

IN RE: PETITION FOR VARIANCE

(2417 Estelle Avenue)

15th Election District

7th Council District

Cynthia & Richard Detorie

Legal Owners

Kevin R. Ralston

Contract Purchaser

Petitioners

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0218-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 Cynthia & Richard Detorie, legal owners and Kevin R. Ralston, contract purchaser ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B02.3.C.1 to permit a new single family dwelling with a rear setback of 14 ft. in lieu of the required 30 ft. A site plan was marked and admitted as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the request was Kevin Ralston and Bernadette Moskunas, whose firm prepared the plan. A neighbor (Justin Jones) who resides at 2416 Estelle Avenue attended the hearing and expressed support for the request. 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 Planning (DOP) and the Department of Environmental Protection and Sustainability (DEPS). These will be discussed below.

The subject property is approximately 6,541 square feet and is zoned D.R. 5.5. The property is unimproved, and is shown as Lot #60 on the plat of Waterview (Exhibit 2) from 1926.

To obtain variance relief requires a showing that:

- (1) The property is unique; and

ORDER RECEIVED FOR FILING

Date 5-29-15

By SW

- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The property is of irregular dimensions and has an unusual shape. It is therefore unique. Petitioners would experience a practical difficulty if the regulations were strictly interpreted, since they would be unable to construct the new residence at the site. 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.

DEPS indicated the property is situated within the Critical Area. As such, the Petitioners will need to comply with the Critical Area Regulations, and Mr. Ralston acknowledged this requirement. The DOP opposed the request and noted the lot is "substandard," which is of course correct. That agency indicated that the current scenario (i.e., the unimproved lot) is "more in keeping with the established pattern of the neighborhood." I respectfully disagree. Ms. Moskunas submitted a My Neighborhood Map (Exhibit 4) showing the lot sizes of nearby properties improved with a single family dwelling. This exhibit reveals that several of the homes in the immediate vicinity are situated on lots no larger than the one owned by Petitioners, and the overall pattern of the neighborhood reflects the majority of the homes are constructed on the 50' wide lots created by the 1926 plat. Mr. Jones, who resides immediately across the street from the subject property, stated he was in favor of the proposal and believed a new home would be a benefit to the area, which is comprised of many small and old cottage-type homes.

THEREFORE, IT IS ORDERED, this 29th day of May, 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") §1B02.3.C.1 to permit a new single family dwelling with a rear setback of 14 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 5-29-15 2

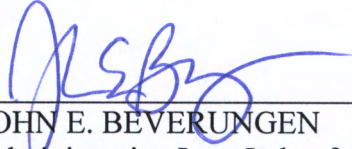
By BW

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioners must comply with the Chesapeake Bay Critical Area (CBCA) Regulations.
3. Prior to issuance of a building permit, Petitioners must submit for approval by the DOP architectural elevations of the proposed dwelling, to ensure the design, size and scale of the structure are in keeping with homes in the community.

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

JEB:slm



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 5-29-15

By 103



CBCA

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 # 2417 Estelle Avenue which is presently zoned D.R.S.S
 Deed References: 31290/173 10 Digit Tax Account # 1503670750
 Property Owner(s) Printed Name(s) Cynthia Detoric and Richard Detoric

(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 approve

2. ☐

3. ☐ a Variance from Section(s)

Section: 1B02.3.C.1

To permit a new single family dwelling with a rear set back of 14ft in lieu of the required 30 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)

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 Kevin R Ralston

Signature [Signature]

Mailing Address 2415 Ritchie Ave. Balt. City MD State

Zip Code 21219 Telephone # 410-412-0813 Email Address

Attorney for Petitioner:

Name: Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print Cynthia Detoric Name #2 - Type or Print Richard Detoric

Signature #1 [Signature] Signature #2 [Signature]

Mailing Address 2415 Estelle Avenue Baltimore MD City State

Zip Code 21219 Telephone # Email Address

Representative to be contacted:

Name - Type or Print Bernadette Moskunas - Site Rate Surveying, Inc

Signature [Signature]

Mailing Address 200 E. Joppa Road Rm 101 Towson, MD City State

Zip Code 21286 Telephone # 410.828.9060 Email Address site.rate@com

CASE NUMBER 2015-0218-A Filing Date 4/3/2015 Do Not Schedule Dates: Reviewer [Signature]

**ZONING PROPERTY DESCRIPTION
#2417 ESTELLE AVENUE**

BEGINNING at a point on the south side of Estelle Avenue which is 30 feet wide at the distance of 422 feet, more or less, east of the center line of Masseth Avenue which is 35 feet wide. Being Lot No. 60 in the subdivision of "Water View" as recorded in Baltimore County Plat Book No. 8, folio 71, containing 6,541 square feet, more or less and located in the 15th Election District, 7th Councilmanic District.



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

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

2015-0218-A

MEMORANDUM

DATE: July 1, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0218-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 30, 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

Debra Wiley

From: John E. Beverungen
Sent: Friday, May 29, 2015 2:17 PM
To: Debra Wiley
Subject: 2015-218
Attachments: 2015-0218-A.docx

This is the final order....only needs to be sent to moskunis...no attachments. Thanks.

CASE NAME 2417 Estelle Avenue
CASE NUMBER 2015-0218-A
DATE 5/27/2015

[illegible]

CASE NO. 2015- 0218-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4/13/15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>5/15/15</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
<u>4/28/15</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>4/13/15</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>5/7/15</u>	
SIGN POSTING	Date: <u>5/7/15</u>	by <u>Agile</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1503670750			
Owner Information					
Owner Name:	DETORIE CYNTHIA M DETORIE RICHARD M		Use:	RESIDENTIAL YES	
Mailing Address:	2415 ESTELLE AVE BALTIMORE MD 21219-1803		Principal Residence:	Deed Reference: /31290/ 00173	
Location & Structure Information					
Premises Address:		2415 ESTELLE AVE 0-0000		Legal Description:	LT 59-60 WATERVIEW
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0111	0016	0163		0000	59 2015 0008/0071
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1952	1,430 SF		12,741 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	BRICK	1 full/ 1 half	
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	75,100	75,100			
Improvements	111,000	120,500			
Total:	186,100	195,600	186,100	189,267	
Preferential Land:	0			0	
Transfer Information					
Seller: RALSTON CYNTHIA		Date: 10/17/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31290/ 00173		Deed2:	
Seller: RALSTON KEVIN R		Date: 06/28/1990		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08526/ 00201		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: Approved 12/27/2013					

Baltimore County

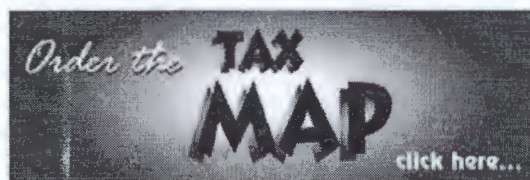
New Search (<http://sdat.resiusa.org/RealProperty/>)District: **15** Account Number: **1503670750**

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/>)

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KEVIN KAMENETZ
County Executive

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

May 21, 2015

Cynthia & Richard Detorie
2415 Estelle Avenue
Baltimore MD 21219

RE: Case Number: 2015-0218 A, Address: 2417 Estella Avenue

Dear Mr. & Ms. Detorie:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 3, 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.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Kevin Ralston, 2915 Ritchie Avenue, Baltimore MD 21219
Bernadette Moskunus, Site Rite Surveying Inc., 200 E Joppa Road, Rm 101, Towson MD 21286

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 4/13/15

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

RE: Baltimore County
Item No 2015-0218-A

Varouze
Cynthia & Richard Detorrie
2415 Esterle Avenue

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0218-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".

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

SDF/raz

5-27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 28, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2415 Estelle Avenue

RECEIVED

INFORMATION:

MAY 04 2015

Item Number: 15-218

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Cynthia and Richard Detorie

Zoning: DR 5.5

Requested Action: Variance

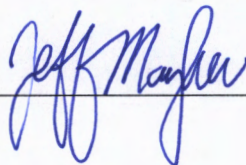
SUMMARY OF RECOMMENDATIONS:

The Department of Planning (Department) has reviewed the Petition for a Variance to allow a proposed single family detached dwelling with a rear yard setback of 14' in lieu of the required 30'.

The Department does not support the granting of the requested variance relief. The Department recognizes the existence of the subject property as an individual lot first recorded in the land records for Baltimore County in 1926, apparently having never been improved with a principal structure since that date. The Department recommends that the antique lot on its own is substandard as evidenced by the requested zoning relief necessary to construct even a modest dwelling. Further, an intermittent stream and wet areas on the south lot line limit the ability of the lot to provide usable yards in support of the principal dwelling. The Department recommends the current situation on the ground to be more in keeping with the established pattern of the neighborhood.

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

Deputy Director:
AVA/JM



c: Dennis Wertz

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 15 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: May 15, 2015

SUBJECT: DEPS Comment for Zoning Item # 2015-0218-A
Address 2417 Estelle Avenue
(Detorie Property)

Zoning Advisory Committee Meeting of April 16, 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 is subject to Critical Area requirements. The applicant is proposing to allow a new single family dwelling on a vacant lot with a reduced rear yard setback. The lot is not waterfront and contains no buffers. Lot coverage is limited to a maximum of 2,135 square feet, with mitigation required for lot coverage between 1,635 square feet and 2,135 square feet. Based on the information provided, lot coverage proposed will be below the limit. 15% afforestation, or 2 trees, is required in the LDA; existing trees to remain may count toward this requirement. If the proposal can meet the afforestation requirement, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront. If the afforestation requirement will be 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 all Critical Area requirements can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: *Regina Esslinger – Environmental Impact Review (EIR)*

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 April 13, 2015
Item No. 2015-0212, 0213 and 0218

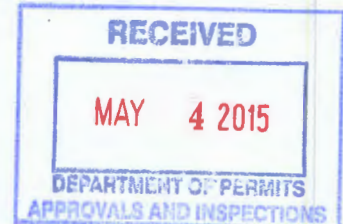
DATE: April 13, 2015

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\ZAC04132015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: April 28, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2415 Estelle Avenue

INFORMATION:

Item Number: 15-218

Petitioner: Cynthia and Richard Detorie

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning (Department) has reviewed the Petition for a Variance to allow a proposed single family detached dwelling with a rear yard setback of 14' in lieu of the required 30'.

The Department does not support the granting of the requested variance relief. The Department recognizes the existence of the subject property as an individual lot first recorded in the land records for Baltimore County in 1926, apparently having never been improved with a principal structure since that date. The Department recommends that the antique lot on its own is substandard as evidenced by the requested zoning relief necessary to construct even a modest dwelling. Further, an intermittent stream and wet areas on the south lot line limit the ability of the lot to provide usable yards in support of the principal dwelling. The Department recommends the current situation on the ground to be more in keeping with the established pattern of the neighborhood.

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

Deputy Director:
AVA/JM

c: Dennis Wertz

Date: 4/3/15

BUSINESS	ACTUAL	TIME	OWN
4/03/2015	4/03/2015	09:11:44	2

WALKIN TEVA JEE

RECEIVED: 7/17/2015 4/03/2015

5 522 ZOWING VERIFICATION

12758

Receipt Tot	\$75.00
-------------	---------

\$75.00 CK \$1.00 CA

Beltsville County, Maryland

[illegible]

Total: 75.00

Rec
From: Kevin & Tracy Ralston JR

For: ~~4755~~ 247 Estelle Ave

21219

2015-0218

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

CASE NO: 2015-0218-A

PETITIONER/DEVELOPER

SITE RITE SURVEYING INC

DATE OF HEARING/CLOSING:

MAY 27, 2015

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 _____

2417 ESTELLE AVENUE

THIS SIGN(S) WERE POSTED ON MAY 7, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 5/7/15
SIGNATURE OF SIGN POSTER AND DATE:

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

ZONING NOTICE

CASE # 2015-0218-A

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

PLACE: ROOM 205 JEFFERSON BUILDING 105 W
CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: WEDNESDAY MAY 27, 2015
AT 1:30 P.M.

REQUEST:

VARIANCE TO PERMIT A NEW SINGLE
FAMILY DWELLING WITH A REAR SET BACK
OF 14 FT. IN LIEU OF THE REQUIRED 30 FT.

POSTPONEMENTS DUE TO WEATHER AND OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONSIDER HEARING CALL 410-887-2204

DO NOT REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF LAW
MEETING IS HANDICAPPED ACCESSIBLE

myra 8/ 5/7/15



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 3255825

Sold To:

Kevin Ralston - CU00440532
2915 Ritchie Ave
Sparrows Point, MD 21219

Bill To:

Kevin Ralston - CU00440532
2915 Ritchie Ave
Sparrows Point, MD 21219

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

May 07, 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: # 2015-0218-A

2417 Estelle Avenue
S/side Estelle Avenue, 422 ft. e/of Masseth Avenue
15th Election District - 7th Councilmanic District
Legal Owner(s) Cynthia & Richard Detorie
Contract Purchaser(s): Kevin Ralston

Variance: to permit a new single family dwelling witha rear set back of 14 ft. in lieu of the required 30 ft.

Hearing: Wednesday, May 27, 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.
5/001 May 7 3255825



KEVIN KAMENETZ
County Executive

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

April 9, 2015

NOTICE OF ZONING HEARING

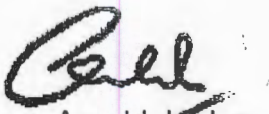
The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0218-A

2417 Estelle Avenue
S/s Estelle Avenue, 422 ft. e/of Masseth Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Cynthia & Richard Detorie
Contract Purchaser: Kevin Ralston

Variance to permit a new single family dwelling with a rear set back of 14 ft. in lieu of the required 30 ft.

Hearing: Wednesday, May 27, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Kevin Ralston, 2915 Ritchie Highway, Baltimore 21219
Mr. & Mrs. Detorie, 2415 Estelle Avenue, Baltimore 21219
Bernadette Moskunus, 200 E. Joppa Road, Rm. 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 7, 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
Thursday, May 7, 2015 Issue - Jeffersonian

Please forward billing to:
Kevin Ralston
2915 Ritchie Highway
Baltimore, MD 21219

410-412-0843

NOTICE OF ZONING HEARING

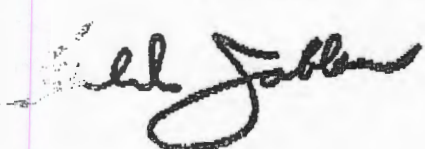
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0218-A

2417 Estelle Avenue
S/s Estelle Avenue, 422 ft. e/of Masseth Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Cynthia & Richard Detorie
Contract Purchaser: Kevin Ralston

Variance to permit a new single family dwelling with a rear set back of 14 ft. in lieu of the required 30 ft.

Hearing: Wednesday, May 27, 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 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	*	BEFORE THE OFFICE
2415 Estelle Avenue; S/S Estelle Avenue, 422'		
E of c/line Masseth Avenue	*	OF ADMINSTRATIVE
15 th Election & 7 th Councilmanic Districts		
Legal Owner(s): Cynthia & Richard Detorie	*	HEARINGS FOR
Contract Purchaser(s): Kevin Ralston		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-218-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

APR 22 015

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of April, 2015, a copy of the foregoing Entry of Appearance was mailed to Bernadette Moskunas, Site Rite Surveying, Inc, 200 East Joppa Road, Room 101, Towson, Maryland 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the 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:

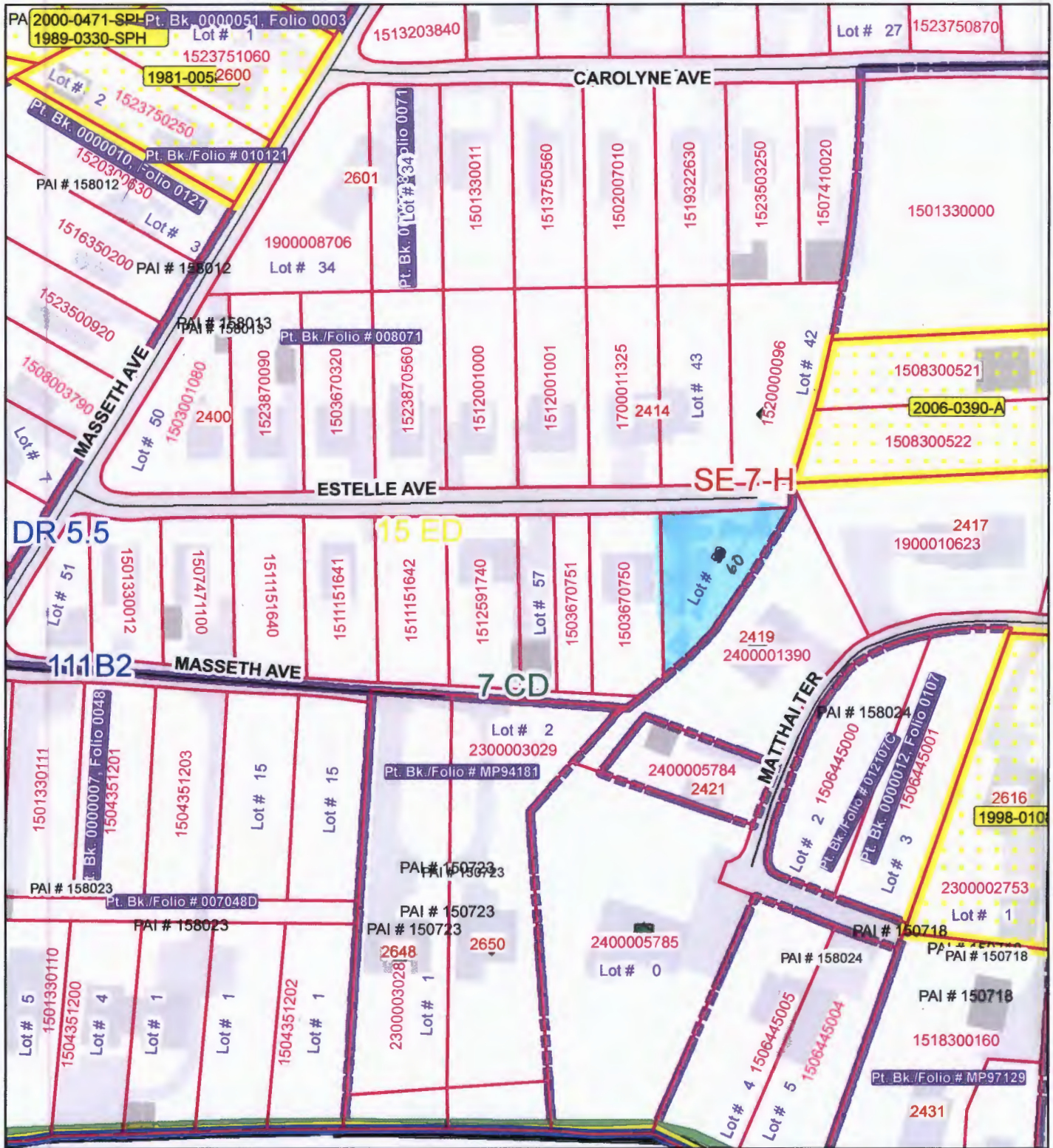
Case Number: 2015-0218-A
Property Address: 2417 Estelle Avenue
Property Description: South side of Estelle Avenue, 422' east of Massachu
Avenue.
Legal Owners (Petitioners): Cynthia and Richard Detorvic
Contract Purchaser/Lessee: Kevin Ralston, Jr.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kevin Ralston
Company/Firm (if applicable): _____
Address: 2915 Ritchie Avenue
Baltimore, MD 21219
Telephone Number: (410)412-0843

Revised 5/20/2014

2417 Estelle Avenue Lot 22 2015-0218



Publication Date: 4/3/2015



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



1 inch = 100 feet

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 - 1507471100			
Owner Information					
Owner Name:	DICKINSON AINSLIE MAY JR HORNER LAURA D		Use:	RESIDENTIAL YES	
Mailing Address:	2403 ESTELLA AVE BALTIMORE MD 21219-1803		Principal Residence:		
			Deed Reference:	/33825/ 00080	
Location & Structure Information					
Premises Address:		2403 ESTELLE AVE 0-0000		Legal Description:	
				WATERVIEW	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0111	0016	0163		0000	
					Block:
					53
					Lot:
					2015
					Assessment Year:
					Plat No:
					Plat Ref:
					0008/0071
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1924	960 SF		4,850 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full	1 Detached
					Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments		
			As of 07/01/2014	As of 07/01/2015	
Land:	71,500	71,500			
Improvements	52,200	60,800			
Total:	123,700	132,300	123,700	126,567	
Preferential Land:	0			0	
Transfer Information					
Seller: DICKINSON AINSLIE MAY JR		Date: 06/21/2013		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /33825/ 00080		Deed2:	
Seller: GOODLIN SILAS M		Date: 11/15/1976		Price: \$19,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05696/ 00212		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: Approved 07/02/2009					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Petitioner N

RW 63-200-3A

THIS DEED and AGREEMENT and RELEASE, Made this 30th day of June, in the year Nineteen Hundred and Sixty-seven, by and between WALTER W. CROSSETT and EARLENE S. CROSSETT, his wife, of Baltimore County, State of Maryland, parties of the first part; and BALTIMORE COUNTY, MARYLAND, a municipal corporation, party of the second part.

WHEREAS, by a Deed and Agreement dated October 6, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4384, folio 494, the said Walter W. Crossett and Earlene S. Crossett, his wife, granted and conveyed unto Baltimore County, Maryland, its successors and assigns, a 10 foot right-of-way as therein defined and as shown on the Baltimore County Bureau of Land Acquisition Drawing No. RW 63-200-3, Revised September 25, 1964, which was attached thereto and made a part thereof; and

WHEREAS, Baltimore County, Maryland, desires to release and relinquish all of its right, title and interest in and to a portion of said 10 foot right-of-way as hereinafter described.

NOW, THEREFORE, THIS DEED and AGREEMENT and RELEASE WITNESSETH, that in consideration of the premises and the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey unto Baltimore County, Maryland, its successors and assigns, the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services in and through the land of the parties of the first part, situate in Baltimore County, State of Maryland, said sewers, drains, water pipes and other municipal utilities and services to be laid in the right-of-way which is described as follows:

Situate in the Fifteenth Election District of Baltimore County.

BEING a right-of-way, a portion of which is 10 feet wide and a portion of which is of irregular dimensions, across Lot No. 60, Plat of "WATERVIEW", which Plat is recorded among the Plat Records of Baltimore County in Liber W.F.O. No. 8, folio 71, as shown shaded and indicated "Utility Easement" on the Baltimore County Bureau of Land Acquisition Drawing No. RW 63-200-3A, which is attached hereto and made a part hereof.

TOGETHER with a 15 foot Temporary Easement for construction purposes over the property of the Grantors, as shown indicated "15' Temporary Construction Area" on the aforesaid Drawing No. RW 63-200-3A, which is attached hereto and made a part hereof.

TRANSFER TAX NOT REQUIRED

7-13-67
Norman W. Wood
Director of Finance

-1-

Per: *Anna M. Deane*
Authorized Signatory

FOR TITLE: See Deed dated April 14, 1948 and recorded among the Land Records of Baltimore County in Liber T.R.S. No. 1657, folio 161, from Edith Ziegler, unmarried, to Walter W. Crossett and Earlene S. Crossett, his wife.

IT IS MUTUALLY AGREED between the parties hereto that upon completion of the installation of Utility facilities in the easement hereinabove described, the Temporary Easement above described shall become null and void, and the Grantors herein shall hold the property over which the said Temporary Easement runs free and clear of said Temporary Easement.

AND the parties of the first part do hereby agree that Baltimore County, Maryland, its successors and assigns, shall have the right and privilege of entering upon the aforesaid land, whenever it may be necessary, to make openings and excavations, and to lay, construct and maintain said municipal utilities and appurtenances, provided, however, that the ground shall be restored and left in good condition; and it is further agreed that no buildings or similar structures of any kind shall be erected in, on or over the said right-of-way by any of the parties hereto, their heirs, successors and assigns.

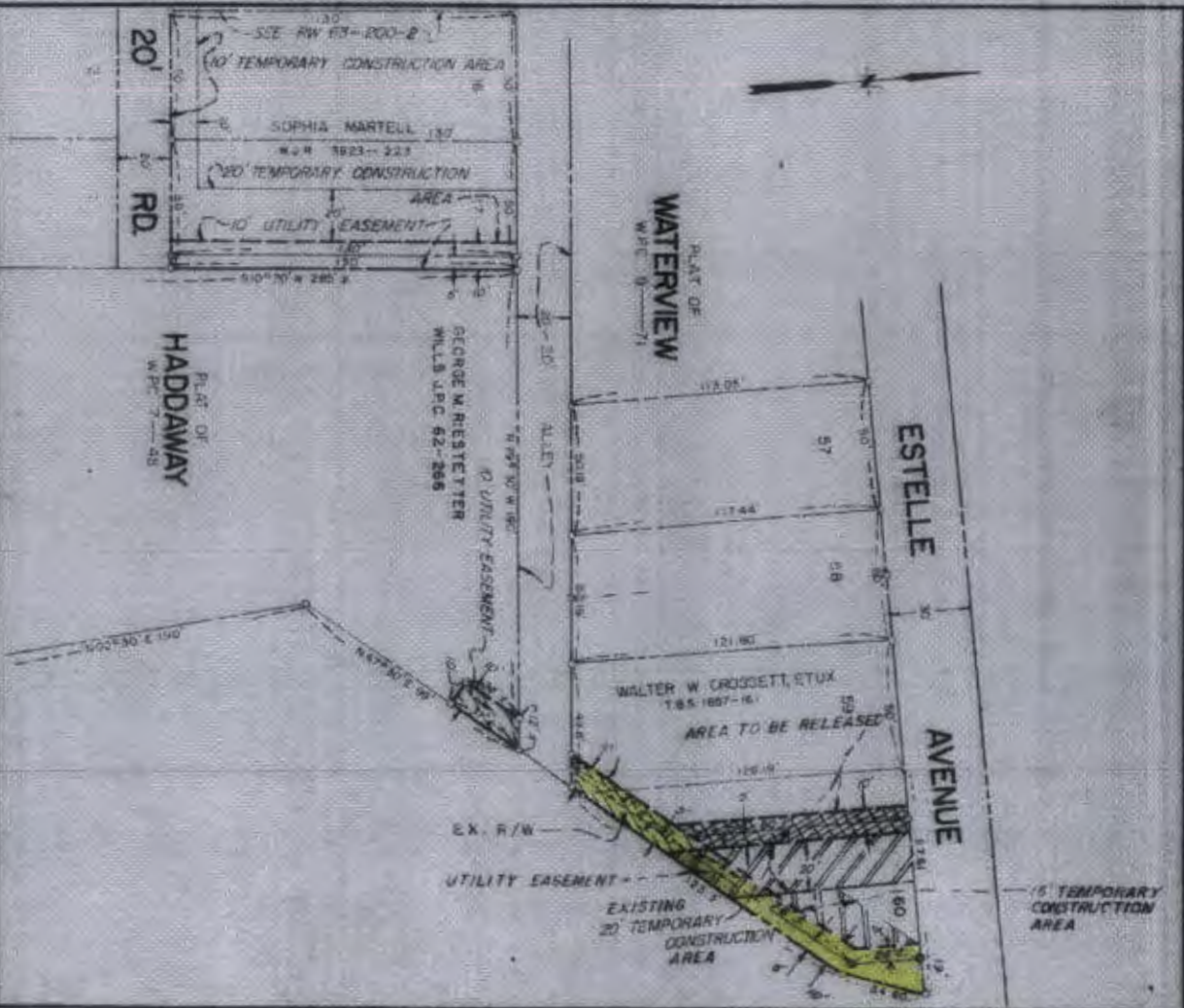
AND NOW, THEREFORE, THIS DEED and AGREEMENT and RELEASE FURTHER WITNESSETH, that in consideration of the premises and the conveyance to Baltimore County, Maryland, the easements hereinabove described, the said Baltimore County, Maryland, a municipal corporation, acting under and by virtue of the power and authority contained in Section 32-13, and Amendments thereto, of the Baltimore County Code, 1958 Edition, does release, relinquish, quit-claim, grant and convey unto the said Walter W. Crossett and Earlene S. Crossett, his wife, their heirs and assigns, all its right, title and interest, and especially the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services in and through that portion of the property of the parties of the first part, which is described as follows:

BEING a right-of-way 10 feet wide across Lot No. 60, Plat of "WATERVIEW", which Plat is recorded among the Plat Records of Baltimore County in Liber W.P.C. No. 8, folio 71, as shown crosshatched and indicated "Area to be Released" on the Baltimore County Bureau of Land Acquisition Drawing No. RW 63-200-3A, which is attached hereto and made a part hereof.

FOR TITLE: See Deed dated October 6, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4384, folio 494, from Walter W. Crossett, et ux, to Baltimore County, Maryland.

ACQUISITIONS			
NO.	ACQUISITION NAME	RECORDED	DATE
1	SCHUBBART	1898	1898
2	WALTER W. CROSSSETT, ETUX	1898	1898
3	GEORGE W. RESISTETTER	1898	1898
4	WALTER W. CROSSSETT, ETUX	1898	1898

NOTE:
 1. PLANT LETTERING DENOTES PROPOSED CHANGES TO PROPERTY.
 2. ALL AREAS OWNED BY PLANTER, UNLESS OTHERWISE NOTED.



BALTIMORE COUNTY		DEPARTMENT OF PUBLIC WORKS		BUREAU OF LAND ACQUISITION	
PLAN TO ACCOMPANY RIGHT-OF-WAY		RECORDED		JULY 13, 1967	
BUREAU OF LAND ACQUISITION		FOR CONSTRUCTION		AREA TO BE RELEASED	
APPROVED:	<i>[Signature]</i>	MAIL TO:	<i>[Signature]</i>		
DATE:	3-20-1967	CONSTRUCTION PLAN NO. 64-	157-A-1		
DIVISION OF DRAFTING		THIS PLAT IS COMPILED FROM DEEDS AND SURVEYS. THE CORNERS AND DISTANCES SHOWN ON PROPERTIES ADJOINING THE PROPOSED RIGHT-OF-WAY ARE THOSE CONTAINED IN THE DEEDS REFERRED TO BY LINES AND FIELD NUMBERS AND DO NOT REPRESENT THE CORNERS AND DISTANCES OF THE PROPERTIES OWNED BY THE BUREAU OF LAND ACQUISITION. NO OTHER NOTES.			
AREA TO BE ACQUIRED	SCALE: 1" = 50'	EXISTING	1:0.1-2-194		
CONSENT TO BE RELEASED	DISTRICT: 15	AREA TO BE RELEASED	RW 6.71-200-3A		

3-20-1967

MICROFILMED

Pet. No. 5

(built 2008)
#2416 Estelle Avenue





#2419 Matthias
Terrace

rear yard
adjoining #2417 Estelle Avenue



#2416

subject property

#2419 Mathias Terrace
(bwn 11 2005)



#2416



2414

#2414
Mathias
Tanne

Subject property



#2417



Estelle Avenue

#2419 Matthai Terrace

#2417

Estelle Avenue

Estelle Avenue

Subject
Property







Looking along the line
of division

Subject
Property.



subject property
looking @ rear of #2419



Subject Property



#2416

#2417
Subject
Property



42417
Subject Property



Case No.:

2015-0218-A

Exhibit Sheet

Petitioner/Developer

Protestant

63
5-29-15

63
7-1-15

No. 1	Plan	
No. 2	Plat "Water View"	
No. 3	Environmental Map	
No. 4	"My Neighborhood" Map	
No. 5	Photos	
No. 6	Sewer "as built" drawings	
No. 7	SDAT record - 2403 Estle Av.	
No. 8	Deed - June 30, 1967	
No. 9		
No. 10		
No. 11		
No. 12		



Environmental Map

Created By
Baltimore County
City 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 5/1/2015



2421 Mathai Ten
35092/407

67687
43507
14 | 80
pamun

Puller 12/107



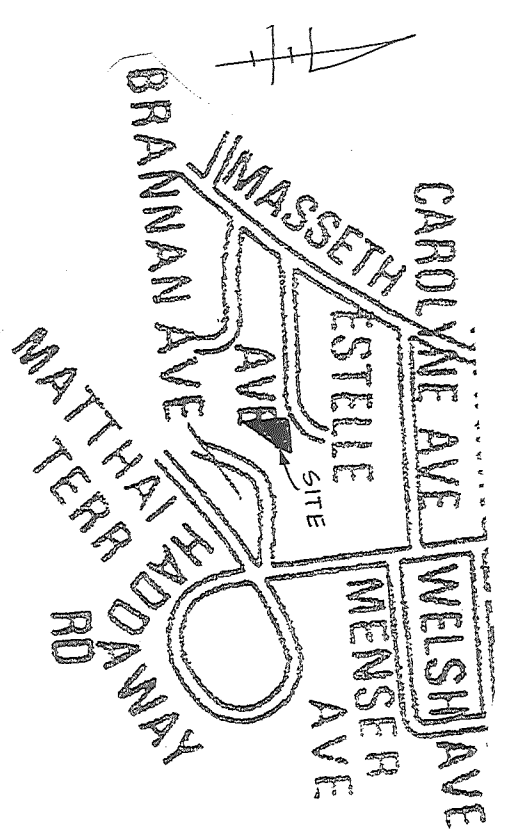
This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, 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.



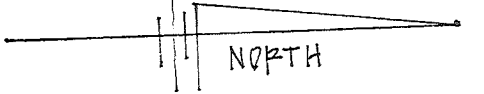
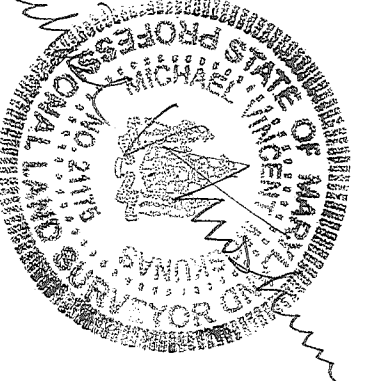
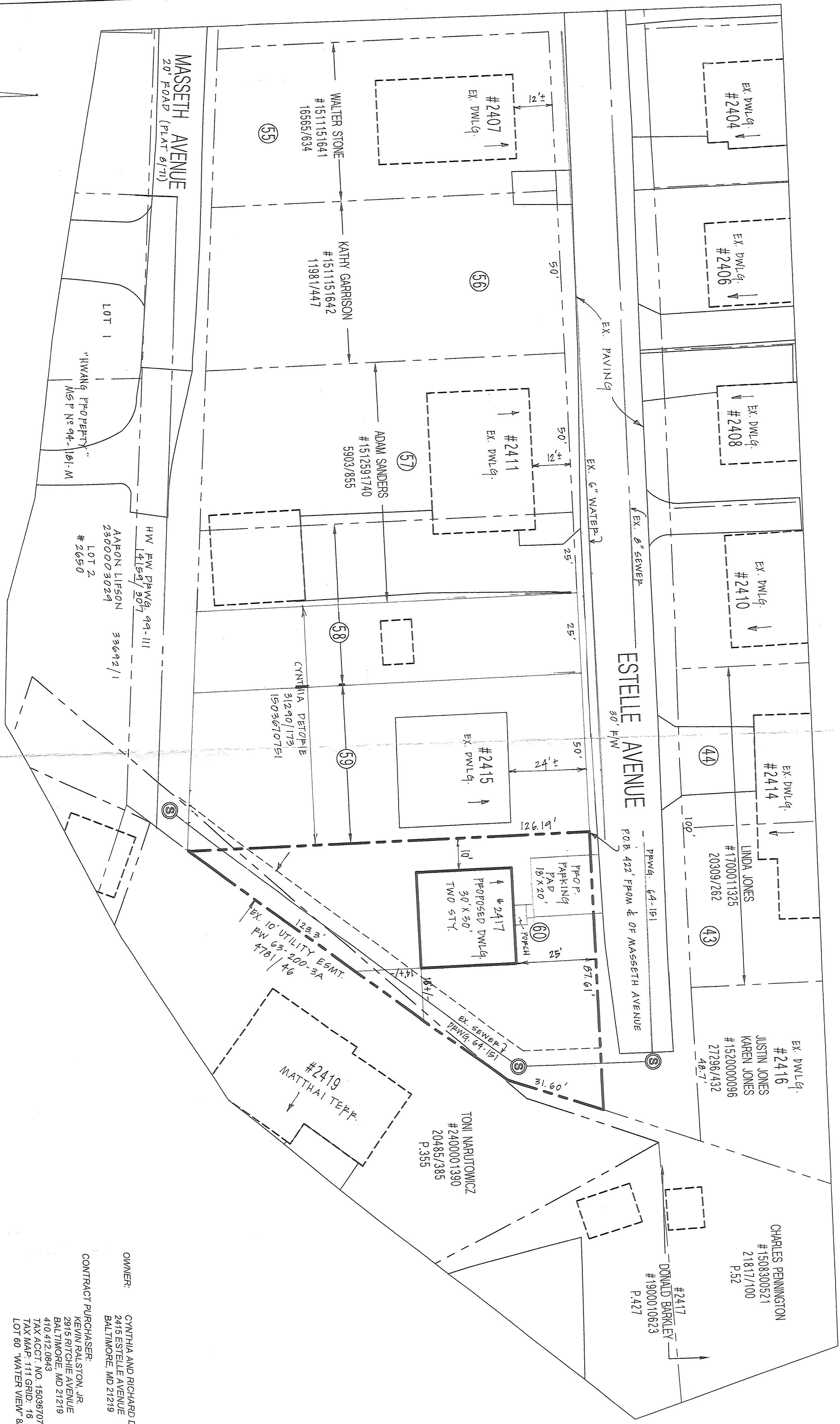
Environmental Map

Created By
Baltimore County
My Neighborhood





VICINITY MAP
SCALE: 1"=500'



site
rite SURVEYING, INC.
200 E. JOEPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE: 410-828-9060
FAX: 410-828-9066

- GENERAL NOTES:
1. EXISTING ZONING: D.R. 5.5 (111B2)
 2. LOT AREA: 0.19 ACRES +/- OR 6,541 S.F. +/-
 3. EXISTING USE: VACANT
 4. PROPOSED USE: SINGLE FAMILY DWELLING
 5. THIS PROPERTY IS LOCATED IN THE RSCA (U.D.A.)
 6. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN - COMMUNITY PANEL NO. 24010 0655 G. X. EFFECTIVE DATE MAY 5, 2014
 7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER
 8. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER
 9. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER
 10. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER
 11. THE SUBJECT PROPERTY IS SHOWN ON A RECORDED PLAT DATED APRIL 28, 1926, WELL BEFORE THE ADOPTION OF ANY ZONING REGULATIONS. IS 25% PLUS 500 S.F. = 2155 S.F.
 12. MAXIMUM ALLOWABLE LOT COVERAGE (25% PLUS 500 S.F. = 2155 S.F.)
 13. THE PROPOSED LOT COVERAGE WILL NOT EXCEED TO ALLOWABLE COVERAGE.

2015-0218-A

Plan to accompany Variance Petition
#2417 Estelle Avenue
Lot 60

"Water View" 8/71
Election District No. 15
Councilmanic District No. 7
Baltimore County, MD

Scale: 1"=20'
March 10, 2015
Job No. 10361

OWNER:
CYNTHIA AND RICHARD DETORIE
2415 ESTELLE AVENUE
BALTIMORE, MD 21219

CONTRACT PURCHASER:
KEVIN RALSTON, JR.
2915 RITCHIE AVENUE
BALTIMORE, MD 21219
410.412.0843
TAX ACCT. NO. 1503670750
TAX MAP: 111 GRID: 16 PARCEL: 163
LOT 60 "WATER VIEW" 8/71 (DATED 1926)

WATER VIEW

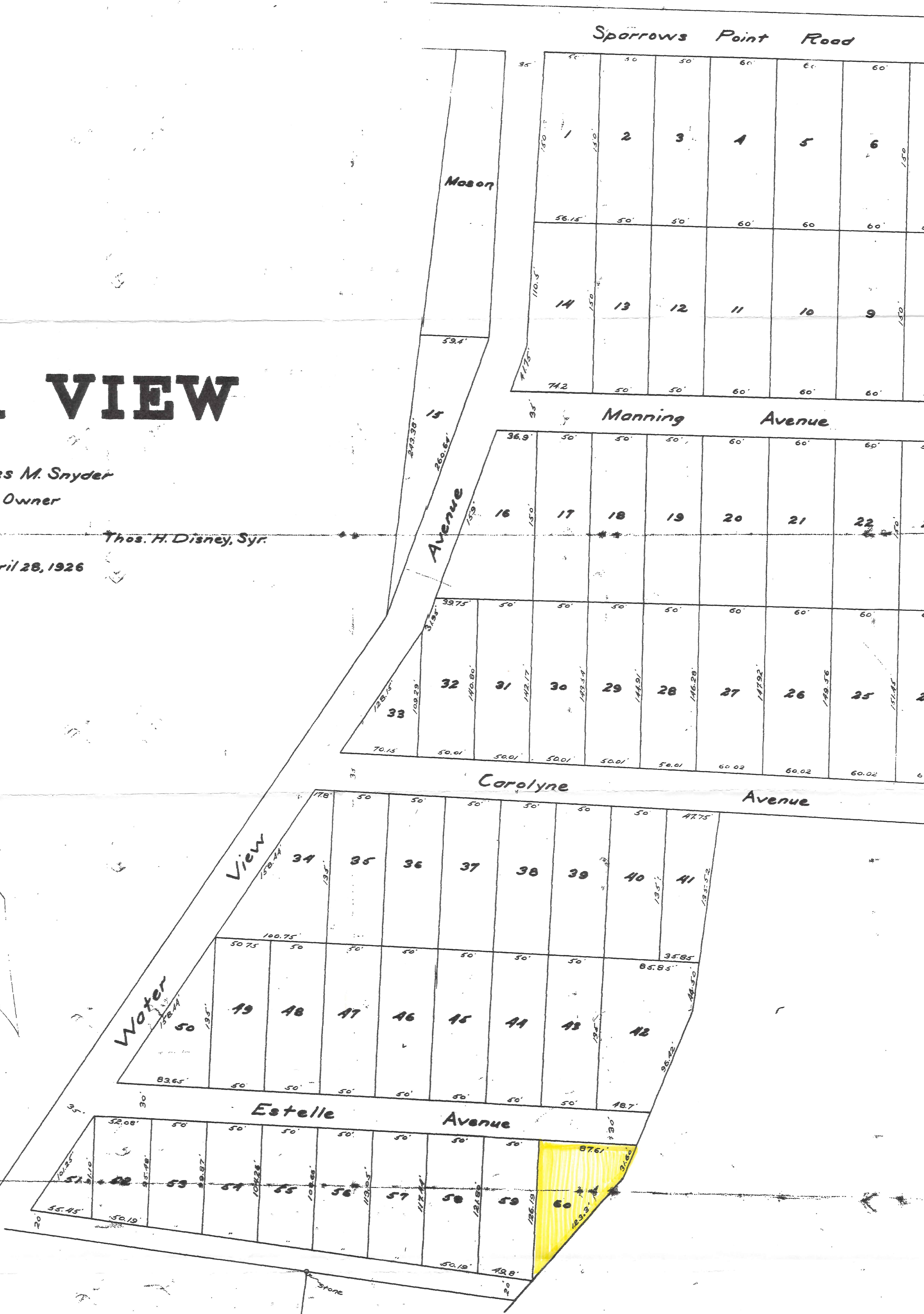
Charles M. Snyder
Owner

Scale, 50' per inch.

Thos. H. Disney, Syr.

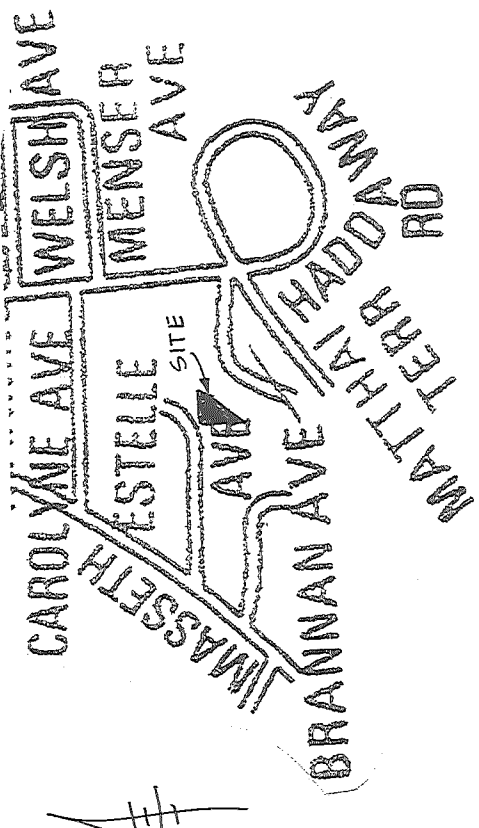
April 28, 1926

Petition No. 2

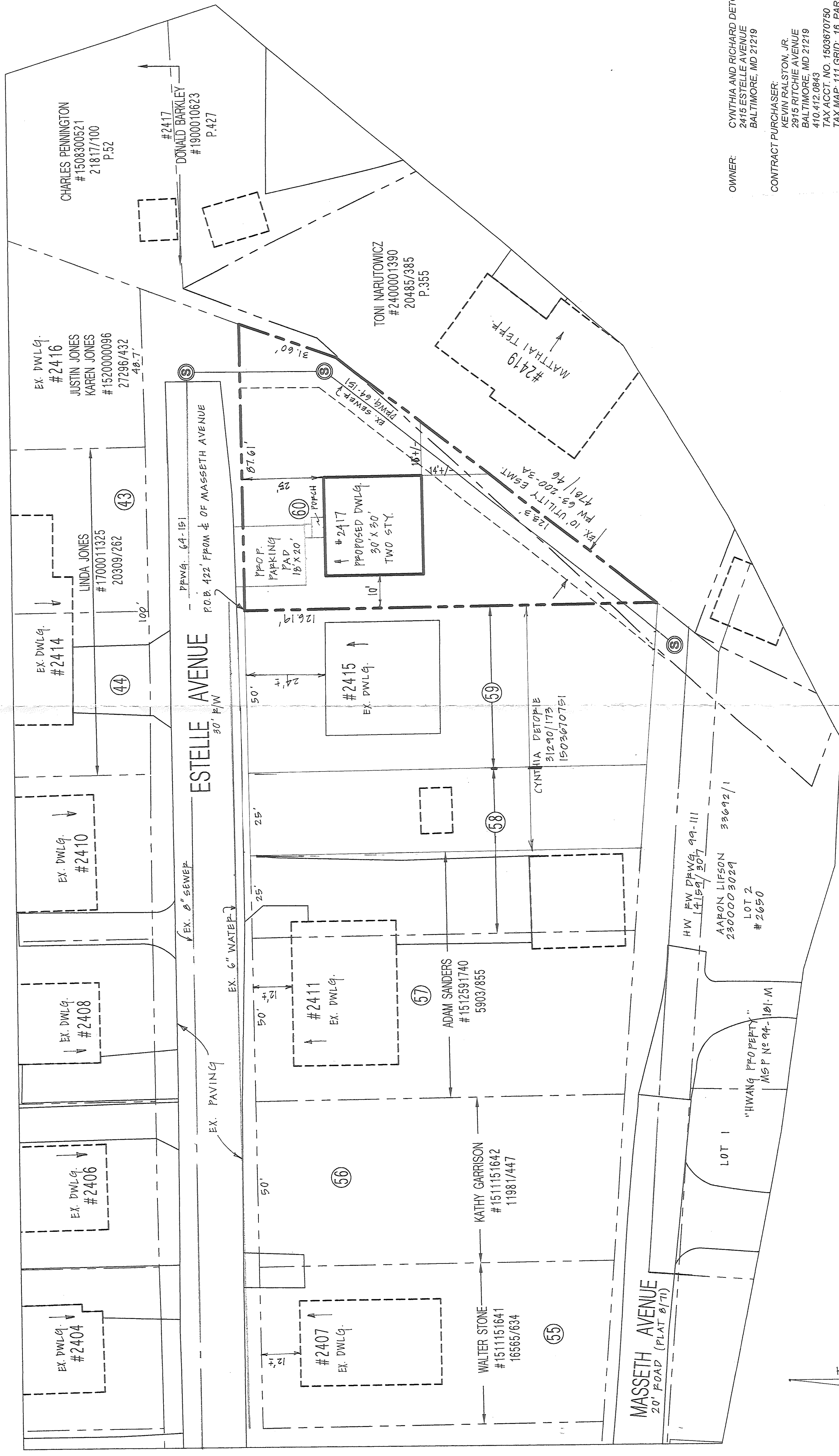


Haddaway

Creek



VICINITY MAP
SCALE: 1"=500'

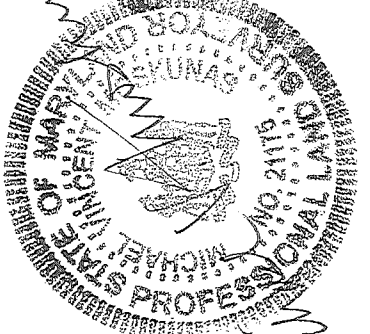


- GENERAL NOTES:
1. EXISTING ZONING: D.R. 3.5 (111B2)
 2. LOT AREA: 0.15 ACRES +/- OR 6,541 S.F. +/-
 3. EXISTING USE: VACANT
 4. PROPOSED USE: SINGLE FAMILY DWELLING
 5. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN - COMMUNITY PANEL NO. 240010-0555 G "X" EFFECTIVE DATE MAY 5, 2014
 6. THIS PROPERTY IS NOT LOCATED IN AN HISTORIC DISTRICT
 7. THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER
 8. THERE IS NO PRIOR ZONING HISTORY AND NO CURRENT OR OUTSTANDING ZONING VIOLATIONS
 9. THIS PLAN WAS PREPARED WITH THE USE OF PUBLIC RECORDS, TITLE DEEDS, RECORD PLAT, GIS PORTAL DATA AND UTILITY DRAWINGS. NO BOUNDARY SURVEY WAS PERFORMED; ALTHOUGH, FIELD IMPROVEMENTS WERE MEASURED
 10. ESTELLE AVENUE IS A DEAD-END PUBLIC STREET
 11. THE SUBJECT PROPERTY IS SHOWN ON A RECORDED PLAT DATED APRIL 28, 1926, WELL BEFORE THE ADOPTION OF ANY ZONING REGULATIONS. IS 26% PLUS 500 S.F. = 2136 S.F.
 12. MAXIMUM ALLOWABLE LOT COVERAGE (CALCULATED) IS 26% PLUS 500 S.F. = 2136 S.F.
 13. THE PROPOSED LOT COVERAGE WILL NOT EXCEED TO ALLOWABLE COVERAGE.

2015-0218-A #1
Plan to accompany Variance Petition
#2417 Estelle Avenue
Lot 60

"Water View" 8/71
Election District No. 15
Councilmanic District No. 7
Baltimore County, MD
Scale: 1"=20'
March 10, 2015
Job No. 10361

OWNER: CYNTHIA AND RICHARD DETORIE
2415 ESTELLE AVENUE
BALTIMORE, MD 21219
CONTRACT PURCHASER: KEVIN RALSTON, JR.
2915 RITCHIE AVENUE
BALTIMORE, MD 21219
TAX ACCT. NO. 1503670750
TAX MAP: 111 GRID: 16 PARCEL: 163
LOT 60 "WATER VIEW" 8/71 (DATED 1926)



site **rite** SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE: 410-828-9060
FAX: 410-828-9066

Petitioner No. 1