

MEMORANDUM

DATE: May 18, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0204-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 15, 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

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(65 Belmore Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Joseph P. III & Kristi L. Hepp	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2015-0204-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Joseph P. III & Kristi L. Hepp. The Petitioners are requesting Variance relief from §§ 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), and 211.4 and 301.1 of the 1958 Zoning Regulations, to permit a proposed open projection (screened porch addition) with a rear yard setback of 15 ft. in lieu of the minimum required 22.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 28, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 4-15-15

By EW

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

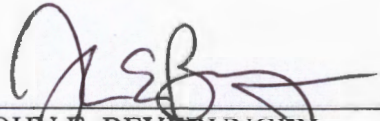
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 15th day of **April, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), and 211.4 and 301.1 of the 1958 Zoning Regulations, to permit a proposed open projection (screened porch addition) with a rear yard setback of 15 ft. in lieu of the minimum required 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 4-15-15 2

By low



KEVIN KAMENETZ
County Executive

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

April 15, 2015

Joseph P. III & Kristi L. Hepp
65 Belmore Road
Lutherville, Maryland 21093

RE: Petition for Administrative Variance
Case No. 2015-0204-A
Property: 65 Belmore Road

Dear Mr. and Mrs. Hepp:

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", followed by a long horizontal flourish.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 65 Belmore Road Lutherville, MD 21093

Currently zoned DR 5.5 (vested R-10)

Deed Reference 34309 / 00115

10 Digit Tax Account # 0 9 1 1 6 7 1 2 7 0

Owner(s) Printed Name(s) Joseph Paul Hepp III, Kristi Lauren Hepp

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

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

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

- X **ADMINISTRATIVE VARIANCE** from Section(s) 1B 02.3.B, BC2R (Section 211.4 & 301.1 of the 1958 Zoning Regulations) to permit a proposed open projection (screened porch addition) with a rear yard setback of 15 feet in lieu of the minimum required 22½ feet.

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

- ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Joseph Paul Hepp III / Kristi Lauren Hepp

Name #1 – Type or Print

Name #2 – Type or Print

Joseph P Hepp III
Signature #1

Kristi Lauren Hepp
Signature #2

65 Belmore Road

Lutherville

MD

Mailing Address

City

State

21093

443-621-5704

jphhepp3@gmail.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0204-A

Filing Date 3/17/2015

Estimated Posting Date 3/29/2015

Reviewer JNP

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 65 Belmore Road Lutherville MD 21093
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Our house is on a corner lot and was built to face the corner; therefore, the setbacks can be easily crossed with any rear modification to our home. Our family has a history of skin cancer and we would like an outside space that is covered so that we can enjoy time with our neighbors, time outdoors, and time in the beautiful weather without the concerns of the sun's harmful rays. Many of our neighbors have added rear/side additions to their home. Our variance request would conform to the aesthetics of the neighborhood and would also allow us the ability to enjoy our neighborhood without fearing health issues later in life.

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

Joseph P. Hepp III
Signature of Owner (Affiant)

Joseph Paul Hepp III
Name- Print or Type

Kristi Lauren Hepp
Signature of Owner (Affiant)

Kristi Lauren Hepp
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of March, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JOSEPH P. HEPP III KRISTI LAUREN HEPP

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

AS WITNESS my hand and Notaries Seal

Carol L. Taylor
Notary Public

My Commission Expires AUG. 01, 2016
CAROL L. TAYLOR
Notary Public
Baltimore County
Maryland
My Commission Expires Aug. 01, 2016

REV. 5/8/2014

ZONING PROPERTY DESCRIPTION FOR 65 Belmore Road Lutherville, MD 21093

Beginning at a point on the north side of Greenridge Road which is 50 feet wide at the distance of 41.25 feet east of the centerline of the nearest improved intersecting street Belmore Road which is 50 feet wide.

Being Lot #21, Block C, in the subdivision of Plat One of Waterford as recorded in Baltimore County Plat Book #25, Folio #28, containing 10,696 Square Feet. Located in the 9th Election District and 3rd Council District.

2015-0204-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0204 -A Address 65 Belmore Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/17/2015 Posting Date: 3/29/2015 Closing Date: 4/13/2015

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2015- 0204 -A Address 65 Belmore Road

Petitioner's Name Joseph Paul Hepp III & Kristi Lauren Hepp Telephone 443-621-5704

Posting Date: 3/29/2015 Closing Date: 4/13/2015

Wording for Sign: To Permit a proposed open projection (screened porch addition)
with a rear yard setback of 15 feet in lieu of the minimum required
22½ feet.

Revised 7/18/14

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

No. **123510**

Date: **3/17/2015**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	836	0000		6150				75.00

Total: **75.00**

Rec From: **Joseph & Kristi Hepp**

For: **Administrative Expenses - 65 Belmore Road**
2015-0204-A (Hepp)

DISTRIBUTION

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

PAID RECEIPT

DATE: 3/17/2015
 TIME: 1:10 PM
 BY: [Signature]
 AMOUNT: \$75.00
 BALANCE: \$0.00
 BALTIMORE COUNTY, MARYLAND

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 03/28/2015

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2015-0204-A
Petitioner/Developer: Joseph & Kristi Hepp
Date of Hearing/Closing: 04/13/2015

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 65 Belmore Rd.

The sign(s) were posted on 03/28/2015

(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-23</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>3-28-15</u> by <u>Altmeier</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 09 Account Number - 0911671270		
Owner Information		
Owner Name:	HEPP JOSEPH P III HEPP KRISTI LAUREN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	65 BELMORE RD LUTH-TIMONIUM MD 21093-6109	Deed Reference: /34309/ 00115
Location & Structure Information		
Premises Address: 65 BELMORE RD 0-0000		Legal Description: 65 BELMORE RD WATERFORD
Map:	Grid:	Parcel:
0061	0019	0268
Sub District:	Subdivision:	Section:
	0000	C
Lot:	Assessment Year:	Plat No:
21	2014	1
Plat Ref:	0025/ 0028	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1959	2,068 SF	
Property Land Area	County Use	
10,815 SF	04	
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Full/Half Bath	Garage
SIDING	3 full	
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2014
Land:	122,700	104,700
Improvements	148,300	158,300
Total:	271,000	263,000
Phase-in Assessments As of 07/01/2014	As of 07/01/2015	
263,000	263,000	
Preferential Land:	0	0
Transfer Information		
Seller: HEPP JOSEPH P 3RD	Date: 10/07/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /34309/ 00115	Deed2:
Seller: KOUSOURIS ALICIA D	Date: 11/08/2010	Price: \$308,000
Type: ARMS LENGTH IMPROVED	Deed1: /30097/ 00329	Deed2:
Seller: KOUSOURIS LOUIS J	Date: 10/19/1990	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08626/ 00783	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 03/15/2011		

Baltimore County

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

District: 09 Account Number: 0911671270



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

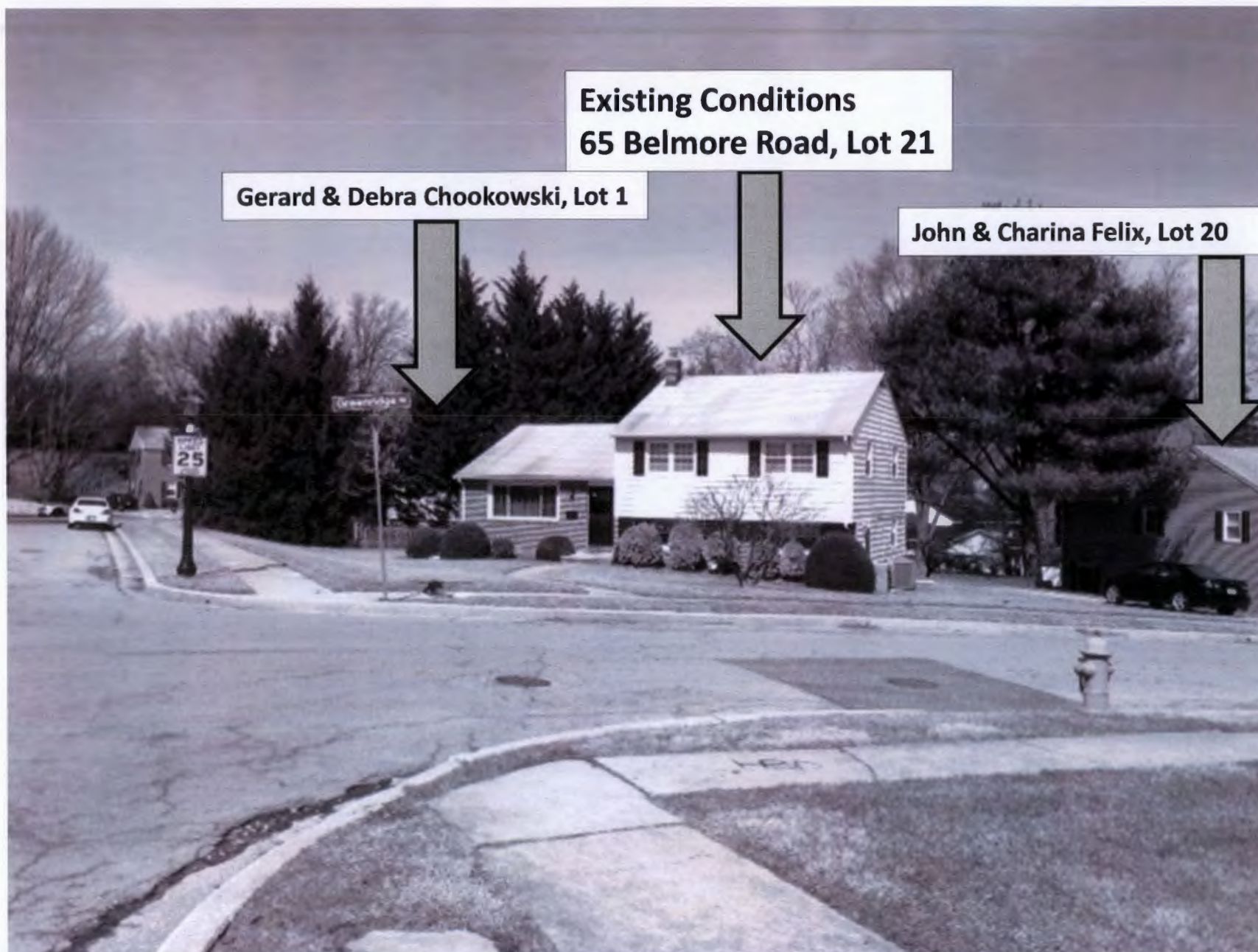


(<http://imsweb05.mdp.state.md.us/website/mosp/>)

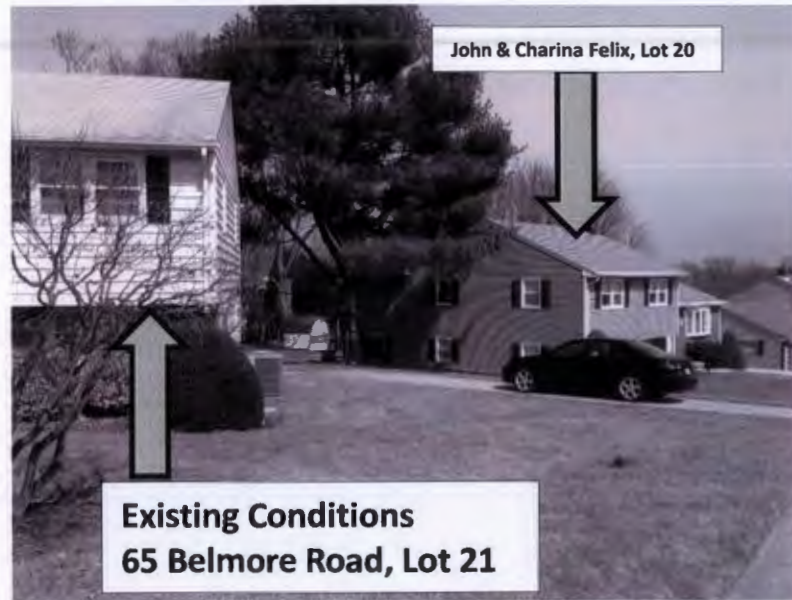
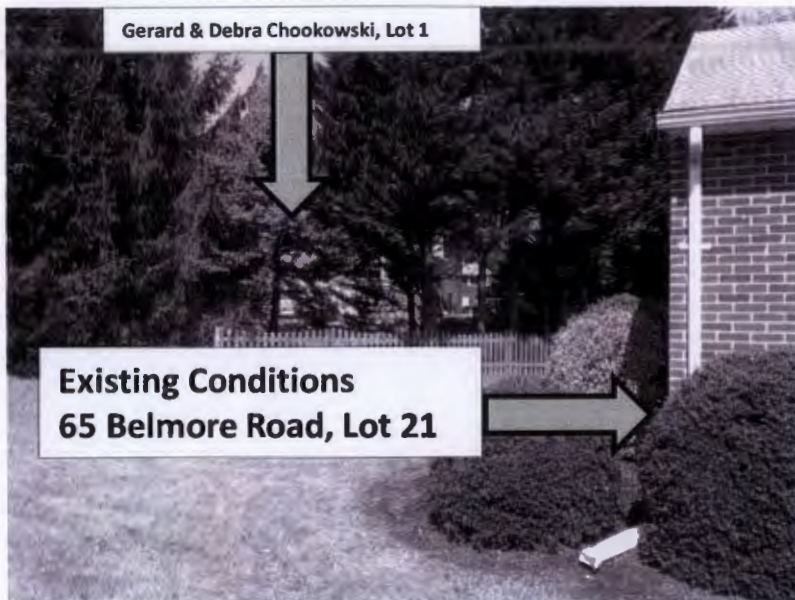
☒ Loading... Please

Loading... Please Wait.

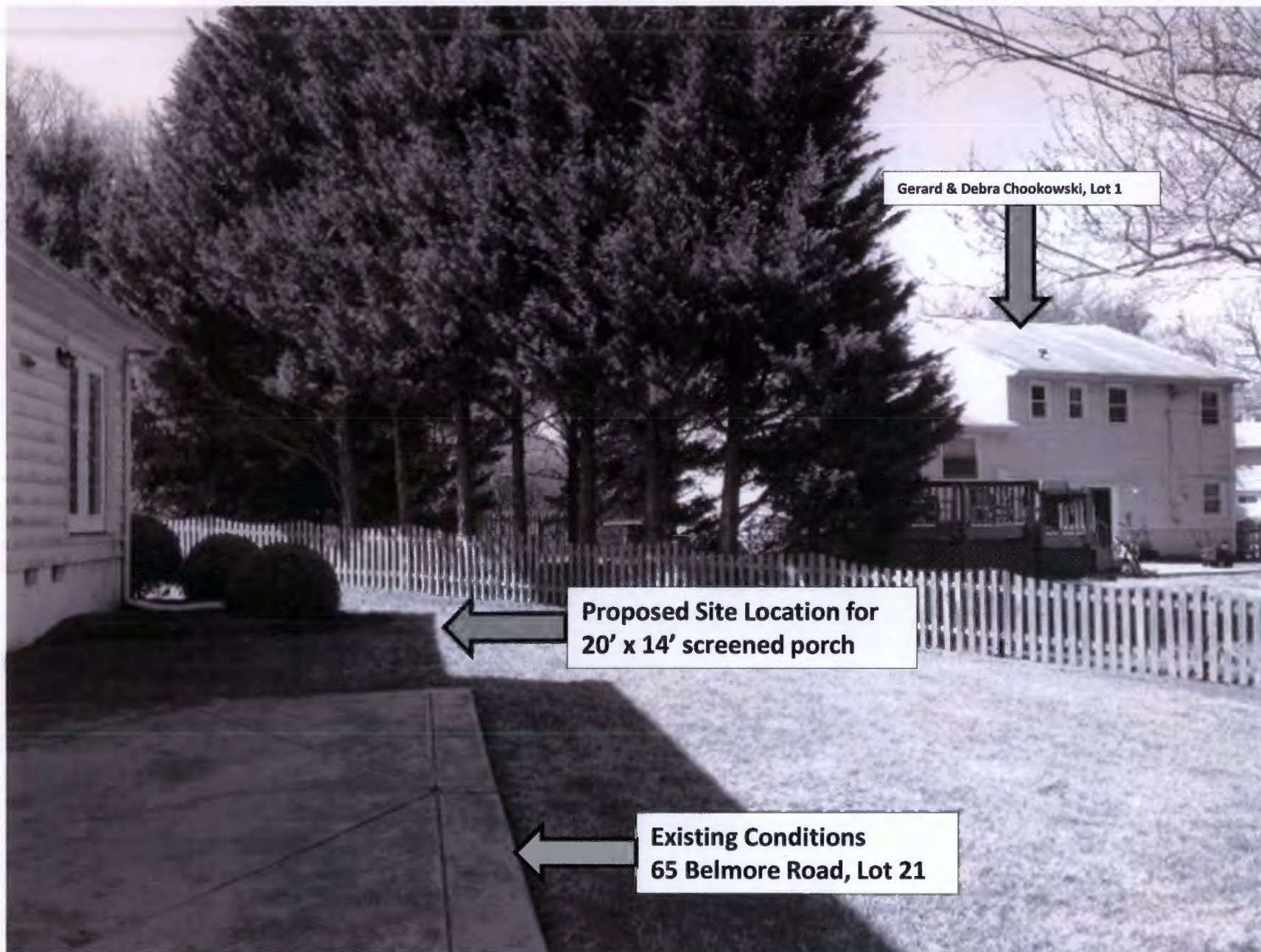
→



2015-0204-A



2015-0204-A

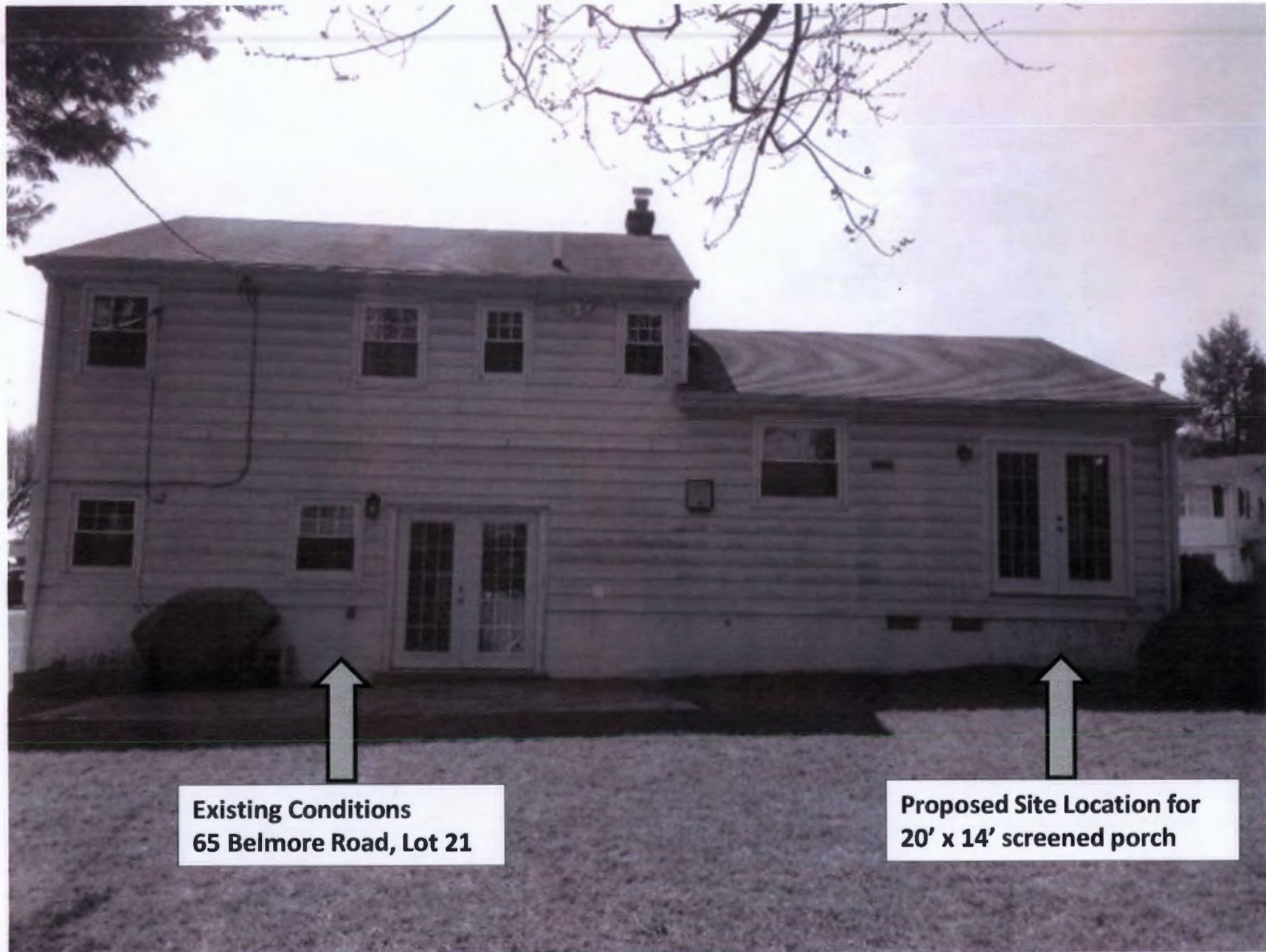


Gerard & Debra Chookowski, Lot 1

Proposed Site Location for
20' x 14' screened porch

Existing Conditions
65 Belmore Road, Lot 21

2015-0204-A



**Existing Conditions
65 Belmore Road, Lot 21**

**Proposed Site Location for
20' x 14' screened porch**

2015-0204-A



KEVIN KAMENETZ
County Executive

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

April 13, 2015

Joseph Paul III & Kristi Lauren Hepp
65 Belmore Road
Lutherville MD 21093

RE: Case Number: 2015-0204 A, Address: 65 Belmore Road

Dear Mr. & Ms. Hepp:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 17, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 3/23/15

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

RE: Baltimore County

Item No 2015-0204-A

Administrative Variance

Joseph Paul III & Kristi Lauren Hepp
45 Bellmore 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. 2015-0204-A.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster", is written over a horizontal line.

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

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 30, 2015
Item No. 2015-0203, 0204 and 0205

DATE: March 25, 2015

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC03302015.doc

65 Belmore Road



Publication Date: 3/17/2015



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

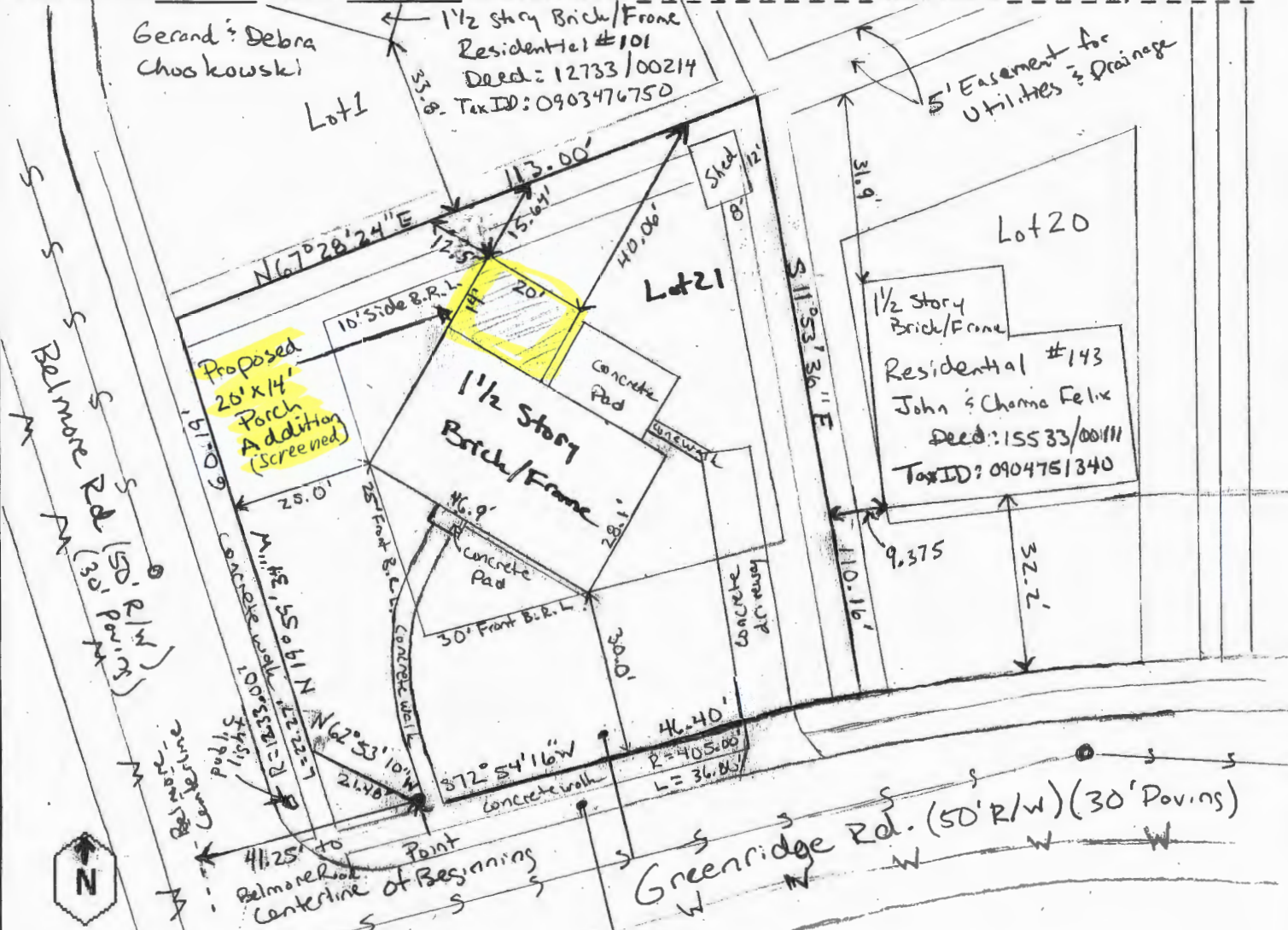
2015-0204-A

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

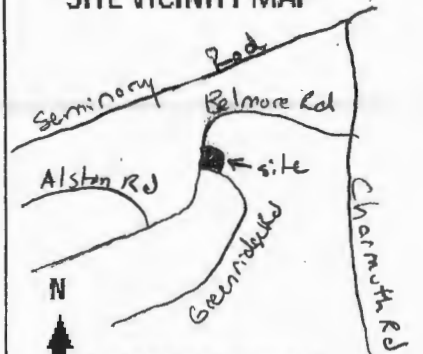
ADDRESS 65 Belmore Rd. OWNER(S) NAME(S) Joseph P. & Kristi L. Hepp

SUBDIVISION NAME Plat One of Waterford LOT# 21 BLOCK# C SECTION# N/A

PLAT BOOK# 25 FOLIO# 28 10 DIGIT TAX# 0911671270 DEED REF.# 34309100115



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 061A3

SITE ZONED DR5.5

ELECTION DISTRICT 9th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 2.455

OR SQUARE FEET 10,696

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

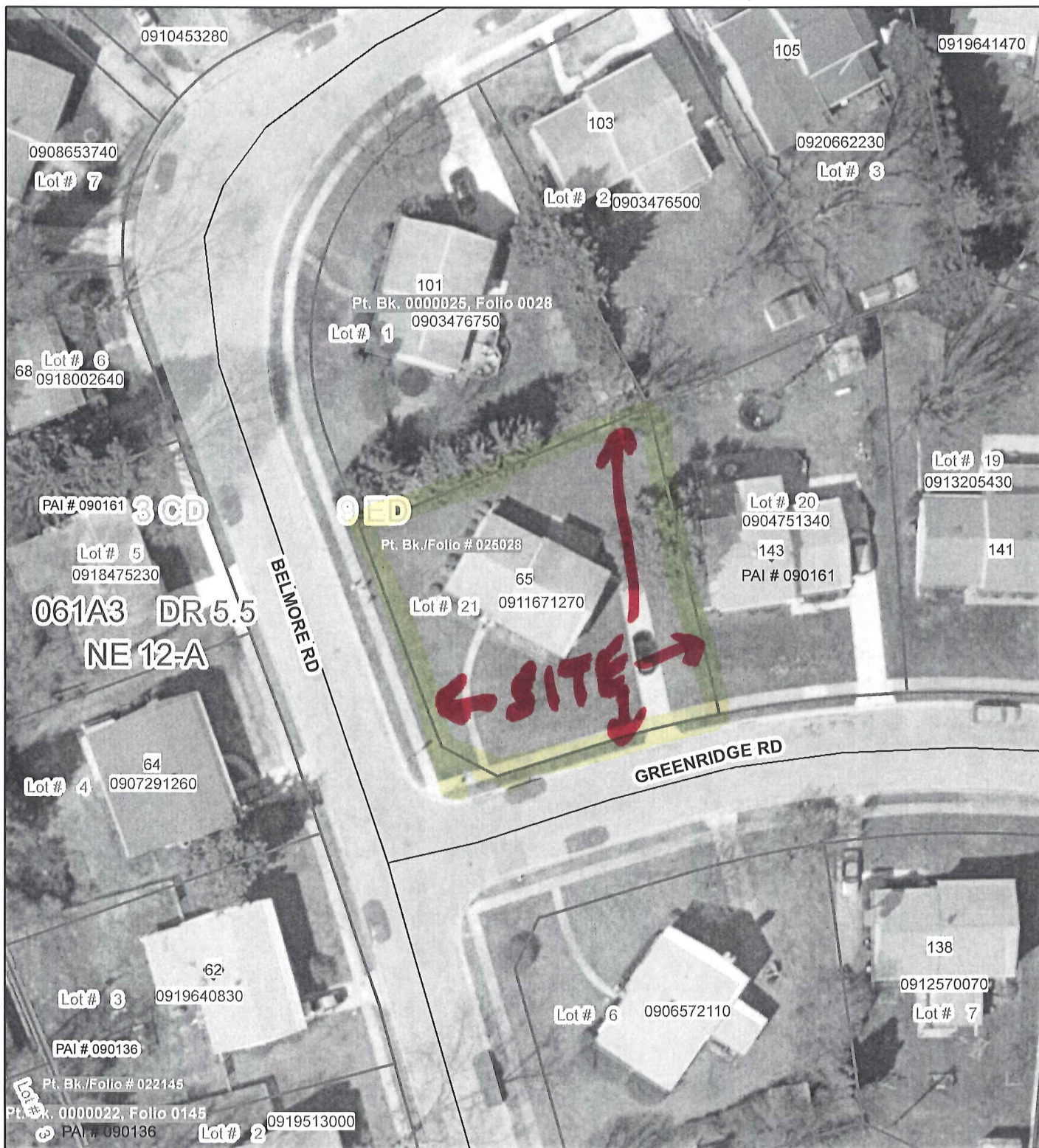
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2015-0204-A

Ret. Exp. 1

65 Belmore Road



Publication Date: 3/17/2015



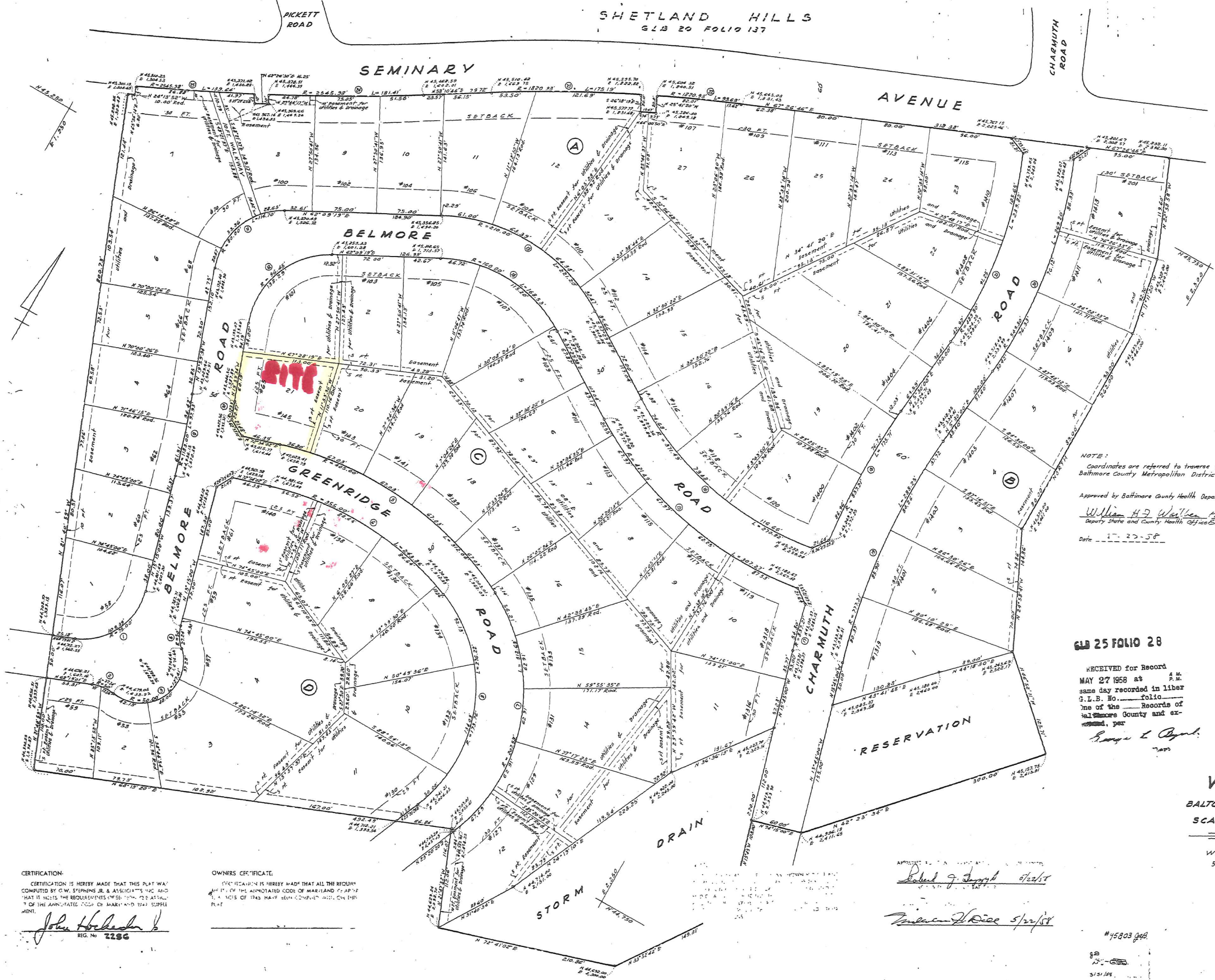
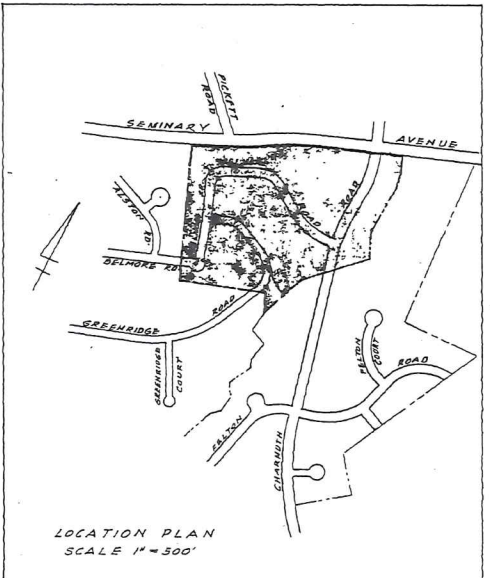
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2015-0204-A



CURVE DATA				
NO.	RAD.	Δ	ARC. TAN. CH.	LOC.
1	75.00	25° 34' 01"	10.93	67.82
2	50.00	31° 15' 05"	27.24	13.37
3	50.00	14° 00' 11"	12.41	163.34
4	50.00	31° 15' 05"	27.24	13.37
5	405.00	44° 08' 52"	312.04	164.26
6	355.00	35° 21' 28"	263.24	126.36
7	207.25	54° 17' 26"	162.63	194.52
8	173.75	31° 04' 50"	127.07	177.07
9	118.50	4° 44' 34"	72.24	12.35
10	123.00	1° 05' 05"	22.27	11.14
11	20.00	89° 08' 53"	114.20	63.22
12	24.45	87° 08' 53"	118.20	64.45
13	210.00	60° 21' 03"	251.20	122.45
14	169.00	60° 21' 03"	162.53	123.03
15	421.45	41° 46' 07"	307.27	164.26
16	371.45	41° 46' 07"	270.27	161.74
17	232.21	3° 45' 00"	54.80	27.41
18	232.21	15° 01' 23"	175.71	86.18
19	277.21	21° 15' 00"	228.25	143.30
20	549.00	28° 03' 14"	269.20	137.34
21	489.00	28° 03' 14"	233.02	122.37
22	1220.95	5° 04' 06"	954.3	88.22
23	1220.95	5° 30' 45"	173.15	82.67
24	2545.38	4° 04' 57"	181.41	90.75
25	2545.38	3° 08' 33"	139.64	69.64

NOTE:
Coordinates are referred to traverse of Baltimore County Metropolitan District.

Approved by Baltimore County Health Department
William H. D. Whitten, M.D.
Deputy State and County Health Officers

Date: 5-25-58

GLB 25 FOLIO 28

RECEIVED for Record
MAY 27 1958 at 4 P.M.
same day recorded in Liber
G.L.B. No. _____ folio _____
One of the _____ Records of
Baltimore County and ex-
posed, per
George L. Ayoub

LEGEND:
Outline of Plat shown thus: _____
Boundary of Road shown thus: _____
Lot Lines shown thus: _____
Setback Lines shown thus: _____
House Nos. shown thus: _____
Lot Nos. shown thus: _____
Example for Utilities & Drainage shown thus: _____

PLAT ONE
WATERFORD

BALTO. CO. MD. ELECT. DIST. NO. 9
SCALE 1" = 50 FT. FEB. 3, 1958

WATERFORD INC. - OWNER
5716 YORK ROAD - BALTO. MD.

George William Stephens, Jr.
and Associates, Inc.
Engineers
5 McCurdy Avenue,
Towson, 4, Maryland

CERTIFICATION:
CERTIFICATION IS HEREBY MADE THAT THIS PLAT WAS
COMPUTED BY G.W. STEPHENS, JR. & ASSOCIATES, INC. AND
THAT IT MEETS THE REQUIREMENTS OF THE ANNOTATED CODE OF
MARYLAND, TITLE 19, § 1-101, AND THE REQUIREMENTS OF THE
ANNOTATED CODE OF MARYLAND, TITLE 19, § 1-102.

OWNERS CERTIFICATE:
I, THE UNDERSIGNED, IN WITNESS WHEREOF, I HAVE HEREUNTO
SET MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF FEBRUARY,
1958, AT BALTIMORE, MARYLAND.

John H. Hershman
REG. NO. 2286

Robert J. Long 5/22/58
William H. D. Whitten 5/22/58

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

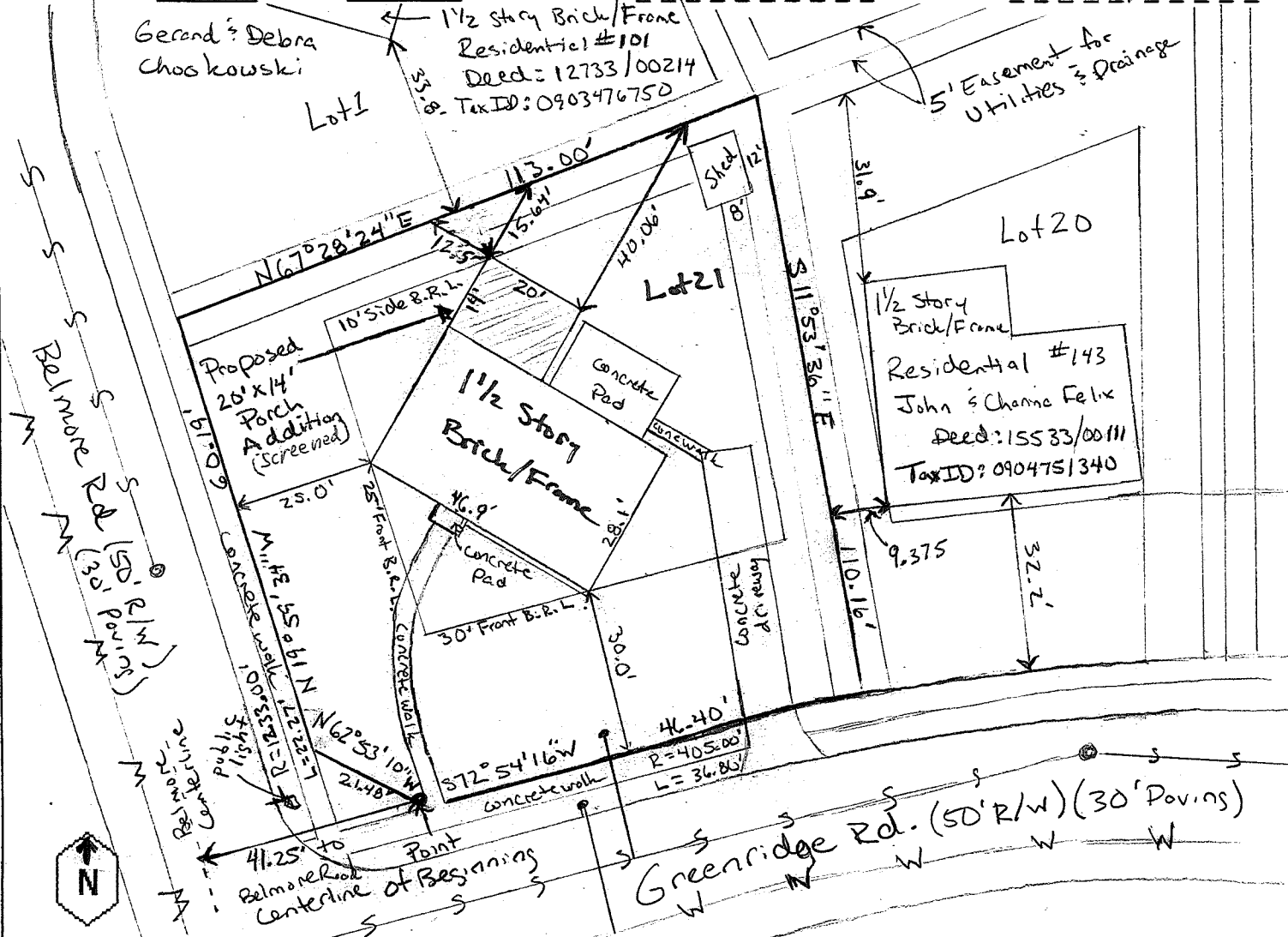
ADDRESS 65 Belmore Rd.

OWNER(S) NAME(S) Joseph P. & Kristi L. Hepp

SUBDIVISION NAME Plat One of Waterford

LOT # 21 BLOCK # C SECTION # N/A

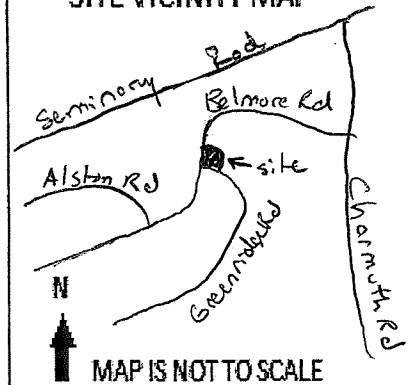
PLAT BOOK # 25 FOLIO # 28 10 DIGIT TAX # 09 1 1 6 7 1 2 7 0 DEED REF. # 3 4 3 0 9 / 0 0 1 1 5



PLAN DRAWN BY Joseph P. Hepp III

DATE 03-13-2015 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP # 061A3

SITE ZONED DR5.5 (Vested R-10)

ELECTION DISTRICT 9th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE .2455

OR SQUARE FEET 10,696

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2015-0204-A

2015-0204-A