUARTERS IMPROVEMENT ASSOCIATION, INC..

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said grantee(s) in fee simple.

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

Grantor(s) hereby declares and affirms under the penalties of perjury that Grantor(s) is/are a Maryland resident(s)/entity established or registered more than ninety days prior to settlement and therefore, exempt from the income tax withholding requirements of Section 10-912 of the Tax-General Article, Annotated Code of Maryland.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

BOWLEY'S QUARTERS IMPROVEMENT
ASSOCIATION, INC.

Micahel Vivirito

By: Micahel Vivirito, President

STATE OF MARYLAND, COUNTY OF Baltimore TO WIT:

I hereby certify that on this 20th day of September, 2013 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Micahel Vivirito, who acknowledged himself/herself to be the President of the Grantor corporation, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the Corporation, by himself/herself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer or all, or substantially all, of the property and assets of the Corporation, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal



H. Renee Osborn
NOTARY PUBLIC
Baltimore County
State of Maryland
My Commission Expires
July 23, 2014

H. Renee Osborn
Notary Public
My commission expires: 7/23/14

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

SS
Stella Vavas Sabracos

AFTER RECORDING, PLEASE RETURN TO:
Signature Title & Settlement Co., Inc.
1850 York Road, Suite H
Timonium MD 21093
410-252-5535/410-252-7511 FAX

2013
MARYLAND
FORM**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence**

0054427 159

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in

ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor

BOWLEY'S QUARTERS IMPROVEMENT ASSOCIATION, INC.**2. Reasons for Exemption****Resident Status**☐

I, Transferor, am a resident of the State of Maryland.

☒

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

Signature

3b. Entity Transferors

Witness/Attest

BOWLEY'S QUARTERS IMPROVEMENT ASSOCIATION, INC.

Name of Entity

By

Micahel Vivirito

Name

President

Title

34427 160

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.

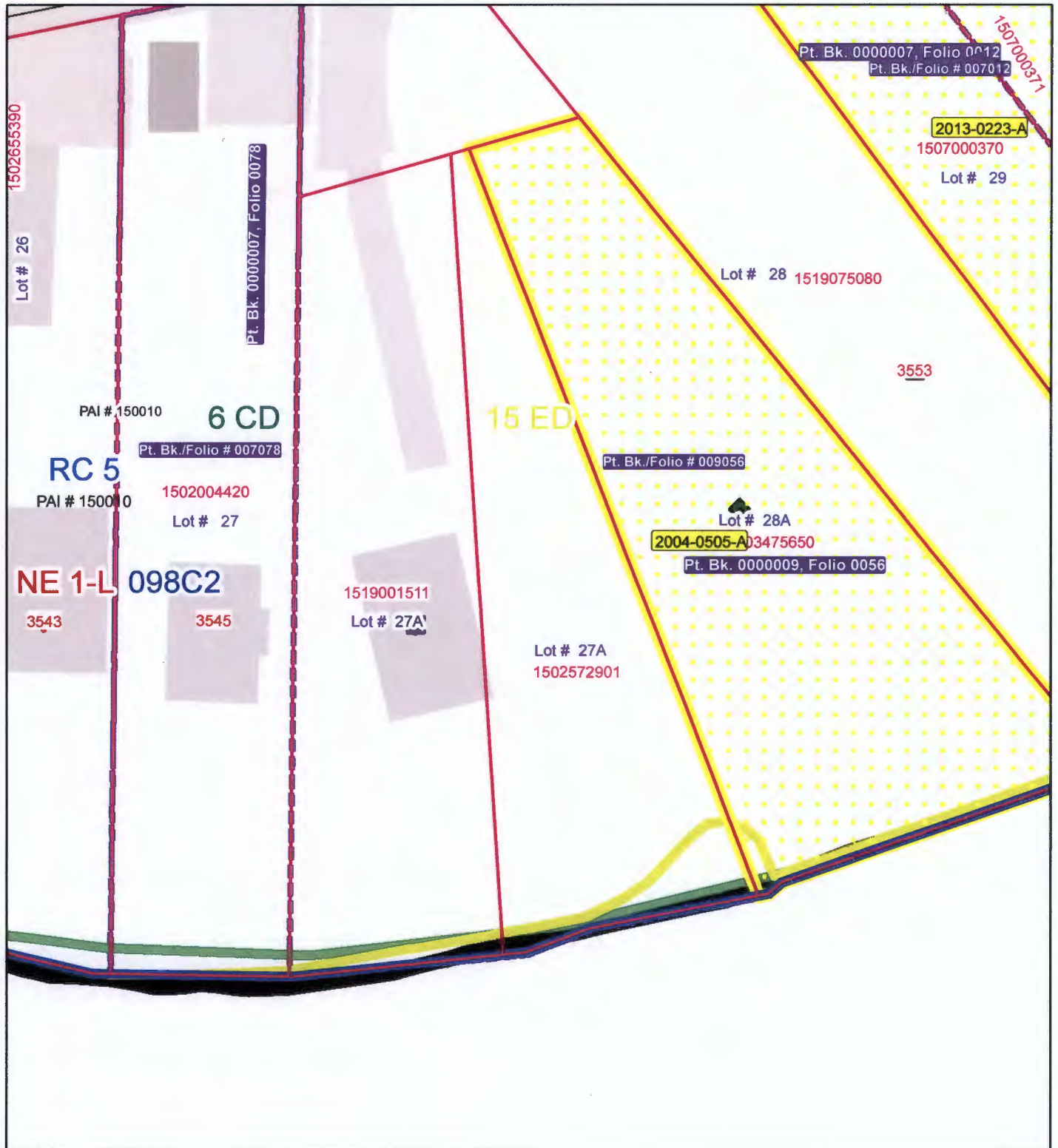
(Type or Print in Black Ink Only—All Copies Must Be Legible)

1 Type(s) of Instruments		☐ Check Box if addendum Intake Form is Attached.																																																																					
2 Conveyance Type Check Box		☒ Improved Sale Arms-Length [1] ☐ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]																																																																					
3 Tax Exemptions (if applicable)		Recordation PM State Transfer County Transfer																																																																					
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11 Assessment Information		<table border="1"> <tr> <td colspan="4">IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</td> </tr> <tr> <td>Yes ☐</td> <td>No ☒</td> <td colspan="2">Will the property being conveyed be the grantee's principal residence?</td> </tr> <tr> <td>Yes ☐</td> <td>No ☒</td> <td colspan="2">Does transfer include personal property? If yes, identify:</td> </tr> <tr> <td>Yes ☐</td> <td>No ☒</td> <td colspan="2">Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).</td> </tr> </table>				IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER				Yes ☐	No ☒	Will the property being conveyed be the grantee's principal residence?		Yes ☐	No ☒	Does transfer include personal property? If yes, identify:		Yes ☐	No ☒	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).																																																			
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BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 34427, p. 0160, MSA_CE62_34283. Date available 11/18/2013. Printed 04/17/2015.

13-6342P

Tax #15-02-572-901, Bay Drive



Publication Date: 2/20/2015



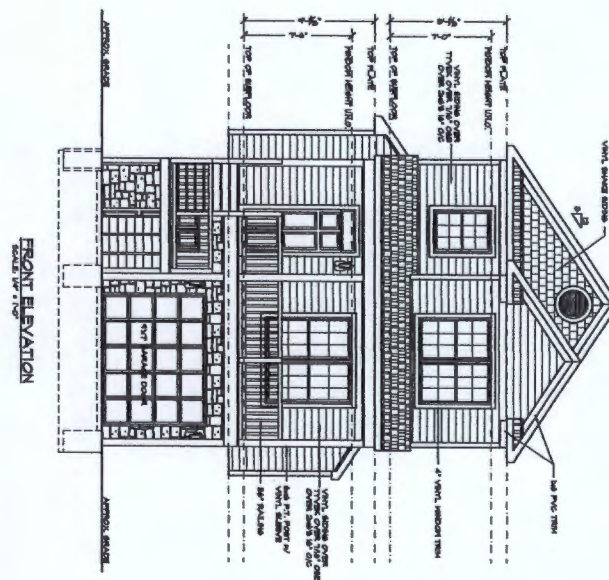
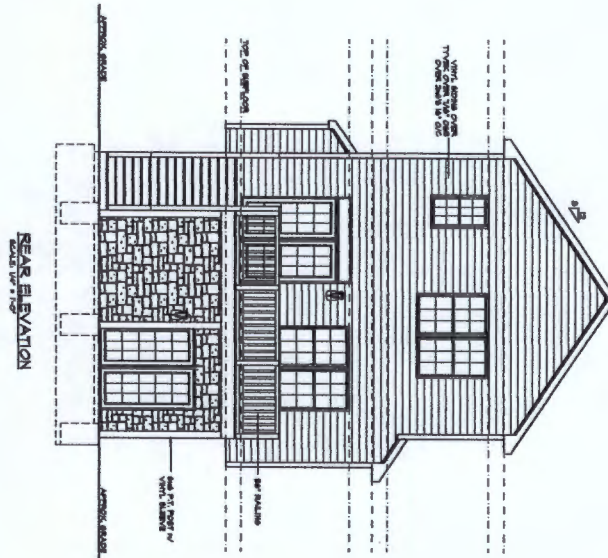
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0187



PRELIMINARY REVIEW DESIGN

FILE 24-20

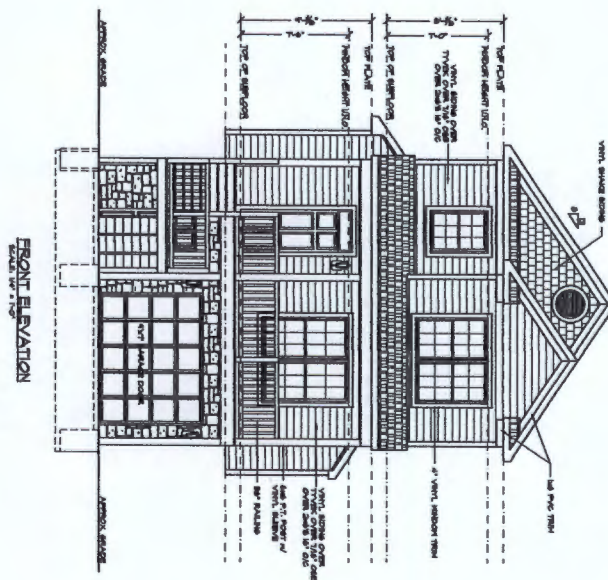
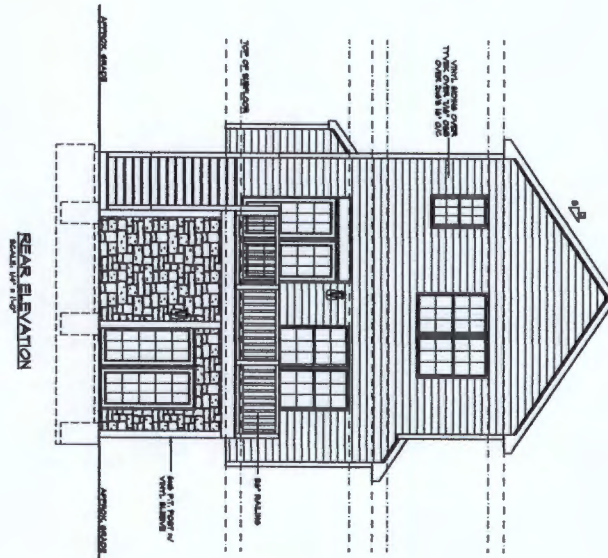
SCALE: 1/4" = 1'-0"

DATE: 02/20/15

SHEET NO.: X

**GHL CUSTOM HOME
DESIGN INC.**
PO BOX 237 PINEBURG, MO 23048
PHONE 410-833-8320

Item #0187



PRELIMINARY REVIEW DESIGN

P.L.S. SCALE	
SCALE 1/4"=1'-0"	
DATE: 02/20/85	
SHEET NO.: X	
GRI CUSTOM HOME DESIGN INC. 170 BOX 237 FINEBURG, MD 21048 PHONE 410-333-8700	

Elevations and Flood Hazards



Publication Date: 2/20/2015



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

Item #0187



Please return to
Guaranteed Title Co.,
Escrow Company
Suite 203
7920 McIlhenough Road
Owings Mills, MD
21117-5223

File No. 04113631

THIS DEED

16-19-001511

Tax Account No./Parcel Identifier

Made this 31st day of March, 1999, by and between Barbara J. Reed and Charles W. Reed, parties of the first part, and Charlene M. Taylor, party of the second part.

WITNESSETH, that in consideration of the sum of \$215,000.00, receipt of which is hereby acknowledged and which parties of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said parties of the first part do grant and convey unto the party of the second part in Fee Simple as tenants by the entirety, all that property situate in Baltimore County, State of Maryland, described as:

BEGINNING for the same on the southeasternmost outline of Lot No. 27 as shown on plat No. 3 of Bowleys Quarters at the distance of 50 feet south 10 degrees 11 minutes west from the northeast corner of said lot, said corner being on the southside of Bay Drive at the distance of 150 feet south 86 degrees 49 minutes west from a stone in the northeast corner of Lot No. 29 on said Plat and running thence south 10 degrees 11 minutes west, binding on Lot No. 27 a distance of 249.75 feet to the water of Chesapeake Bay, thence binding on said water north 78 degrees 11 minutes east 90 feet thence north 4 degrees 46 minutes west 233.1 feet to a point distant 25 feet on a line drawn north 79 degrees 14 minutes east from the beginning of this description and thence south 79 degrees 14 minutes west binding reversely on said line so drawn 25 feet to the place of beginning.

BEING Lot No. 27A on Plat No. 3 of Bowleys Quarters revised April 25, 1930 and recorded in Plat Book L.M.C.L.M. No. 9, folio 56, Together with a Right of Way for the purpose of ingress and egress from Bay Drive to said Lot No. 27A above described over a lot of ground adjoining the above described lot to the north which is particularly described as follows:

FRONT OR NORTH
PARCEL

BEGINNING for the same on the south side of Bay Drive 25 feet wide as shown on the plat No. 3 of Bowleys Quarters at the distance of 112 feet westerly from a stone on the south side of Bay Drive at a bend in said drive at the northeast corner of Lot No. 28 as shown on said plat said place of beginning being at the northwest corner of Lot No. 28 as shown on said plat and running thence south 86 degrees 49 minutes west binding on said Drive 38 feet to the northeast corner of Lot No. 27 on said plat, thence south 10 degrees 11 minutes west binding on said lot 50 feet thence north 79 degrees 14 minutes east 69.32 feet to Lot No. 28 afore-said, thence north 29 degrees 19 minutes west binding thereon 44 feet to the place of beginning.



It is distinctly understood and agreed between the parties hereto and the owners and occupants of the other 2 lots shown on said plat No. 3 of Bowleys Quarters as binding on the north 79 degrees 14 minutes east 69.32 feet line on the above described lot that they shall have a Right of Way over said lot above described for the purpose of ingress and egress to Bay Drive from 2 said lots.



The said Charles William Reed having departed this life on 5/2/12 in Waltham

BEING the same lot of ground which by Deed dated February 23, 1971, and recorded among the Land Records of Baltimore County, Maryland at Liber 516B, folio 312 was granted and conveyed by Richard Sauers and Patricia Sauers to Charles W. Reed and Barbara J. Reed.

Landtech Support Services form 5.92 701.190

Plat #3

Book 13670 Page 450

ACCESS DETAIL
3549 BAY DR.

(SEE 04.505-A)

SUBJ. SITE IS ONE OF
"OTHER 2 LOTS"

PG. 2 OF 2

EX 3" L.P. S. 2000-0377

EX 8" W. 53-1629

BAY DRIVE
(25' R/W)

EXISTING
PAVING

BOWLEY'S QUARTER'S
IMP ASSOC, INC
4249-367 (PER 27225-669)

13670-450

P.2

EX ESMT FOR
W&S H.S. CONC
27225-669

170' +/- TO THE W SIDE
OF CHESAPEAKE ROAD

69.32

P.O.B.

25'
4
④

LOT
28A

LOT
27A

SITE

(232' +/-)

233.1
③

128' +/-

PROP DRIVE

PROP
DECK &
STEPS

10'

EX. DWG.
#3547



EX
DECK

PROP. 2X5
CHIMNEY

20.0'
PROP.
DWG.
#3549



PROP.
PORCH &
STEPS

EX. DWG.
#3551



EX
DECK

CHARLENE M TAYLOR
3547 BAY DR.
ACCT NO. 1519001511
D.R. 13670-450

D CAREY
DEVELOPMENT, LLC
3551 BAY DR
ACCT NO. 1503475650
D.R. 34033-216

62' +/-

54.6'

BULKHEAD AREA

RIP RAP AREA

(56.3')

CONC WALK AND BULKHEAD AREA

PETITIONER'S

EXHIBIT NO.

2

ACCESS DETAIL
3549 BAY DR.

1" = 20'

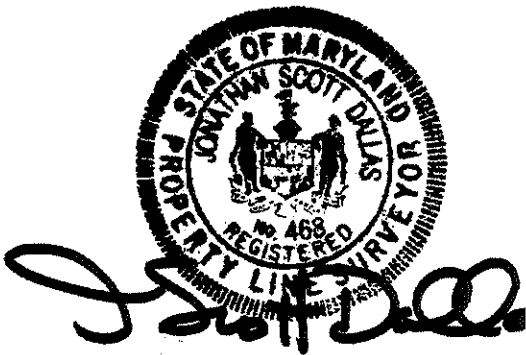
PG 1 OF 2

②
90'

GENERAL NOTES:

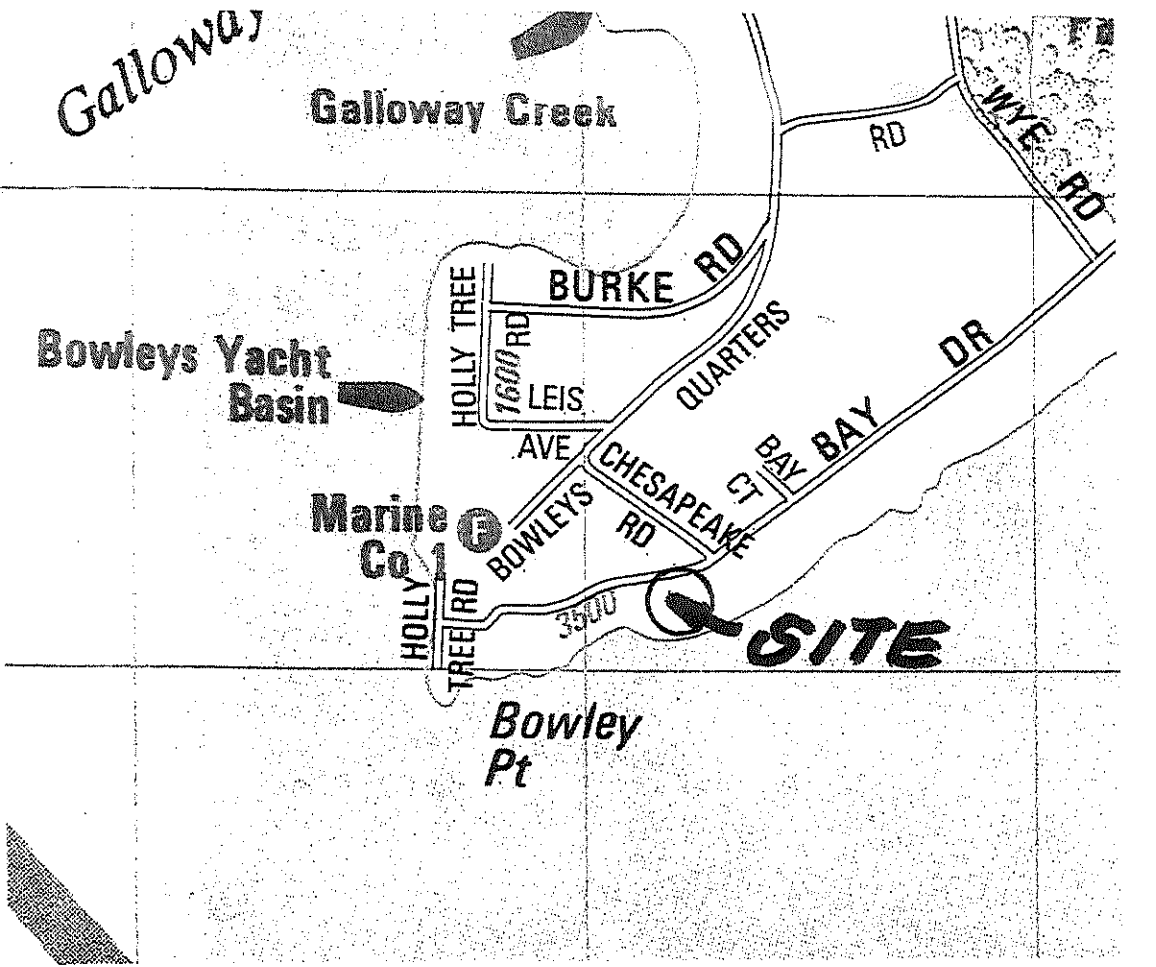
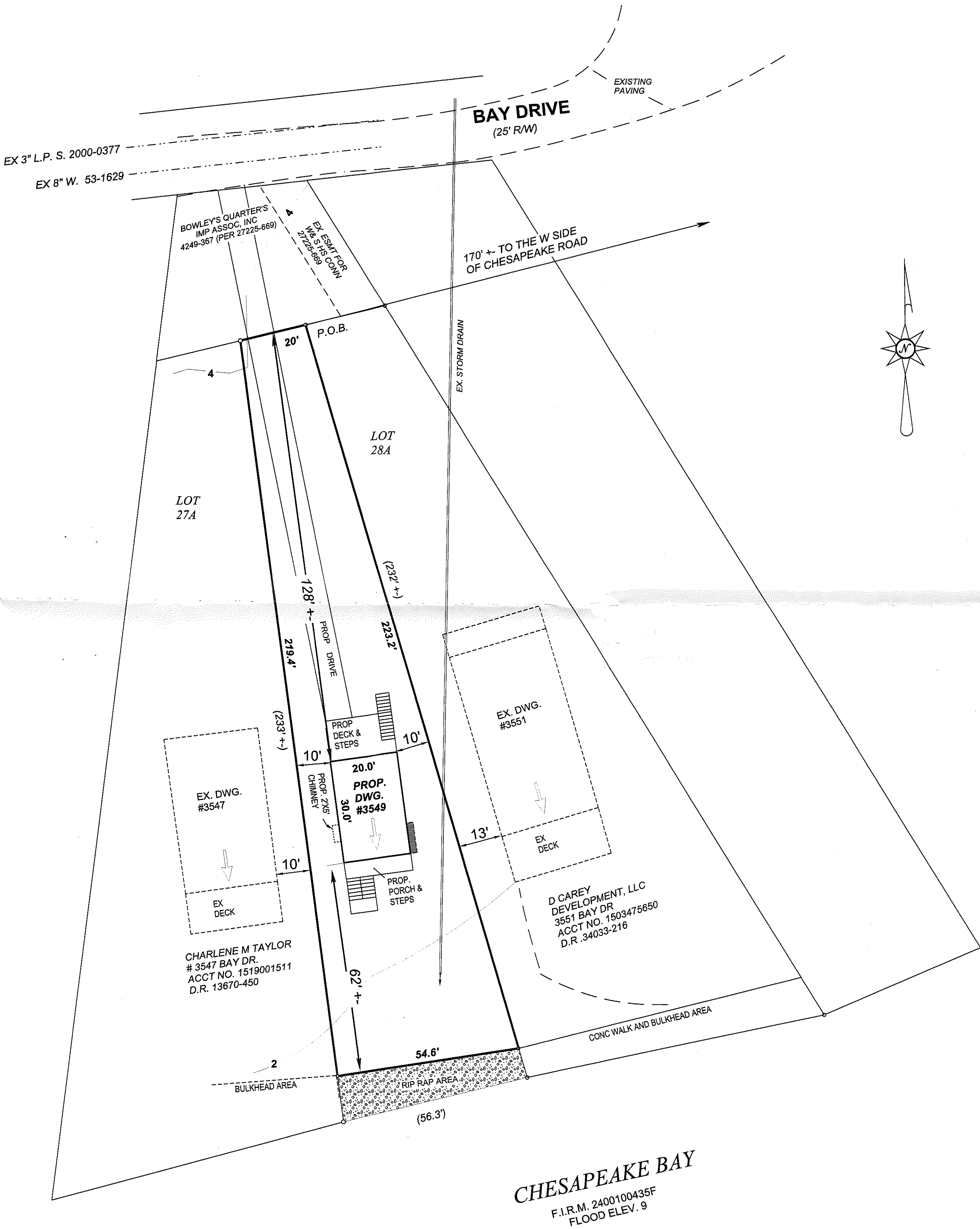
- OWNER: D. CAREY DEVELOPMENT LLC
C/O SAV LLC
PO BOX 12159
BALTIMORE MD 21281
- SITE AREA:
8221 Sq.Ft. OR 0.189 Ac.+- (TO RIPRAP IN LINE W/NEIGH BULKHEADS)
- TOPOGRAPHY SHOWN HEREON PER BALT. CO "MY NEIGHBORHOOD" WEBSITE
- UTILITIES:
PUBLIC SEWER
PUBLIC WATER
- THE SITE LIES WITHIN ZONE "AE" AS SHOWN
ON F.I.R.M. 2400100435F DATED SEPTEMBER 26, 2008.
- DEED REF.: JLE 34427-157
"LOT IN BETWEEN LOTS 28A AND 27A ON
REVISED PLAT NO.3 OF BOWLEY'S QUARTERS"
(9-56)
- TAX ACCOUNT: #1502572901
- COUNCILMANIC DISTRICT: 6TH
- CENSUS TRACT: 451802
- WATERSHED: GUNPOWDER RIVER
- ZONING: RC 5
(PER BALT. CO. "MY NEIGHBORHOOD" WEBSITE) *Map #098C2*
- TAX MAP: #0098, PARCEL 0016
- NO PREVIOUS ZONING CASES ON FILE:
- NO KNOWN PERMITS ON FILE
- THE SITE LIES WITHIN THE CHESAPEAKE BAY
CRITICAL AREA. - LDA
- THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC PER BALT. CO.
"MY NEIGHBORHOOD" WEBSITE
- NO KNOWN PREVIOUS DRC MEETINGS
- EXISTING IMPERVIOUS AREA - NEGLIGIBLE
- PROPOSED IMPERVIOUS AREA -

HOUSE:	628 Sq. Ft.
NEW DRIVEWAY:	1283 Sq. Ft.
DECK PORCH & STEP	444 Sq. Ft.
TOTAL: 2355 Sq Ft.	
= 2355 / 8221 = 29% <31-1/2%	
- EXISTING USE: VACANT LOT
- PROPOSED USE: SINGLE FAMILY DWELLING
- HEIGHT OF PROPOSED BUILDING: 36'+-
- PROPOSED BUILDING AREA (FOOTPRINT): 600 SQ. FT.
-  DENOTES PROPOSED FIRST FLOOR OVERHANG AREA (2' X 9')
- PROPOSED NEW GRINDER PUMP AND NEW WATER METER



02-17-2015

DATE



VICINITY MAP
NOT TO SCALE

#2015-0187-SPHA

RJD

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE & SPECIAL HEARING
#3549 BAY DRIVE

DEED REFERENCE JLE 34427-157
15TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT
ZONING: RC 5
BALTIMORE COUNTY, MD.

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600

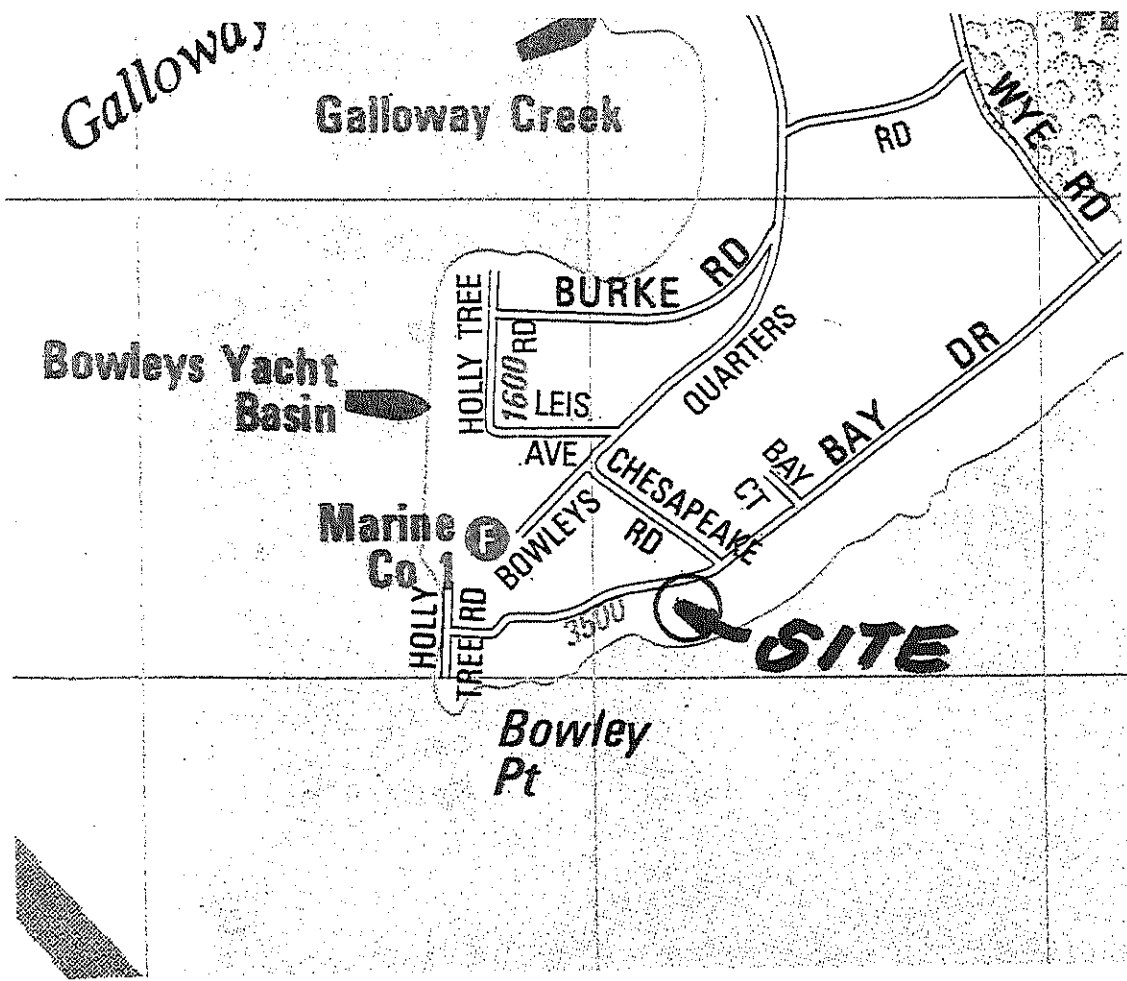
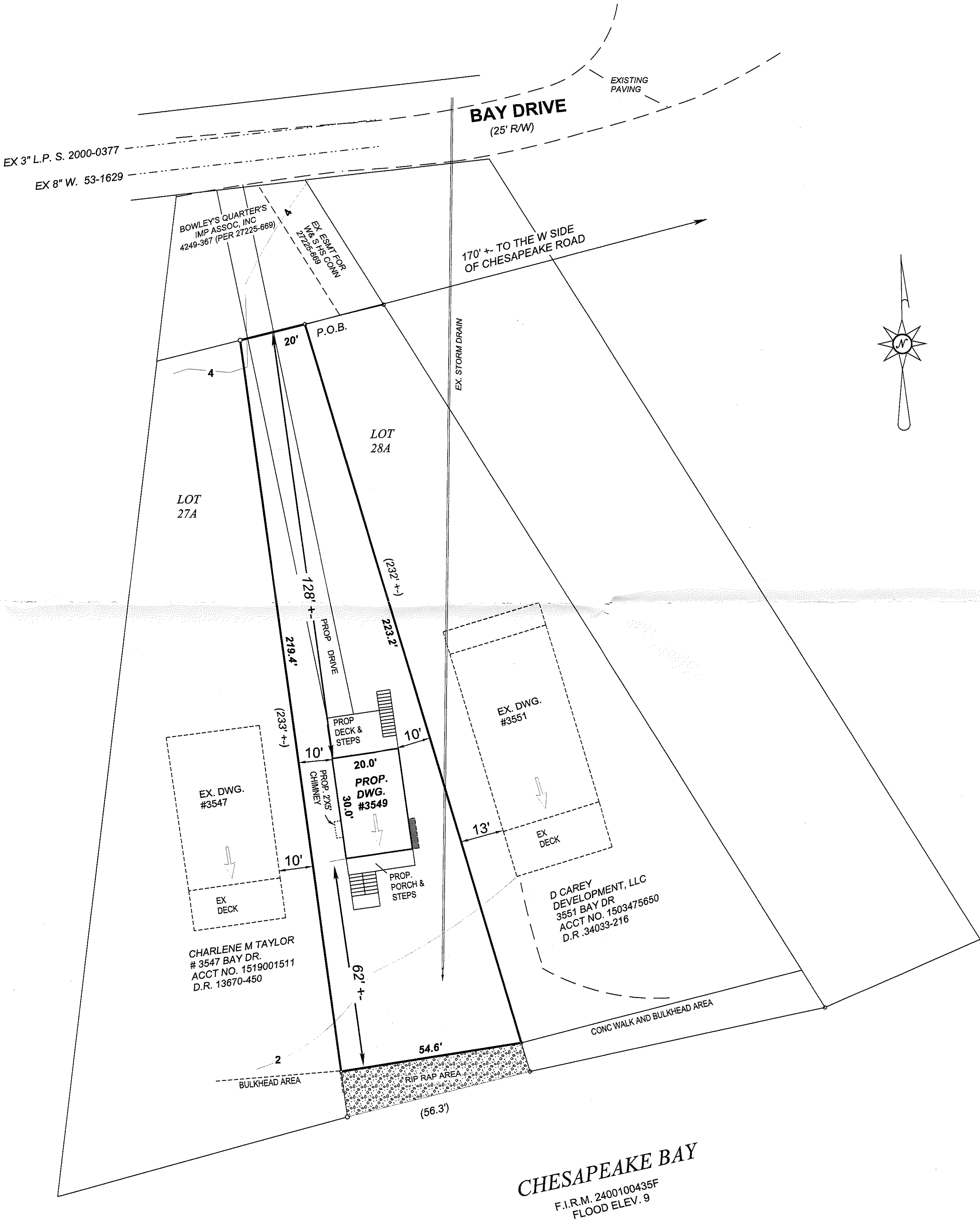
FILE NAME		
13-1443.TRV		
SCALE	DATE	DRAWN BY
20 F/In	2-17-2015	R.N.G.
JOB	REVISION	SHEET
BAY DR.	1/1	1/1

PETITIONER'S

EXHIBIT NO. 1

GENERAL NOTES:

1. OWNER: D. CAREY DEVELOPMENT LLC
C/O SAV LLC
PO BOX 12159
BALTIMORE MD 21281
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VICINITY MAP
NOT TO SCALE

#2015-0187-SPHA

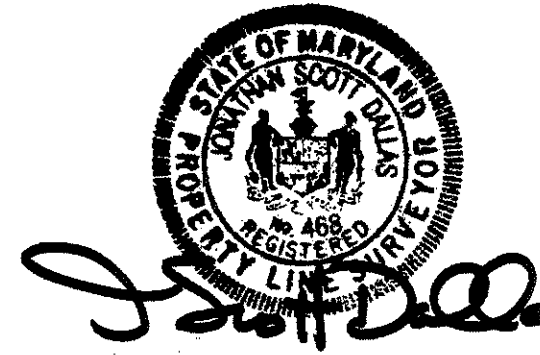
R.D.

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FOR ZONING VARIANCE
#3549 BAY DRIVE

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FILE NAME		
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JOB	1/1	1/1
BAY DR.		



02-17-2015
DATE