

IN RE: PETITION FOR VARIANCE

(2 Fifth Avenue)
13th Election District
1st Council District
DTMPTKJC, LLC
Legal Owner
Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2015-0224-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §§ 204.3.A.1 & 1B02.3.C.1 to permit a rear yard setback of 20 ft. in lieu of the required 30 ft. The subject property and requested relief is more fully depicted on the site plan marked as Petitioner's Exhibit 1.

Michael Grace, Esq. appeared in support of the petition. The Petition was advertised and posted as required by the B.C.Z.R. There were no substantive Zoning Advisory Committee (ZAC) comments received. There were no Protestants or interested citizens in attendance.

The subject property is approximately 6,178 square feet and is zoned R.O. Petitioner proposes to construct a single family dwelling on the site, but requires variance relief to do so.

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

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

Petitioner has met this test. The property has an irregular shape and is therefore unique. If the

ORDER RECEIVED FOR FILING

Date

6/5/15

By

Sen

B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given it would be unable to construct an appropriate single family dwelling on the lot. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

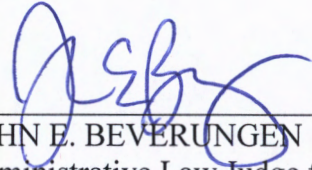
THEREFORE, IT IS ORDERED, this 5th day of June, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §§204.3.A.1 & 1B02.3.C.1 to permit a rear yard setback of 20 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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

JEB: sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 6/5/15

By sln



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 2 Fifth Ave 21227 which is presently zoned R0

Deed References: 31260/481 10 Digit Tax Account # 1311150201

Property Owner(s) Printed Name(s) _____

(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. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s) 204.3.A.1 + 1B02.3.C.1 ; BCZR, To Permit A Rear yard SETBACK OF 20 FT. in lieu of the required 30 Ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Michael Grace

Name- Type or Print _____

Signature F.M.N.

1 Rolling Farm Ct. Baltimore MD

Mailing Address _____ City _____ State _____

21228 410-744-5724

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Michael Grace - DTMP TKK LLC (Managing Member)

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

Signature #1 F.M.N. Signature #2 _____

1 Rolling Farm Ct. Baltimore MD

Mailing Address _____ City _____ State _____

21228 410-744-5724

Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Michael Grace

Name - Type or Print _____

Signature F.M.N.

1 Rolling Farm Ct. Baltimore MD

Mailing Address _____ City _____ State _____

21228 410-744-5724 Michael.grace@baltimore.gov

Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2015-0224-A Filing Date 4/15/15 Do Not Schedule Dates: _____ Reviewer JCM

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2015-0224-V
Petitioner: MICHAEL GRACE, DT MPTKJ, LLC, (MANAGING PTNR.)
Address or Location: 2 FIFTH AVE LANSDAUNE, MD 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: DT MPTKJ LLC
Address: 1 ROLLING FARM CT
BALTIMORE MD 21228

Telephone Number: 410 744 5724

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/17/2015

Case Number: 2015-0224-A

Petitioner / Developer: MICHAEL GRACE, ESQ.

Date of Hearing (Closing): JUNE 4, 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:
2 FIFTH AVENUE

The sign(s) were posted on: MAY 15, 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)



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 3277582

Sold To:

DTMPTKJC LLC - CU00442628
1 Rolling Farm Ct
Catonsville, MD 21228-5338

Bill To:

DTMPTKJC LLC - CU00442628
1 Rolling Farm Ct
Catonsville, MD 21228-5338

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

May 12, 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: # 2015-0224-A

2 Fifth Avenue
N/s Fifth Avenue, 118 ft. e/of centerline of Hammonds
Ferry Road

13th Election District - 1st Councilmanic District

Legal Owner(s) Michael Grace, DTMPTKJL, LLC

Variance: to permit a rear yard setback of 20 ft. in lieu of the required 30 ft.

Hearing: Thursday, June 4, 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 accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 5/746 May 12

3277582

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 14, 2015 Issue - Jeffersonian

Please forward billing to:

Michael Grace
DTMPTKJL, LLC
1 Rolling Farm Court
Baltimore, MD 21228

410-744-5724

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: 2015-0224-A

2 Fifth Avenue

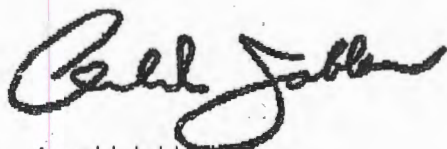
N/s Fifth Avenue, 118 ft. e/of centerline of Hammonds Ferry Road

13th Election District – 1st Councilmanic District

Legal Owners: Michael Grace, DTMPTKJL, LLC

Variance to permit a rear yard setback of 20 ft. in lieu of the required 30 ft.

Hearing: Thursday, June 4, 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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
2 Fifth Avenue; N/S Fifth Avenue, 118' E of *
c/line Hammonds Ferry Road * OF ADMINISTRATIVE
13th Election & 1st Councilmanic Districts *
Legal Owner(s): DTMPKJ, LLC * HEARINGS FOR
by Michael Grace, Managing Partner * BALTIMORE COUNTY
Petitioner(s) *
* 2015-224-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 2015

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 Michael Grace, 1 Rolling Farm Court, Baltimore, Maryland 21228, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

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

May 5, 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: 2015-0224-A

2 Fifth Avenue

N/s Fifth Avenue, 118 ft. e/of centerline of Hammonds Ferry Road

13th Election District – 1st Councilmanic District

Legal Owners: Michael Grace, DTMPKJL, LLC

Variance to permit a rear yard setback of 20 ft. in lieu of the required 30 ft.

Hearing: Thursday, June 4, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Michael Grace, 1 Rolling Farm Court, Baltimore 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 15 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.

MEMORANDUM

DATE: July 7, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0224-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 6, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NO. 2015- 0224-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

4/27/15

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

n/c

5/15/15

DEPS
(if not received, date e-mail sent _____)

n/c

FIRE DEPARTMENT

5/11/15

PLANNING
(if not received, date e-mail sent _____)

no obj

4/27/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/12/15

SIGN POSTING

Date:

5/15/15

by

Okup

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

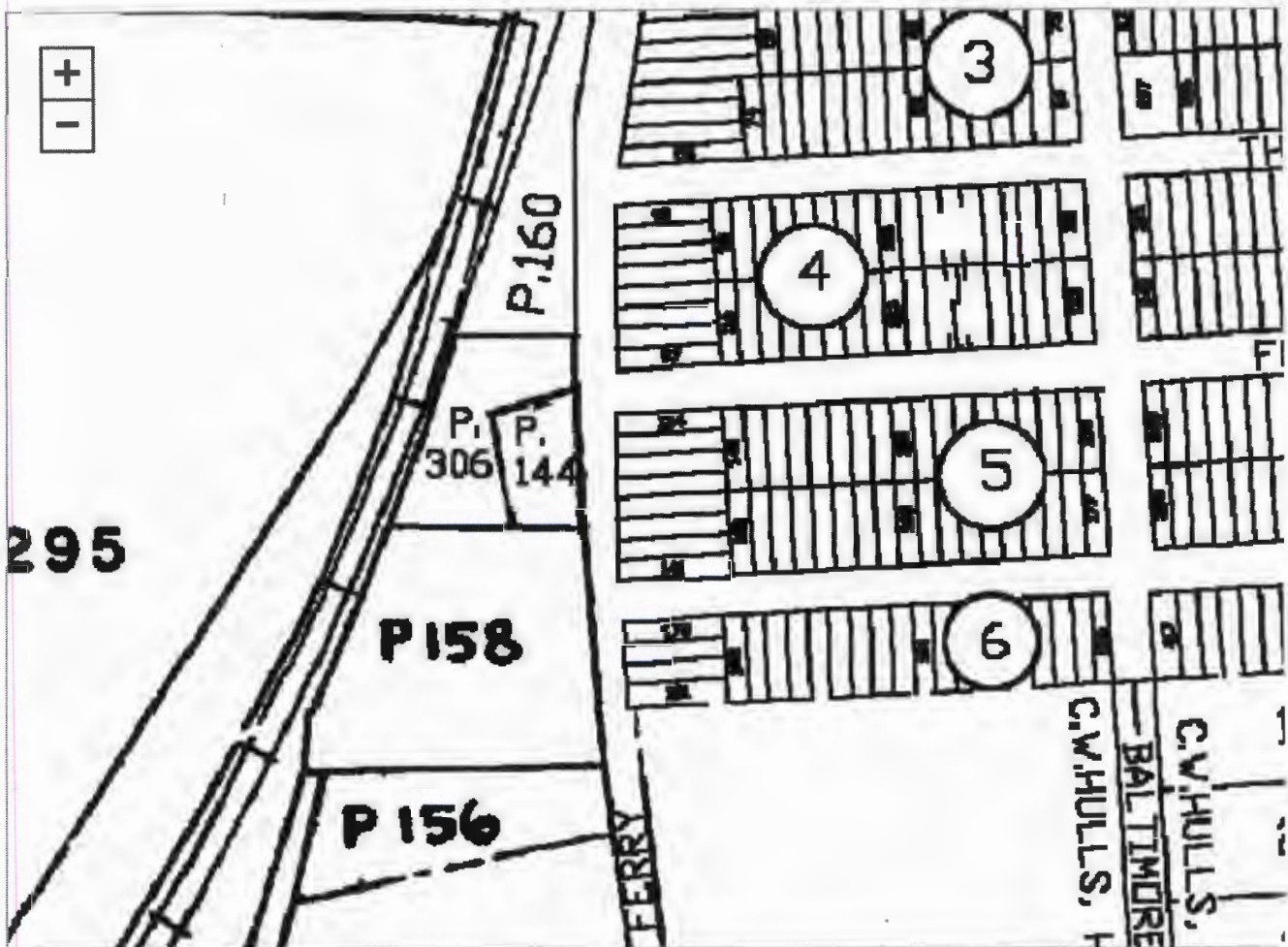
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 1311150201			
Owner Information					
Owner Name:		DTMPTKJC LLC		Use:	RESIDENTIAL
Mailing Address:		1 ROLLING FARM CT BALTIMORE MD 21228-6338		Principal Residence:	NO
				Deed Reference:	/31260/ 00481
Location & Structure Information					
Premises Address:		FIFTH AVE 0-0000		Legal Description:	LOT 160 PRT LTS 139-141 NS FIFTH AVE LANSDOWNE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0001/0049
0109	0002	0356		0000	5 160 2013
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			6,178 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		42,100	31,600		
Improvements		0	0		
Total:		42,100	31,600	31,600	31,600
Preferential Land:		0			0
Transfer Information					
Seller: DTMPTKJC LLC		Date: 10/07/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31260/ 00481		Deed2:	
Seller: RHOADES WILLIAM FRANKLIN		Date: 06/17/2008		Price: \$190,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /27096/ 00370		Deed2:	
Seller: MESKILL MARY M		Date: 10/24/2003		Price: \$128,600	
Type: ARMS LENGTH MULTIPLE		Deed1: /19029/ 00241		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **13** Account Number: **1311150201**

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>).

[\(http://imsweb05.mdp.state.md.us/website/mosp/\)](http://imsweb05.mdp.state.md.us/website/mosp/)

Loading... Please Wait. Loading... Please Wait.



KEVIN KAMENETZ
County Executive

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

May 29, 2015

Michael Grace
1 Rolling Farm Court
Baltimore, MD 21228

RE: Case Number: 2015-0224-A, Address: 2 Fifth Avenue

Dear Mr. Grace:

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


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

5/21/15
WCR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 11, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2 Fifth Avenue

INFORMATION:

Item Number: 15-224

Petitioner: Michael Grace

Zoning: RO

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a rear yard setback for a proposed single family dwelling of 20 feet in lieu of the required 30 ft. The Department of Planning has no objection to granting the petitioned relief.

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

Division Chief: Kerry Schleich
AVA/KS

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 4/27/15

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

RE: Baltimore County
Item No 2015-0224-A
Variance
Michael Grace
2 Fifth 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. 2015-0224-A

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

Sincerely,

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

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

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 27, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For April 27, 2015
Item No. 2015-0206, 0224, 0225, 0226, 0228, 0229 and 0230

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\ZAC04272015.doc

6-4

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

OFFICE OF ADMINISTRATIVE HEARINGS



MAY 15 2015

RECEIVED

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 15, 2015

SUBJECT: DEPS Comment for Zoning Item # 2015-0224-A
Address 2 Fifth Avenue
(DTMPTKJ, LLC Property)

Zoning Advisory Committee Meeting of April 20, 2015.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 11, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2 Fifth Avenue

RECEIVED

INFORMATION:

MAY 14 2015

Item Number: 15-224

Petitioner: Michael Grace

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: RO

Requested Action: Variance

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Division Chief:
AVA/KS

Kerry Schlabach

Case No.: 2015-0224-A

Exhibit Sheet

SIN
6/5/15

Petitioner/Developer

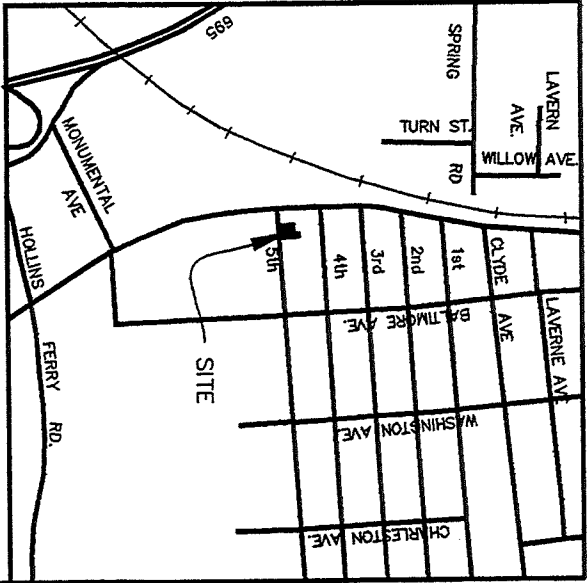
DW
1-7-15

Protestants

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

PLAT TO ACCOMPANY VARIANCE

VARIANCE: TO PERMIT A 20 FOOT REAR SETBACK LINE IN-LIEU OF 30 FOOT



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 1
ELECTION DISTRICT: 13
ZONING: R.O.
1"=200' SCALE MAP: 109A1
GIS MAP: 109A1
LOT SIZE: 6,178 SQ. FT.

YES NO
PUBLIC ☒ ☐
SEWER ☒ ☐
PUBLIC WATER ☒ ☐
CHESAPEAKE BAY ☐ ☒
CRITICAL AREA ☐ ☒

SUBDIVISION NAME: PLAT OF LANDSDOWNE
P.B. JWS NO. 1 FOLIO 49

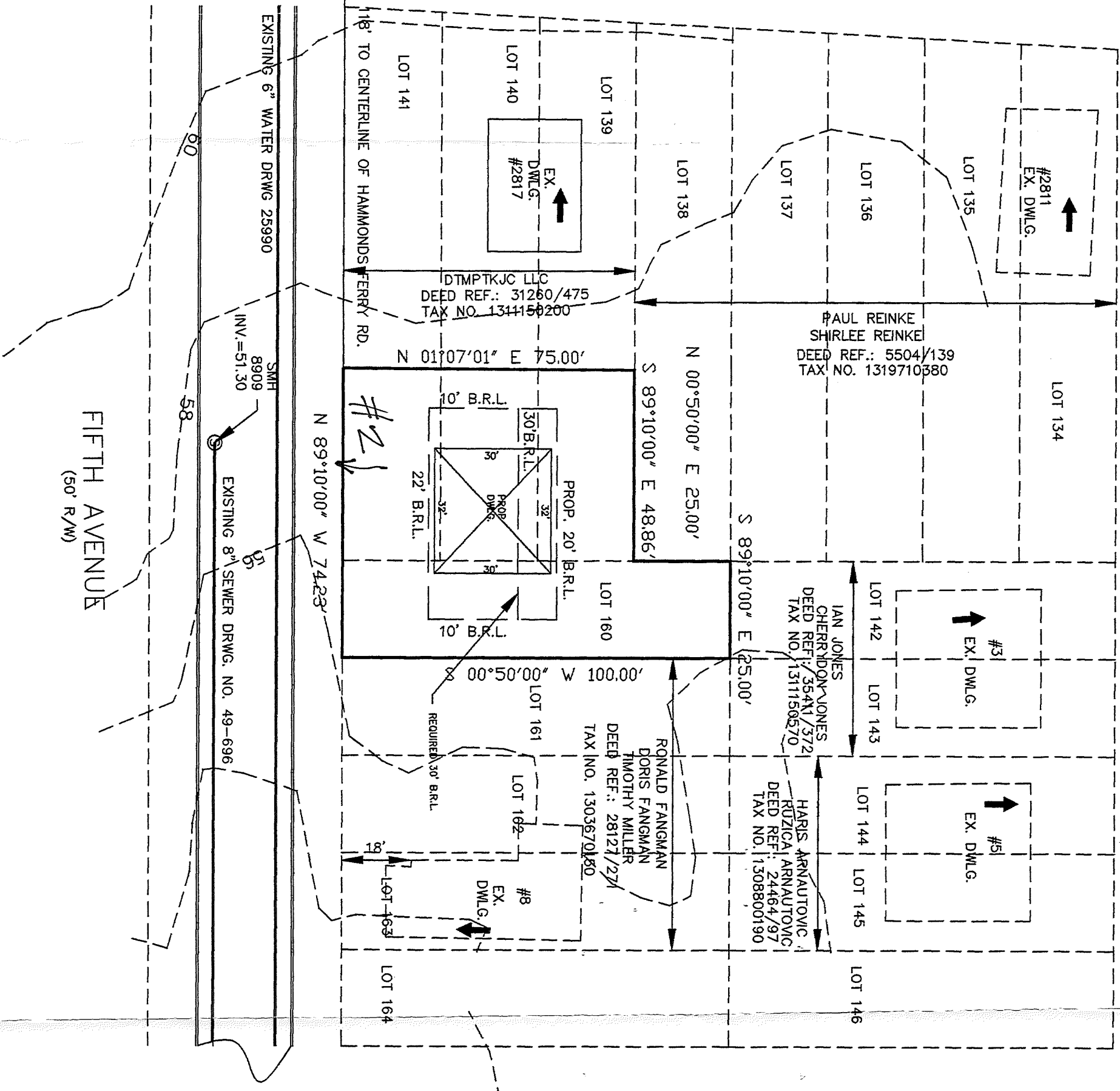
PRIOR ZONING HEARING: THE LOT LINES SHOWN HERE WHERE CREATED BY A LOT LINE ADJUSTMENT IN JUNE OF 2011 AND GRANTED BY ARNOLD JABLON IN A LETTER DATED JUNE 27, 2011

DEED REFERENCE: 31260/481
OWNER: DTMPKJC LLC
1 ROLLING FARM CT
BALTIMORE, MD. 21228
PHONE NO. 410-744-5724
TAX NO. 1311150201

DATE: APRIL, 2015
SCALE: 1"=30'

PARTS OF LOT 139-141 AND ALL OF LOT 160
PLAT OF "LANDSDOWNE"
TAX MAP 109 GRID 2 PARCEL 356
SCALE: 1"=30' DATE: APRIL, 2015

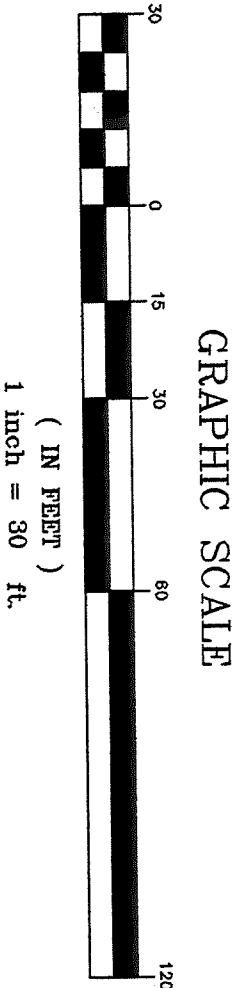
HAMMONDS FERRY ROAD



FIFTH AVENUE
(60' R/W)

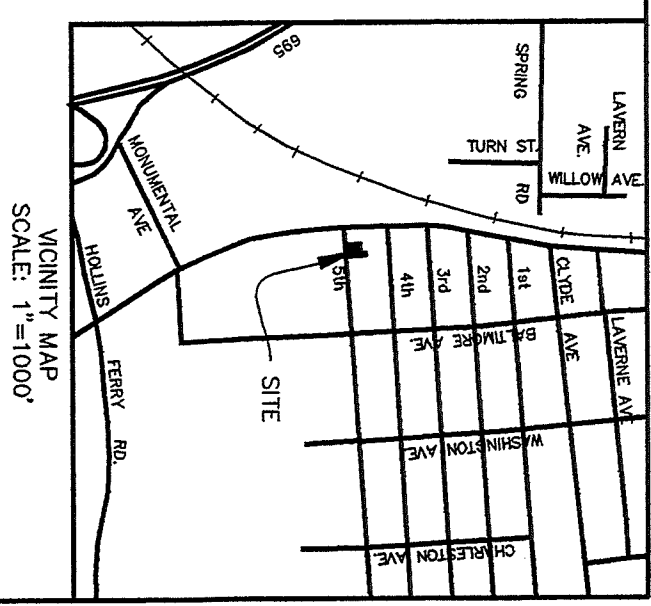
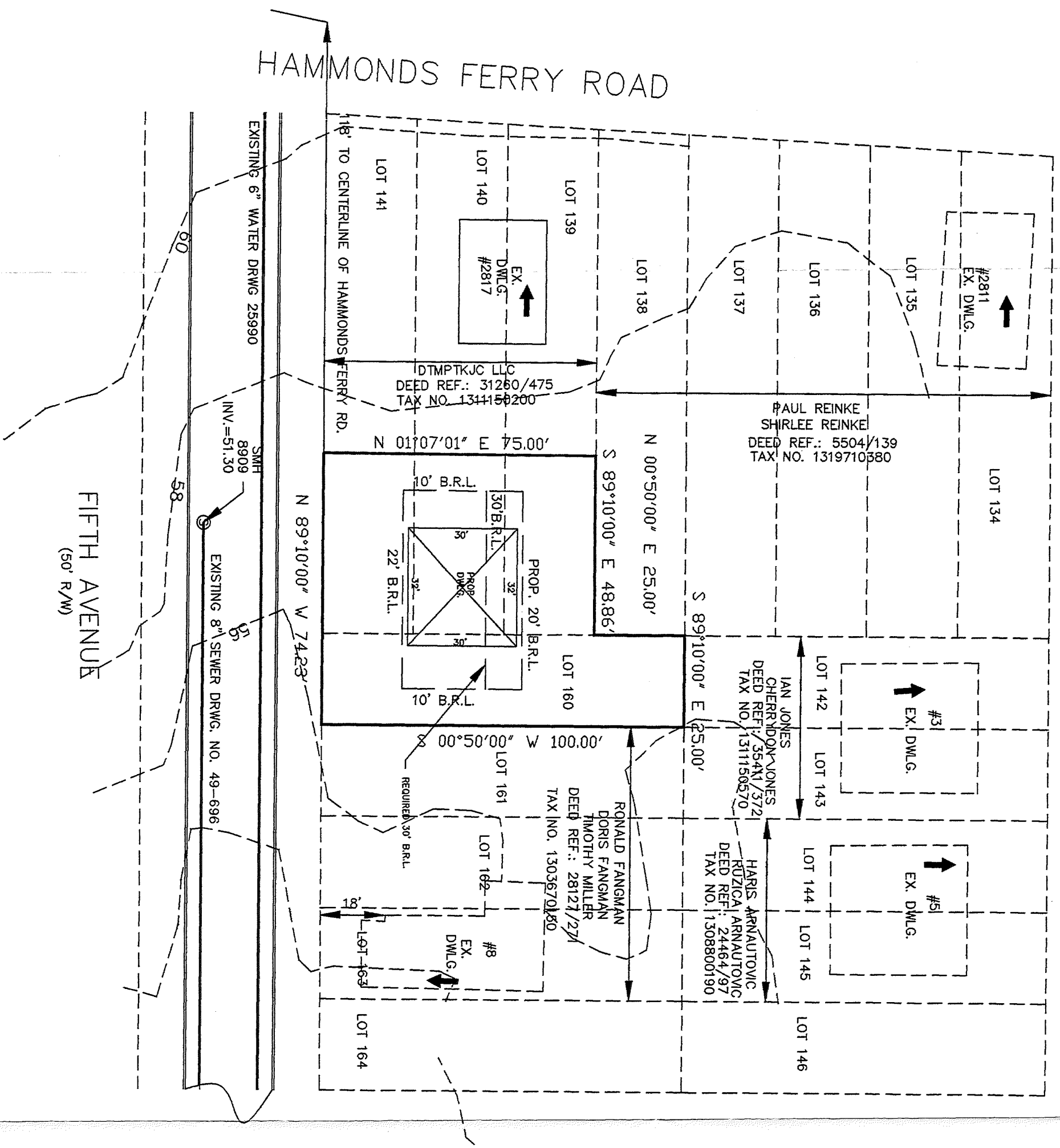


PREPARED BY:
JOHN C. MELLEMA, SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507



Plat No. 1

PLAT TO ACCOMPANY VARIANCE
VARIANCE: TO PERMIT A 20 FOOT REAR SETBACK LINE IN-LIEU OF 30 FOOT



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 1
ELECTION DISTRICT: 13
ZONING: R.O.
1"=200' SCALE MAP: 109A1
GIS MAP: 109A1
LOT SIZE: 6,178 SQ. FT.

PUBLIC	☒	YES	NO
SEWER	☒	YES	NO
PUBLIC WATER	☒	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	YES	NO

SUBDIVISION NAME: PLAT OF LANDSDOWNE
P.B. JWS NO. 1 FOLIO 49

PRIOR ZONING HEARING: THE LOT LINES SHOWN HERE WHERE CREATED BY A LOT LINE ADJUSTMENT IN JUNE OF 2011 AND GRANTED BY ARNOLD JABLON IN A LETTER DATED JUNE 27, 2011

DEED REFERENCE: 31260/481
OWNER: DTMPKJC LLC
1 ROLLING FARM CT
BALTIMORE, MD. 21228
PHONE NO. 410-744-5724
TAX NO. 1311150201
DATE: APRIL, 2015
SCALE: 1"=30'

PARTS OF LOT 139-141 AND ALL OF LOT 160
PLAT OF "LANDSDOWNE"
TAX MAP 109 GRID 2 PARCEL 356
SCALE: 1"=30' DATE: APRIL, 2015



PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO, MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507

