

IN RE: PETITION FOR ADMIN. VARIANCE *
(1529 Melton Road)
8th Election District *
3rd Council District *
Stephen L. and Kimberly B. Gluck *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0228-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, Stephen L. and Kimberly B. Gluck. The Petitioners are requesting Variance relief from §§ 1B01.2.C.1.b and 301.1. of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows: (1) To permit a proposed deck (open projection) with a rear setback of 18 ft. in lieu of the minimum setback of 22.5 ft.; and (2) To amend the Final Development Plan (FDP) for Melton Place (Lot # 13 Only). 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 April 23, 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

ORDER RECEIVED FOR FILING

Date 5-19-15

bw

welfare of the public and should therefore be granted. In the opinion of the Administrative Law 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.

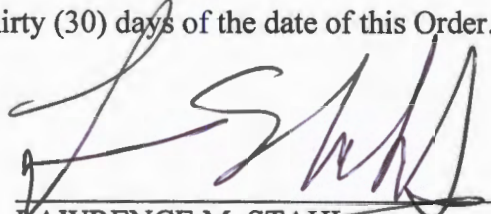
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 19th day of **May, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R) as follows: (1) To permit a proposed deck (open projection) with a rear setback of 18 ft. in lieu of the minimum setback of 22.5 ft.; and (2) To amend the Final Development Plan (FDP) for Melton Place (Lot # 13 Only), 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.


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 5-19-15

2

By 



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 1529 Melton RD Lutherville MD 21093 Currently zoned DR 5.5
Deed Reference 31066 100441 10 Digit Tax Account # 1900013743
Owner(s) Printed Name(s) Stephen Gluck

(SELECT THE HEARING(S) BY MARKING ☒ 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:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s)

SEE ATTACHED

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

2. ☐ 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):

Stephen Gluck / Kimberly Gluck
Name #1 – Type or Print Name #2 – Type or Print
Stephen Gluck / Kimberly Gluck
Signature #1 Signature #2
1529 Melton Rd Lutherville MD
Mailing Address City State
21093 / 516-665-1350 / SLGLUCK1@yahoo.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 5-19-15 day of May 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 2015-0228-A Filing Date 4/16/15 Estimated Posting Date 4/20/15 Reviewer G. H.

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: 1529 Melton Rd 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)**

See attached

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

Stephen Gluck
Signature of Owner (Affiant)

Stephen Gluck
Name- Print or Type

Kimberly Gluck
Signature of Owner (Affiant)

Kimberly Gluck
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 8th day of APRIL, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: STEPHEN LEWIS GLUCK AND KIMBERLY GLUCK

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

AS WITNESS my hand and Notaries Seal

Rachael Lynn DeCarlo
Notary Public

8/5/2017
My Commission Expires

Affidavit in support of Administrative Variance

We would like to replace and increase the size of our existing Deck. Currently the deck in place is not large enough for our family to use at the same time. We are not able to eat a meal together as a family with table and chairs. We also have elderly parents who like to lay down on lawn furniture on the deck, but we are not able to fit a table and chairs on the deck along with furniture that allows our elderly parents to enjoy the fresh air.

Furthermore, the deck is elevated 10' above the ground with no stairs leading to the ground. We are concerned should there be an emergency we will not be able to leave the house safely and use the deck to reach the ground without injury. Also, the deck in place appears to be 30 years old, is splintering and we do not feel it is safe for our young kids.

April 17, 2015

Case # 2015-0228-A

Administrative Variance: Section ~~1B01.2.b~~ To permit a proposed deck (open projection) with a rear setback of 18 feet in lieu of minimum setback of 22.5 feet, and to amend the Final Development Plan for Melton Place. (LOT #13 ONLY)

→ 1B01.2.C.1.b. + 301.1
per Gary Hunt
5-18-15
D. Wing

Zoning Hearing Property Description:

Zoning Property Description for 1529 Melton RD Lutherville MD 21093. Beginning at a point on the North side of Melton RD which is 50 R/W wide at the distance of approximately 260' NW of the centerline of the nearest improved intersecting street Margate Rd which is 50' R/W wide.

Being lot # 13 in the subdivision of Melton Place as recorded in Baltimore County Plat Book #51 Folio #89 containing 8581 sqft. Located in the 8 Election District and 3rd Council District

2015-0228-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/24/2015

Case Number: 2015-0228-A

Petitioner / Developer: STEPHEN GLUCK

Date of Hearing (Closing): 5/11/2015

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:
1529 MELTON ROAD

The sign(s) were posted on: APRIL 23, 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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0228 -A Address 1529 Melton Rd 21093
Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/16/15 Posting Date: 4/26/15 Closing Date: 5/11/15

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

1. **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.
2. **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.
3. **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.
4. **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- 0228 -A Address 1529 Melton Rd 21093
Petitioner's Name Stephen Gluck Telephone _____
Posting Date: 4/26/15 Closing Date: 5/11/15
Wording for Sign: To Permit a proposed deck (open projection) with
a rear set back of 18 feet in lieu of the minimum
set back of 22.5 feet, and to amend the final
development plan of Melton Place.

Revised 7/18/14

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: _____

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stephen Gluck

Address: 1529 Milton Rd

Lutherville MD 21093

Telephone Number: 516-665-1350

MEMORANDUM

DATE: June 19, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0228-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 18, 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: Gary M Hucik
Sent: Monday, May 18, 2015 2:40 PM
To: Debra Wiley
Subject: Case # 2015-0228-A

Debra,

The correct sections are:

Section 1BO1.2.C.1.b & 301.1 BCZR

To permit a proposed deck (open Projection) with a rear yard setback of 18 feet in lieu of the minimum set of 22.5 feet, and to amend the Final Development Plan for Melton Place lot#13 only.

I apologize for the mistakes

Thank you Gary

Debra Wiley

From: Debra Wiley
Sent: Wednesday, May 13, 2015 11:54 AM
To: Gary M Hucik
Subject: 2015-0228-A (Administrative Variance)
Attachments: 20150513115027561.pdf

Gary,

Please see attached and clarify the correct code section(s) for this administrative variance. Please note the second page citing what our office believes is correct.

Thanks.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Wednesday, May 13, 2015 11:50 AM
To: Debra Wiley
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 05.13.2015 11:50:27 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

5-18 Gave Carl Richards copy to give to Gary.

April 17, 2015

Case # 2015-0228-A

Administrative Variance: Section 1Bo1.2.b, To permit a proposed deck (open projection) with a rear setback of 18 feet in lieu of minimum setback of 22.5 feet, and to amend the Final Development Plan for Melton Place. (LOT #13 ONLY)

1B01.2.C.1.b + BCZR 301.1

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>4-27</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>5-15</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-27</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>4-23-15</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 1900013743			
Owner Information					
Owner Name:		GLUCK STEPHEN L GLUCK KIMBERLY B		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		1529 MELTON RD LUTHERVILLE TIMONIUM MD 21093-6847		Deed Reference: 731066/ 00441	
Location & Structure Information					
Premises Address:		1529 MELTON RD 0-0000		Legal Description: .197 AC 1529 MELTON RD MELTON PLACE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0060	0018	0241		0000	
					Block: 13
					Lot: 2014
					Assessment Year: 2014
					Plat No: 0051/0089
					Plat Ref: 0089
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1985		1,898 SF		8,581 SF	
Property Land Area		County Use			
8,581 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	SIDING	3 full	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014	
131,000		131,000		284,533	
Improvements		Value As of 07/01/2015			
144,000		294,067			
Total:		Value As of 07/01/2015			
275,000		294,067			
Preferential Land:		Value As of 07/01/2015			
0		0			
Transfer Information					
Seller: KEEFER LAURA ANNE		Date: 08/05/2011		Price: \$275,000	
Type: ARMS LENGTH IMPROVED		Deed1: /31066/ 00441		Deed2:	
Seller: KEEFER MARK A		Date: 03/17/2006		Price: \$65,800	
Type: NON-ARMS LENGTH OTHER		Deed1: /23549/ 00200		Deed2:	
Seller: KEEFER MARK A		Date: 08/20/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15485/ 00624		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 12/31/2012					

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.

5-11-15
CLOSING
DATE

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

DATE: May 15, 2015

SUBJECT: DEPS Comment for Zoning Item # 2015-0228-A
Address 1529 Melton Road
(Gluck 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*



KEVIN KAMENETZ
County Executive

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

May 12, 2015

Stephen & Kimberly Gluck
1529 Melton Road
Lutherville MD 21093

RE: Case Number 2015-0228 A, Address: 1529 Melton Road

Dear Mr. & Ms. Gluck:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 16, 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." The signature is written in a cursive, flowing style.

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: ~~to~~ 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 2015-0228-A.
Administrative Divisance
Stephen & Kimberly Gluck
1529 Melton 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. 2015-0228 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,

for
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

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans Review

DATE: April 27, 2015

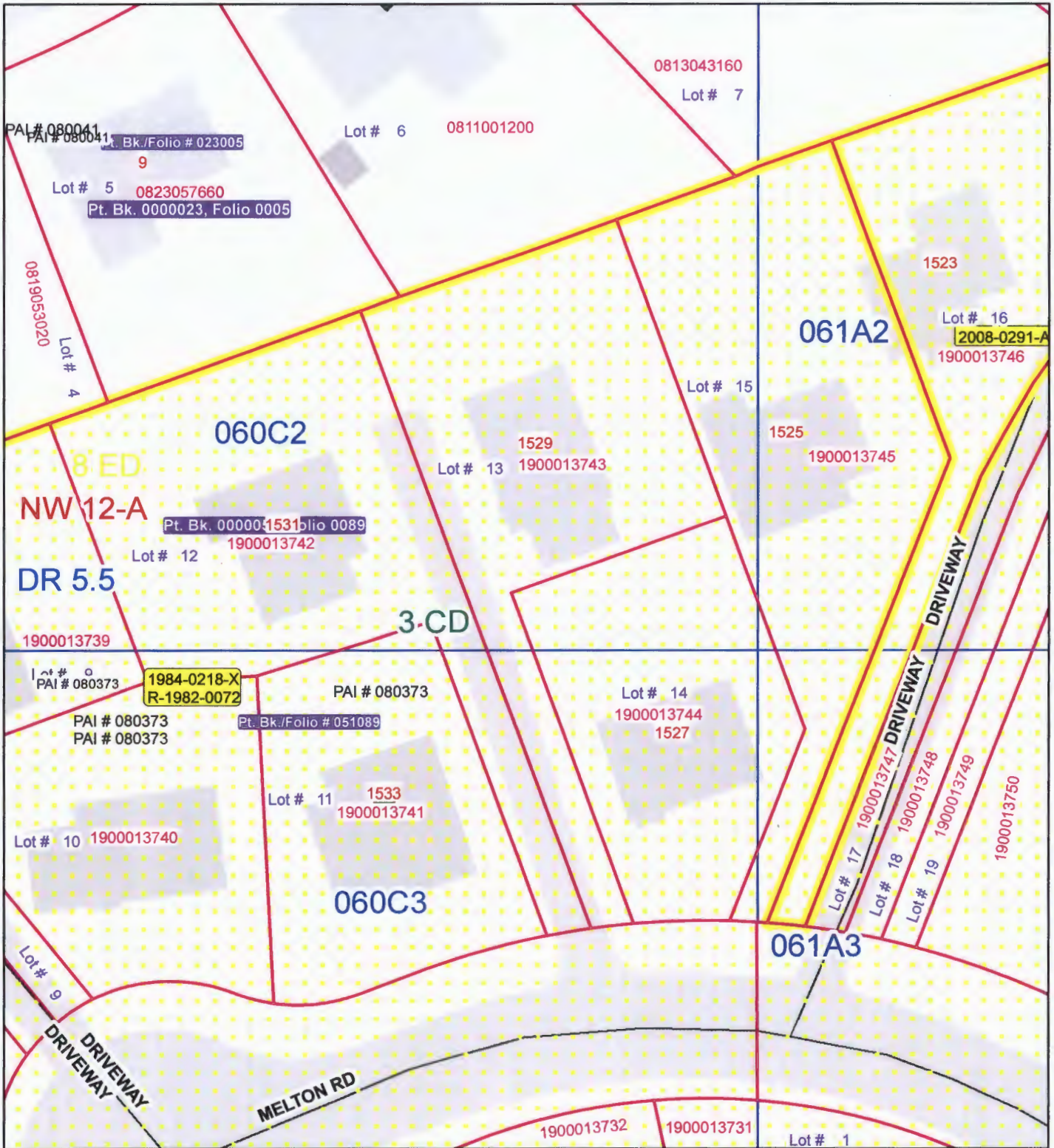
SUBJECT: Zoning Advisory Committee Meeting
For April 27, 2015
Item No. 2015-0206, 0224, 0225, 0226, 0228, 0229 and 0230

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

1529 Milton Road



Publication Date: 4/3/2015



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

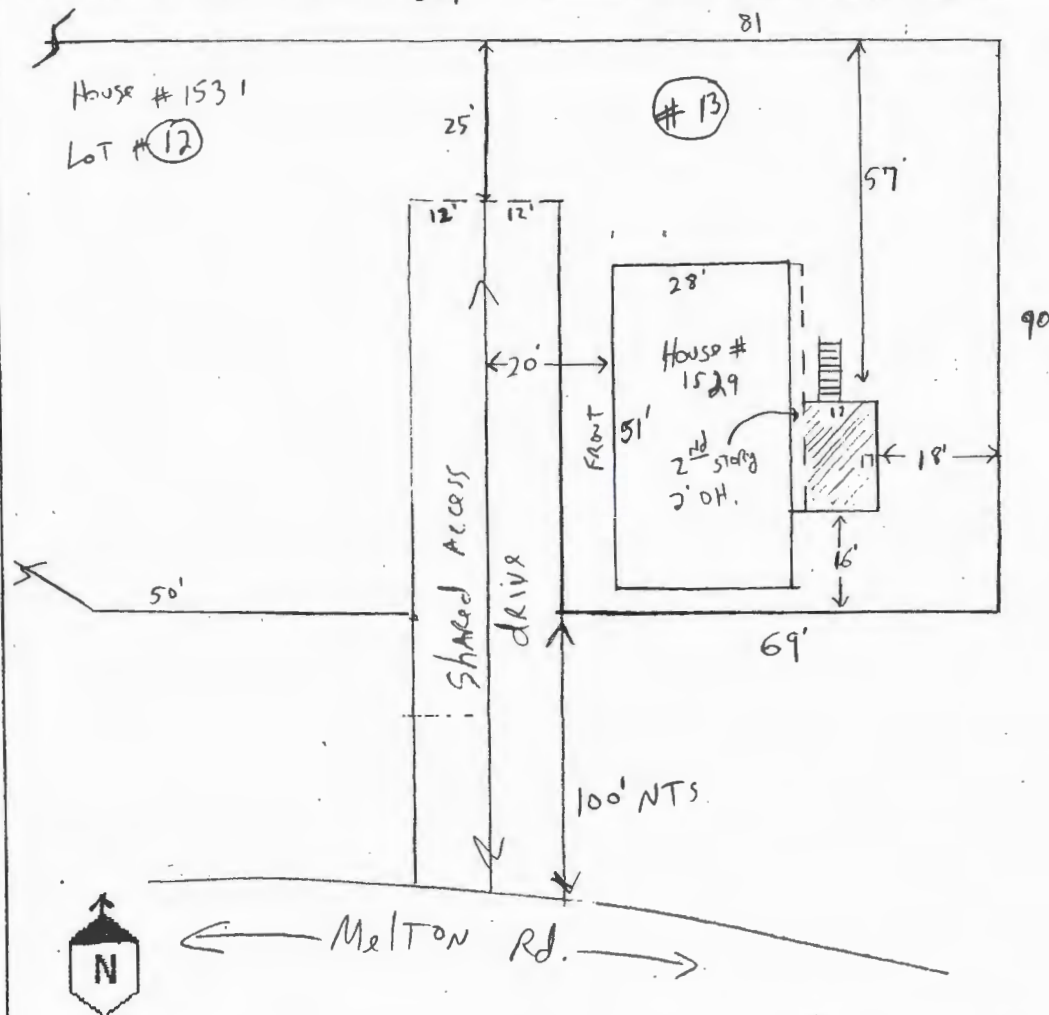


A horizontal scale bar with markings at 0, 10, 20, 40, 60, and 80 feet. The bar is black with white tick marks and numbers. The word "Feet" is written at the right end.

1 inch = 40 feet

2015-0228-A

Administrative

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)ADDRESS 1529 Melton Rd Lutherville MD 21093 OWNER(S) NAME(S) Stephen GluckSUBDIVISION NAME Melton Place LOT # 13 BLOCK # _____ SECTION # _____PLAT BOOK # 51 FOLIO # 89 10 DIGIT TAX # 1900013243 DEED REF. # 31066/10041PLAN DRAWN BY American Rock Inc. RL DATE 4/14/15 SCALE: 1 INCH = 30' FEETZONING MAP # 060.2SITE ZONED DR 5.5ELECTION DISTRICT 3-1COUNCIL DISTRICT 3 CD

LOT AREA ACREAGE _____

OR SQUARE FEET 8581HISTORIC? NOIN CBCA? NOIN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

None

2015-0228-A

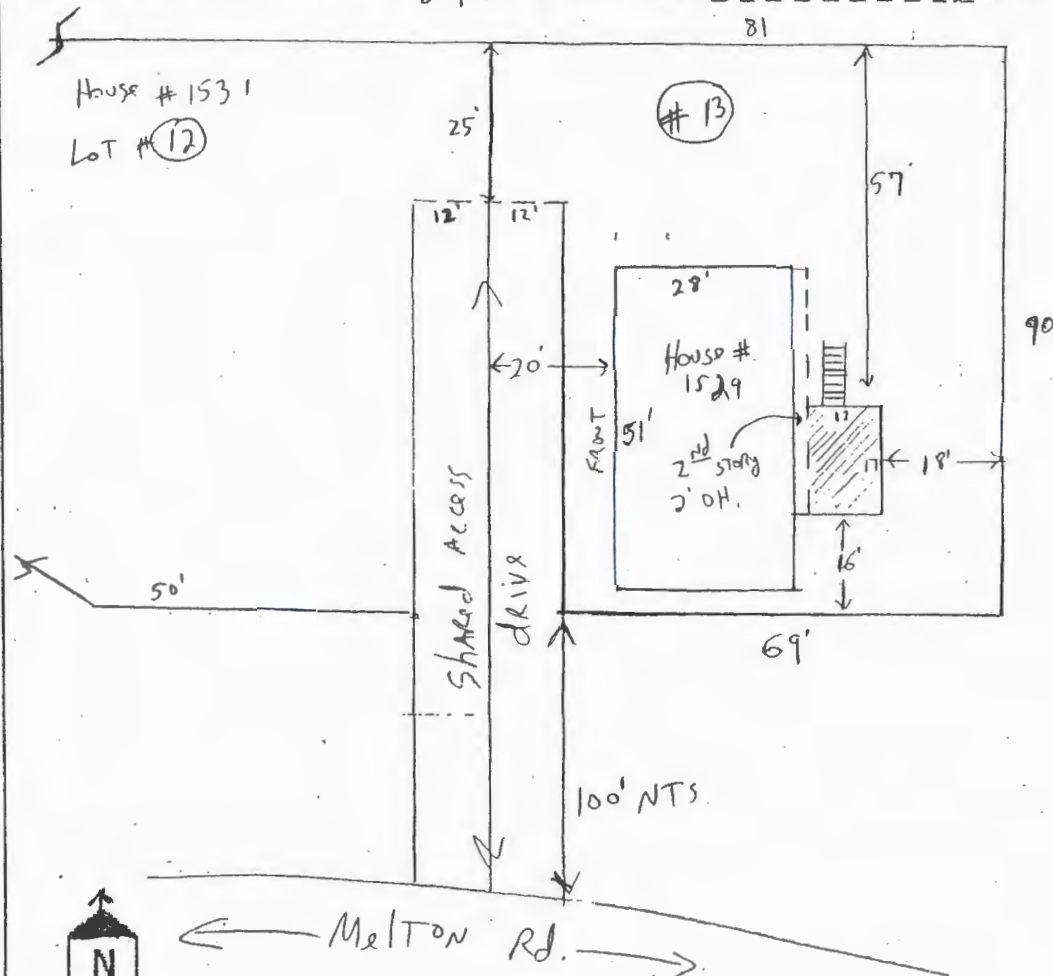
Administrative

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

ADDRESS 1529 Melton Rd Lutherville MD 21093 OWNER(S) NAME(S) Stephen G Luck

SUBDIVISION NAME Melton Place LOT # 13 BLOCK # _____ SECTION # _____

PLAT BOOK # 51 FOLIO # 89 10 DIGIT TAX # 1900013243 DEED REF. # 31066/10041



PLAN DRAWN BY AMERICAN P.C. INC. GRL DATE 4/14/15 SCALE: 1 INCH = 30' FEET



ZONING MAP # 060.02

SITE ZONED DR 5.5

ELECTION DISTRICT 3-1

COUNCIL DISTRICT 3 CD

LOT AREA ACREAGE _____

OR SQUARE FEET 8581

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? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

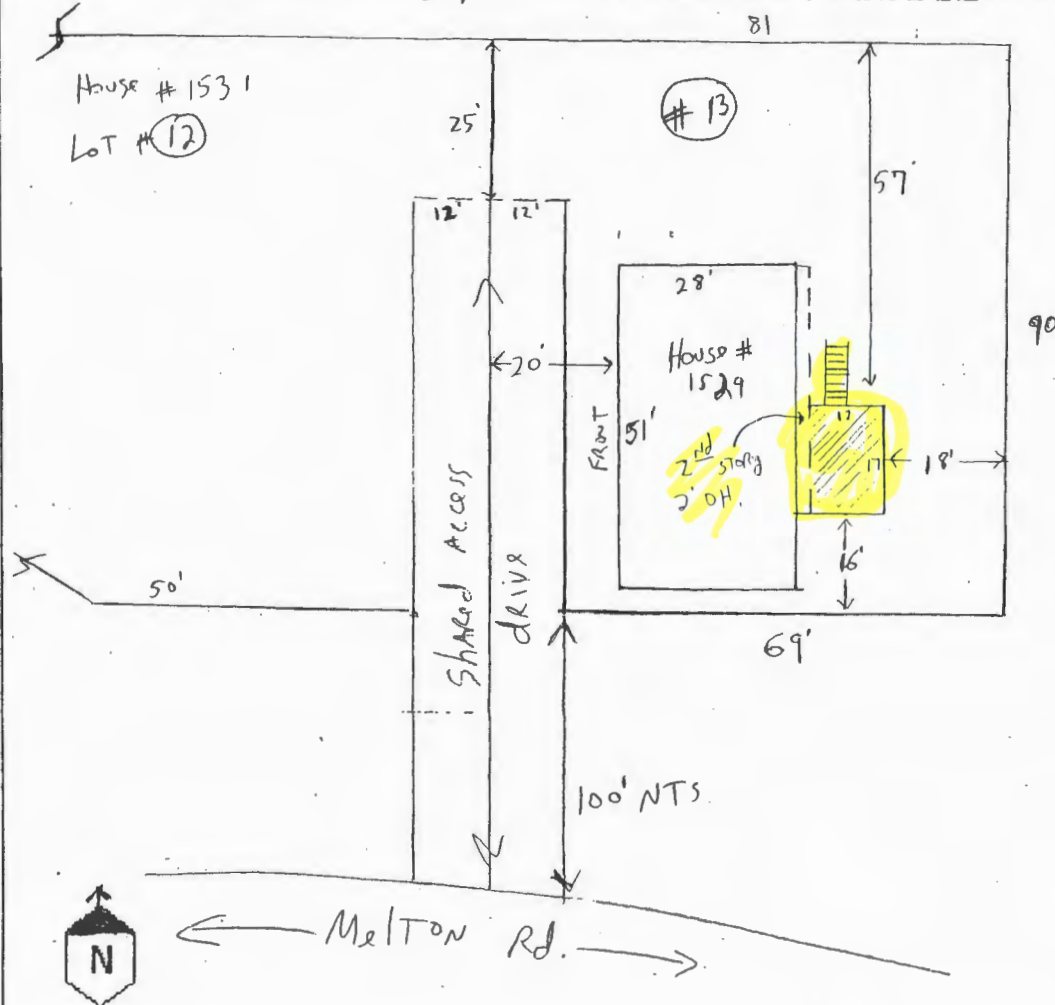
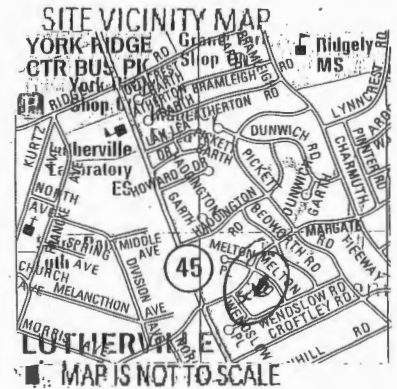
N/A

VIOLATION CASE INFO:

None

2015-0228-A

Administrative

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)ADDRESS 1529 Melton Rd Lutherville MD 21093 OWNER(S) NAME(S) Stephen GluckSUBDIVISION NAME Melton Place LOT # 13 BLOCK # _____ SECTION # _____PLAT BOOK # 51 FOLIO # 89 10 DIGIT TAX # 1900013243 DEED REF. # 31066/10041PLAN DRAWN BY AMERICAN P & C INC. RL DATE 4/14/15 SCALE: 1 INCH = 30 FEETZONING MAP# 060.0SITE ZONED DR 5.5ELECTION DISTRICT 3-1COUNCIL DISTRICT 3 CD

LOT AREA ACREAGE _____

OR SQUARE FEET 8581HISTORIC? NOIN CBCA? NOIN FLOOD PLAIN? NOUTILITIES? MARK WITH X

WATER IS: _____

PUBLIC X PRIVATE _____

SEWER IS: _____

PUBLIC X PRIVATE _____PRIOR HEARING? N/A

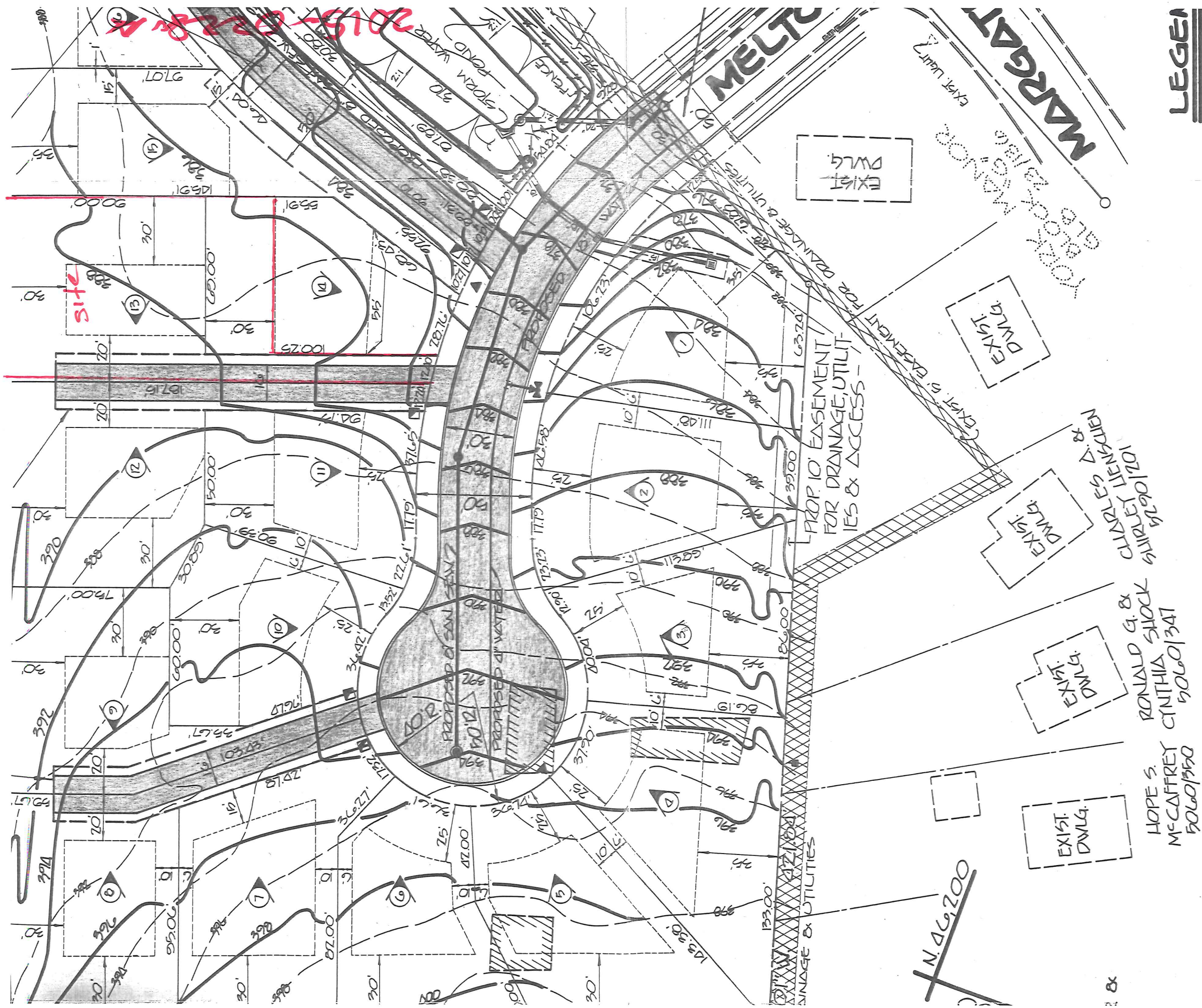
IF SO GIVE CASE NUMBER _____

AND ORDER RESULT BELOW _____

VIOLATION CASE INFO: _____

2015-0228-A

Pet. Exh. 1



LEGEND

- AREA OF P
- EXISTING S
- PROPOSED
- EXISTING C
- PROPOSED

OWNER & DEVELOPER
T & A LIMITED

