

JB
10-1-15

IN RE: PETITION FOR VARIANCE
(635 W. Seminary Avenue)
8th Election District
3rd Council District
Susan J. Landis, *Legal Owner*
C.G. Homes, Inc., *Contract Purchaser*
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2016-0024-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 Susan Landis, legal owner of the subject property, and C.G. Homes, Inc., contract purchaser ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) § 1B02.3.C.1 and Zoning Commissioner's Policy Manual (Z.C.P.M.) § 1B02.3.C.1.a to permit a proposed single-family dwelling with a side street setback of 23 ft. in lieu of the required 25 ft. A site plan was marked as Petitioners' Exhibit 1.

Tom Faust (of C.G. Homes) and professional engineer Don Hicks appeared in support of the petition. J. Neil Lanzi, Esq., represented the Petitioners. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. The Department of Planning (DOP) submitted a ZAC comment indicating that agency did not oppose the request, and its comment regarding landscaping will be included as a condition in the Order below. In response to the DOP's comment, the Petitioners prepared and submitted a redline site plan (Exhibit 2) which shows screening between Lots 1 & 3.

The subject property is approximately 0.67 acres and is zoned DR 5.5. The property was improved with a dwelling constructed in 1912, which was recently razed. In its place Petitioners

propose to construct a new single family dwelling, but require 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).

Petitioners have met this test. As noted by Mr. Hicks, the property is irregularly shaped and the site is constrained by a drainage swale. Therefore, the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they could not construct a suitable replacement 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 Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 2nd day of October, 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 and Z.C.P.M. §1B02.3.C.1.a to permit a proposed single-family dwelling with a side street setback of 23 ft. in lieu of the required 25 ft., be and is hereby GRANTED.

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 shall comply with the DOP ZAC comment which is attached hereto and incorporated herein.

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

A handwritten signature in black ink, appearing to read 'JEB', is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 24, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SEP 30 2015

SUBJECT: 635 Seminary Avenue

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Item Number: 16-024

Petitioner: Susan J. Landis

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a proposed 2 story dwelling with a street side yard setback of 23 feet in lieu of the required 25 feet.

Subsequent to the review of a revised plan received by this office on September 18, 2015, the Department has no objection to the granting of the petitioned zoning relief conditioned upon the following:

- Vegetative screening proposed to be installed on the common N. 87 Deg. 06' 36" W. 65.00' property line shall be of sufficient size and count to mitigate the front to rear exposure between Lots 1 and 3.

Be advised that the Department of Planning will support no variance to BCZR Section 400.1 requesting permission for an accessory structure to be located in the ½ of the rear yard closest to the street for Lot 1.

For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Division Chief:
AVA/KS

Kathy Gutschalk

C: Kaylee Justice
Jeanette Tansey, RLA, PAI

GENERAL NOTES

1. THERE ARE NO KNOWN HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORIC SITES, CRITICAL AREAS, 100-YR FLOOD PLAINS, UNDERGROUND (FUEL) STORAGE TANKS, ON THIS SITE.
2. LOCAL OPEN SPACE IS NOT REQUIRED FOR MINOR SUBDIVISIONS.
3. THE SUBJECT PROPERTY HAS NO ZONING CASE HISTORY.
4. THE DEVELOPER SHALL NOT ALLOW ANY CABLE TELEVISION CABLES TO BE INSTALLED IN THIS SUBDIVISION WITHOUT THE REQUIRED COUNTY PERMIT. BALTIMORE COUNTY WILL NOT ASSUME ANY RIGHT-OF-WAY, EASEMENTS, OR MAINTENANCE OF ANY PUBLIC IMPROVEMENTS, WHERE SUCH CABLES HAVE BEEN INSTALLED WITHOUT A PERMIT, UNTIL THE CABLES ARE SATISFACTORILY LOCATED.
5. THE ISSUANCE OF THE BUILDING PERMITS AND ALL GRADING WILL BE DONE IN ACCORDANCE WITH THE STANDARD PLAN FOR SEDIMENT AND EROSION CONTROL APPROVED BY THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT.
6. THIS SITE IS NOT WITHIN A FAILED BASIC SERVICES MAP AREA OR ONE OTHERWISE RESTRICTED FOR DEVELOPMENT.
7. DEVELOPMENT GRADING SHALL MAINTAIN THE EXISTING DRAINAGE CHARACTERISTICS AND ALL RUNOFF CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING FLOW OR CAUSING EROSION. DEVELOPMENT RUNOFF WILL BE CONVEYED TO A SUITABLE RECEIVING WATER BODY, WATERCOURSE, WETLAND, STORM DRAIN, OR OFF-SITE PROPERTY.
8. TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE COUNTY GIS TILE 033A2, AND SUPPLEMENTED WITH FIELD-SURVEYED INFORMATION.
9. STORM WATER MANAGEMENT: A WAIVER OF THE REQUIREMENTS FOR STORMWATER MANAGEMENT HAS BEEN GRANTED DUE TO A SIGNIFICANT REDUCTION IN THE PROPOSED IMPERVIOUS AREA FROM THE EXISTING CONDITIONS.
10. NO MASTER PLAN DESIGNATED GREENWAYS ARE AFFECTED BY THIS SUBDIVISION.
11. THE PROPERTY, AS SHOWN ON THIS PLAN, HAS BEEN HELD INTACT SINCE: MAY 4, 1928 DEED: WM.P. BURTON TO RAYMOND GILL LIBER W.H.M. 656, FOLIO 499. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY, AS SHOWN ON THIS PLAN, HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
12. THERE WILL BE NO ADDITIONAL SUBDIVISION OF THIS PARCEL.
13. ON-SITE SOILS: SEE CHART, THIS PLAN.
14. THE AREA BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
15. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CHEESAPEAKE BAY CRITICAL AREA.
16. THERE ARE NO WELLS OR SEPTICS ON THE SUBJECT PROPERTY OR ADJACENT PROPERTIES.
17. ENTRANCES SHALL CONFORM TO STD. DETAIL R-15.
18. THE DRIVEWAYS(3) SHALL CONFORM TO STD. DETAIL R-9.
19. SEDIMENT CONTROL PROVISIONS WILL BE REQUIRED FOR EACH INDIVIDUAL BUILDING PERMIT APPLICATION AND FOR ANY GRADING INVOLVED.
20. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY 100-YEAR FLOOD HAZARD BOUNDARY SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, FOR BALTIMORE COUNTY, MARYLAND, COMMUNITY PANEL NUMBER 240010 0245 E, EFFECTIVE DATE NOVEMBER 17, 1993, BUT LIES WITHIN ZONE C (AREA OF MINIMAL FLOODING) SHOWN ON SAID MAP.
21. THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS OF WAY AND PROPERTY INTERESTS OF ANY KIND DESIGNATED HEREIN OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY (THE "PROPERTY INTERESTS"). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS AND HIGHWAY WIDENINGS, EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENTS, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORM WATER MANAGEMENT AREAS, CONSERVANCY AREAS, AND ANY OTHER SIMILAR RIGHTS OF WAY OR PROPERTY INTERESTS. NO MATTER HOW ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE, THE OWNER SHALL CONVEY SAID PROPERTY INTERESTS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST TO BALTIMORE COUNTY. THE OBLIGATION TO CONVEY SAID PROPERTY INTERESTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THE OWNER'S PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS. UPON APPROVAL OF THIS PLAT BY THE REQUIRED GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, TO ENTER UPON THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES, AND FOR OTHER PUBLIC PURPOSES AS REASONABLY NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.
22. ALL WATER AND SEWER HOUSE CONNECTIONS SHOWN ARE PROPOSED, UNLESS OTHERWISE NOTED.
23. EXISTING WATER AND SEWER FACILITIES ARE BASED ON BALTIMORE COUNTY REFERENCE PLANS.
24. EXISTING STRUCTURES TO BE RAZED BY THE CURRENT OWNER/DEVELOPER, PRIOR TO SALE OF LOTS NO. 1 THRU NO. 3.
25. THE DEVELOPER MUST PROVIDE NECESSARY DRAINAGE FACILITIES (TEMPORARY OR PERMANENT), TO PREVENT CREATING ANY NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM WHICH MAY RESULT, DUE TO IMPROPER GRADING OR IMPROPER INSTALLATION OF DRAINAGE FACILITIES, WILL BE THE FULL RESPONSIBILITY OF THE DEVELOPER.
26. THE EXISTING WATER METER SERVING #1449 BURTON AVENUE IS TO BE UTILIZED FOR THE NEW DWELLING AT #635 OLD SEMINARY AVENUE. PERMISSION FOR CHANGE OF USE FROM #1449 SHALL BE OBTAINED FROM THE BALTIMORE CITY BUREAU OF WATER AND WASTEWATER.
27. PROPOSED WATER METERS TO BE INSTALLED 2.5 FEET FROM EXISTING EDGE OF PAVING AND OUT OF THE DRIVEWAY APRONS; MAINTAIN 7 FEET HORIZONTAL CLEARANCE BETWEEN WATER AND SEWER HOUSE CONNECTIONS.
28. ALL CONSTRUCTION DRAWINGS AND CONSTRUCTION FOR PUBLIC USE SHALL CONFORM WITH BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS AND STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
29. THE DEVELOPER SHALL BE RESPONSIBLE FOR DAMAGES TO THE COUNTY'S FACILITIES, SUCH AS WATER METERS, MANHOLES, CURBS AND GUTTERS, AND INLETS WITHIN HIS SUBDIVISION. OCCUPANCY PERMITS WILL BE WITHHELD UNTIL SUCH DAMAGES HAVE BEEN CORRECTED.
30. THE PROPOSED BUILDING FOOT-PRINT FOR LOT 1 AND LOT 3, ALLOWS FOR A REAR YARD OPEN PROJECTION OF TEN FEET. SEE NOTE IN REFERENCE TO REAR YARD OPEN PROJECTION FOR LOT 2.
31. REFER TO THE COMMUNITY CONSERVATION PLAN FOR LUTHERVILLE FOR ARCHITECTURAL REQUIREMENTS. SITE PLANS, BUILDING ELEVATIONS AND MATERIALS DESCRIPTION MUST BE SUBMITTED TO THE COMMUNITY PLANNER FOR DISTRICT 3 PRIOR TO BUILDING PERMIT APPROVAL.

POINT	NORTH	EAST
①	640,157.85	1,415,071.81
②	640,104.62	1,415,230.22
③	640,001.61	1,415,235.03
④	639,978.88	1,415,242.87
⑤	639,950.16	1,415,245.17
⑥	639,941.96	1,415,082.73

AREA = 29,106.49 SQ.FT.
OR 0.67 ± ACS.

RDA JR.
1-345

Date: JUN 25 2010
Test: Richard D. Arnold, Jr.
Clerk

SEMINARY AVENUE

ADDRESS
NO. 627 SEMINARY AVE.
NO. 629 SEMINARY AVE.
PROPOSED
NO. 633 SEMINARY AVE.

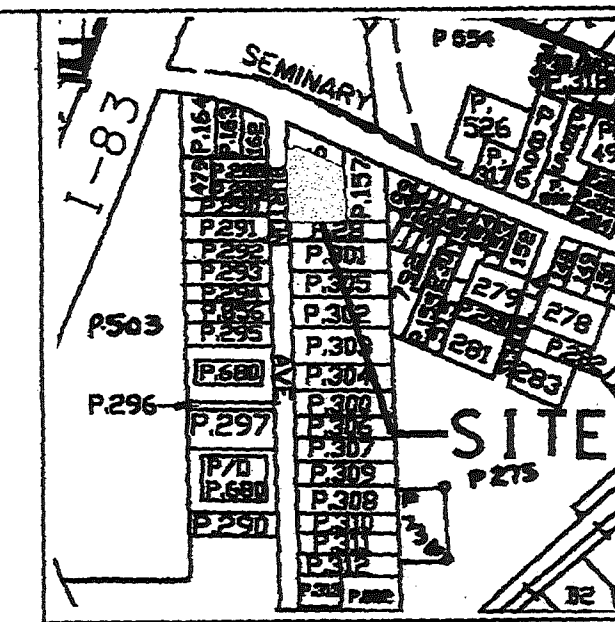
SETBACK FROM ROAD
54'
47'
50'
151' / 3 = 50' (AVG.)

USE MINIMUM 25' SETBACK FROM HIGHWAY WIDENING LINE
BURTON AVENUE
PROPOSED
NO. 1445 BURTON AVENUE
NO. 1447 BURTON AVENUE
NO. 1441 BURTON AVENUE
NO. 1439 BURTON AVENUE

55'
50'
46'
45'
196' / 4 = 49' (AVG.)

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF DISTURBANCE (L.O.D.)
- PROPERTY BOUNDARY
- WOODS LINE
- SOIL DIVISION LINE
- ZONING DIVISION LINE
- EX. FENCE
- B.S.L. BUILDING SETBACK LINE
- DOWNSPOUT



VICINITY MAP
SCALE: 1" = 400'

BALTIMORE SURVEY CONTROL DATA

CONTROL STATION NO. 349 (NAD'83) EL. 317.26
R.R. SPIKE SET IN NORTH EDGE OF EXISTING PAVING OF OLD SEMINARY AVENUE, APPROXIMATELY 56' EAST OF UTILITY POLE #506704.
N 640,142.64 E 1,415,156.06
CONTROL STATION NO. 350 (NAD'83) EL. 310.73
R.R. SPIKE SET IN NORTH SHOULDER OF SEMINARY AVENUE, APPROXIMATELY 50' EAST OF NO. 612.
N 639,981.89 E 1,415,652.83

NOTE:
SETBACKS AS SHOWN, ARE INTENDED TO COMPLY WITH ALL BCZR REGULATIONS & POLICIES. IF ORIENTATION OF DWELLINGS CHANGES, SETBACK COMPLIANCE MUST BE MAINTAINED, OTHERWISE VARIANCES WILL BE REQUIRED.

SITE DATA

SITE AREA: = 29,106.49 SQ.FT. OR 0.67 ACS±
HIGHWAY WIDENING: = 8,884.2 SQ.FT. OR 0.20 ACS±
LOT AREA: (NET AREAS AFTER DEDICATED HIGHWAY WIDENING)
LOT NO. 1 = 7,163.24 SQ.FT. OR 0.16 ACS±
LOT NO. 2 = 6,463.30 SQ.FT. OR 0.15 ACS±
LOT NO. 3 = 6,595.75 SQ.FT. OR 0.15 ACS±
SUB-TOTAL = 20,222.29 SQ.FT. OR 0.46 ACS±
TOTALS = 29,106.49 SQ.FT. OR 0.67 ACS±
ZONING: DR 5.5 - MAP 060C-3
DENSITY CALCULATIONS: LOTS PROPOSED = 3 LOTS
OWNER: SEE THIS DRAWING.
TAX ACCOUNT NO.: 0807029151
DEED REFERENCE: LIBER 26409, FOLIO 300
TAX MAP 60 • GRID 17 • PARCEL 156
LOCAL OPEN SPACE NOT REQUIRED FOR MINOR SUBDIVISION.
PARKING SPACES REQUIRED: 2 SPACES/UNIT
PARKING SPACES PROVIDED: 6 SPACES
SCHOOL DISTRICTS: LUTHERVILLE E.S., RIDGELY M.S., TOWSON H.S. 408800
2000 CENSUS TRACT: 308
REGIONAL PLANNING DISTRICT: JONES FALLS
WATERSHED: TOWSON FOURTH ZONE
WATER SERVICE AREA: 57N
SEWER SHED: COMMUNITY CONSERVATION AREA
LAND MANAGEMENT AREA: 0487
TRANSPORTATION ZONE:

REVISIONS

DATE	DESCRIPTION	BY
11/20/09	ADDED NOTE NO. 6 PER ZONING COMMENTS: REVISED GRADING LOT 3	H.E.A.
8/20/09	REVISION PER D.P.R. COMMENTS	H.E.A.
7/20/09	ADDED SETBACKS DIMENSIONS	H.E.A.
6/26/09	REVISIONS PER BUREAU OF LAND ACQUISITION	H.E.A.
5/11/09	REVISIONS FROM SECOND REVIEW COMMENTS	H.E.A.
8/15/08	REVISIONS FROM FIRST REVIEW COMMENTS	H.E.A.

OWNER/DEVELOPER:
JOAN SUSAN LANDIS
1449 BURTON AVENUE
LUTHERVILLE, MARYLAND 21093-5002
TELEPHONE: 410-790-7547
LIBER 26409, FOLIO 300

Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410) 821-8890

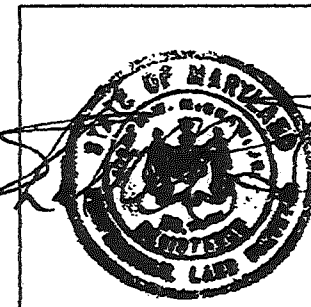
PROJECT TITLE:
LANDIS PROPERTY
NO. 1449 BURTON AVENUE
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DRAWING TITLE:
MINOR SUBDIVISION
PDM MINOR SUBDIVISION NO. 08-022-M

TAX MAP 60 • GRID 17 • PARCEL 156

JOB NO.:	21874	MS SUBDIVISION PLAT
DRAWN BY:	MEH	
CHECKED BY:	DEH/W.H.N.	
DATE:	FEBRUARY 5, 2008	
SCALE:	1"=20'	
		SHEETS PER SET:
		1 OF 1

BALTIMORE COUNTY MINOR SUBDIVISION	
PROJECT NO. 08-022-M	
DEVELOPMENT REGULATIONS	
EXEMPT FROM ARTICLE 32, TITLE 4, SUBTITLE 2, BCC	
PARAGRAPHS COVERED FROM SECTIONS 32-4-211 THROUGH 32-4-217 AND SECTIONS 32-4-226 AND 32-4-227, BCC	
LAGS CLEARANCE	INT. DATE: 6/19/10
NON CERTIFICATION	DISAPPROVED DATE: 6/19/10
BY: [Signature]	DATE: 6/19/10
APPROVED DEPT. [Signature]	DATE: 6/19/10



JOSEPH W. MCGRAW, JR., P.L.S.
MD. REG. NO. 10322
HICKS ENGINEERING ASSOCIATES, INC.
200 E. JOPPA ROAD, SUITE 402
TOWSON MD 21286
TELEPHONE (410) 494-0001

SOILS TABLE

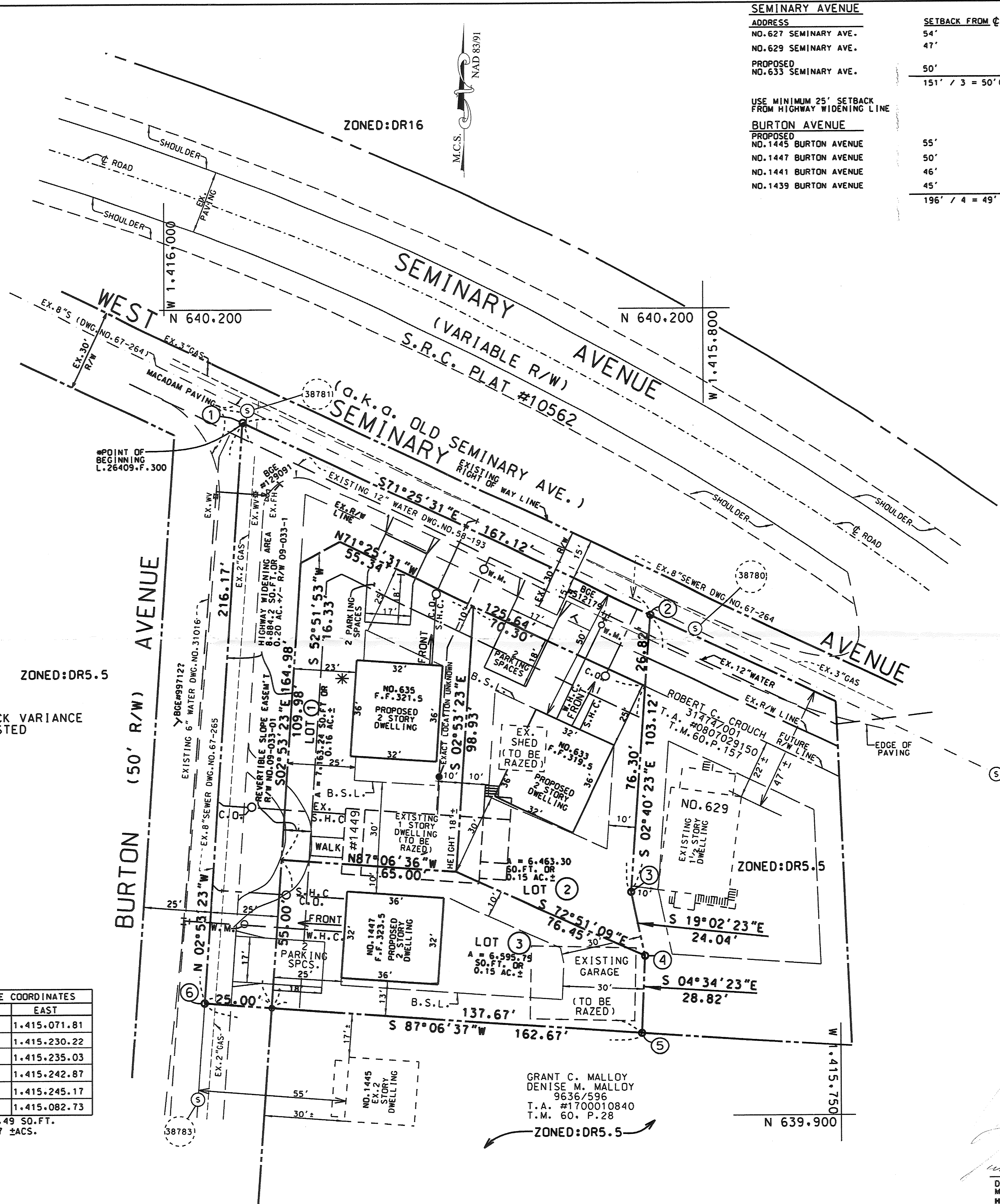
KEY	SOIL NAME	SLOPE
Bnb	BALTIMORE URBAN COMPLEX	0-8%
Bnb2	BALTIMORE SILT LOAM	3-8%

* MAXIMUM 7.5 FT. DECK PERMITTED. USING HOUSE DEPTH INDICATED. WITHOUT APPROVED VARIANCE.

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE, ALL COUNTY AGENCY COMMENTS, DATED MAY 5, 2008 AND HAVE PREPARED WITH DUE DILIGENCE THIS "MINOR SUBDIVISION" PURSUANT TO THOSE AGENCY COMMENTS.

MSA 554 1236 11922
P78440

PETITIONER'S
EXHIBIT NO. 4



SEMINARY AVENUE
ADDRESS
NO.627 SEMINARY AVE.
NO.629 SEMINARY AVE.
PROPOSED
NO.633 SEMINARY AVE.

USE MINIMUM 25' SETBACK FROM HIGHWAY WIDENING LINE

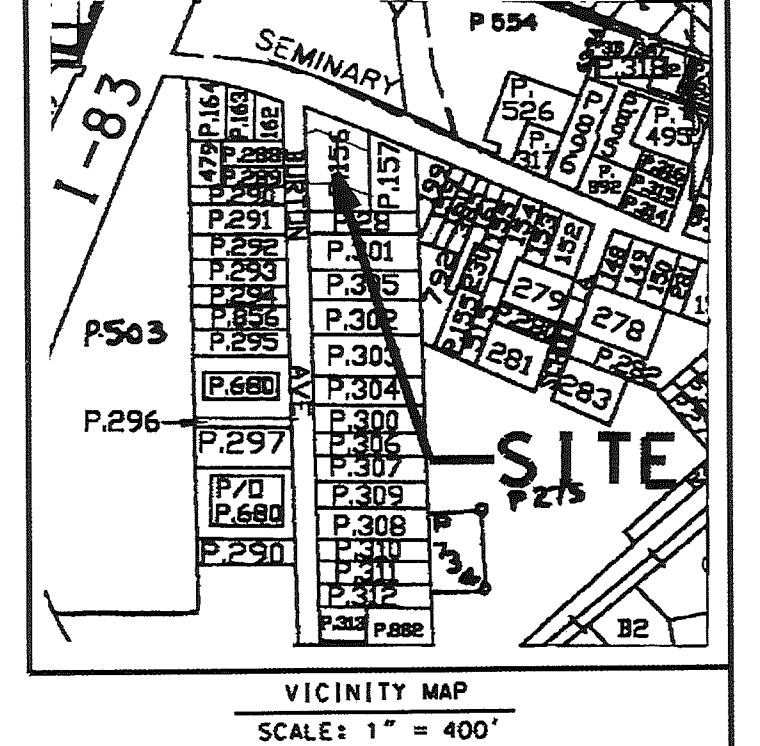
BURTON AVENUE
PROPOSED
NO.1445 BURTON AVENUE
NO.1447 BURTON AVENUE
NO.1441 BURTON AVENUE
NO.1439 BURTON AVENUE

SETBACK FROM C ROAD
54'
47'
50'
151' / 3 = 50' (AVG.)

55'
50'
46'
45'
196' / 4 = 49' (AVG.)

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF DISTURBANCE (L.O.D.)
- PROPERTY BOUNDARY
- WOODS LINE
- SOIL DIVISION LINE
- ZONING DIVISION LINE
- EX. FENCE
- B.S.L. BUILDING SETBACK LINE



SITE DATA

SITE AREA: = 29,106.49 SQ.FT. OR 0.67 ACS±

HIGHWAY WIDENING:
HIGHWAY WIDENING AREA = 8,884.2 SQ.FT. OR 0.20 ACS±

LOT AREA: (NET AREAS AFTER DEDICATED HIGHWAY WIDENING)
LOT NO.1 = 7,163.24 SQ.FT. OR 0.16 ACS±
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LOT NO.3 = 6,595.75 SQ.FT. OR 0.15 ACS±
SUB-TOTAL = 20,222.29 SQ.FT. OR 0.46 ACS±
TOTALS = 29,106.49 SQ.FT. OR 0.67 ACS±

ZONING: DR 5.5 - MAP 060C-3

EXISTING USE:
1 STORY DWELLING - TO BE RAZED
EXISTING GARAGE - TO BE RAZED
EXISTING SHED - TO BE RAZED
(TOTAL PARCEL)

TAX ACCOUNT NO.: 0807029151

DEED REFERENCE: LIBER 26409.FOLIO 300

TAX MAP 60 GRID 17 PARCEL 156

GENERAL NOTES

1. PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
 2. THERE ARE NO STREAMS OR 100 YEAR FLOODPLAIN ON SITE.
 3. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY, AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION, ON SITE.
 4. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
 5. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 6. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON MD COORDINATE SYSTEM.
 7. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS AND SUPPLEMENTED WITH FIELD SURVEYS.
- THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY 100-YEAR FLOOD HAZARD BOUNDARY SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BALTIMORE COUNTY, MARYLAND, COMMUNITY PANEL NUMBER 240010 0245 E, EFFECTIVE DATE NOVEMBER 17, 1993, BUT LIES WITHIN ZONE C (AREA OF MINIMAL FLOODING) SHOWN ON SAID MAP.

PROPERTY OUTLINE COORDINATES		
POINT	NORTH	EAST
①	640.157.85	1.415.071.81
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③	640.001.61	1.415.235.03
④	639.978.88	1.415.242.87
⑤	639.950.16	1.415.245.17
⑥	639.941.96	1.415.082.73

AREA = 29,106.49 SQ.FT. OR 0.67 ACS±.

REVISIONS		
DATE	DESCRIPTION	BY

CONTRACT/PURCHASER:
C.G. HOMES, INC.
9475 DEERCO ROAD-SUITE 404
LUTHERVILLE, MARYLAND 21093
TELEPHONE: 410-308-1717
FAX: 410-308-1718

Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE LL-105
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410) 821-8890

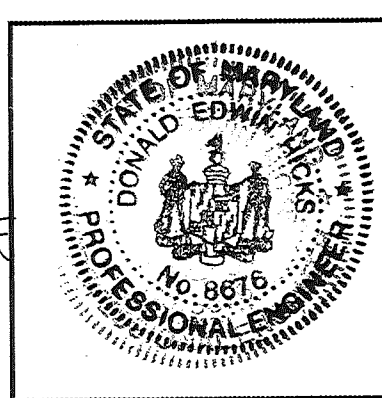
PROJECT TITLE:
NO.635 WEST SEMINARY AVENUE,
(a.k.a. OLD SEMINARY AVENUE)
LUTHERVILLE, MD
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DRAWING TITLE:
PLAN TO ACCOMPANY
ZONING PETITION

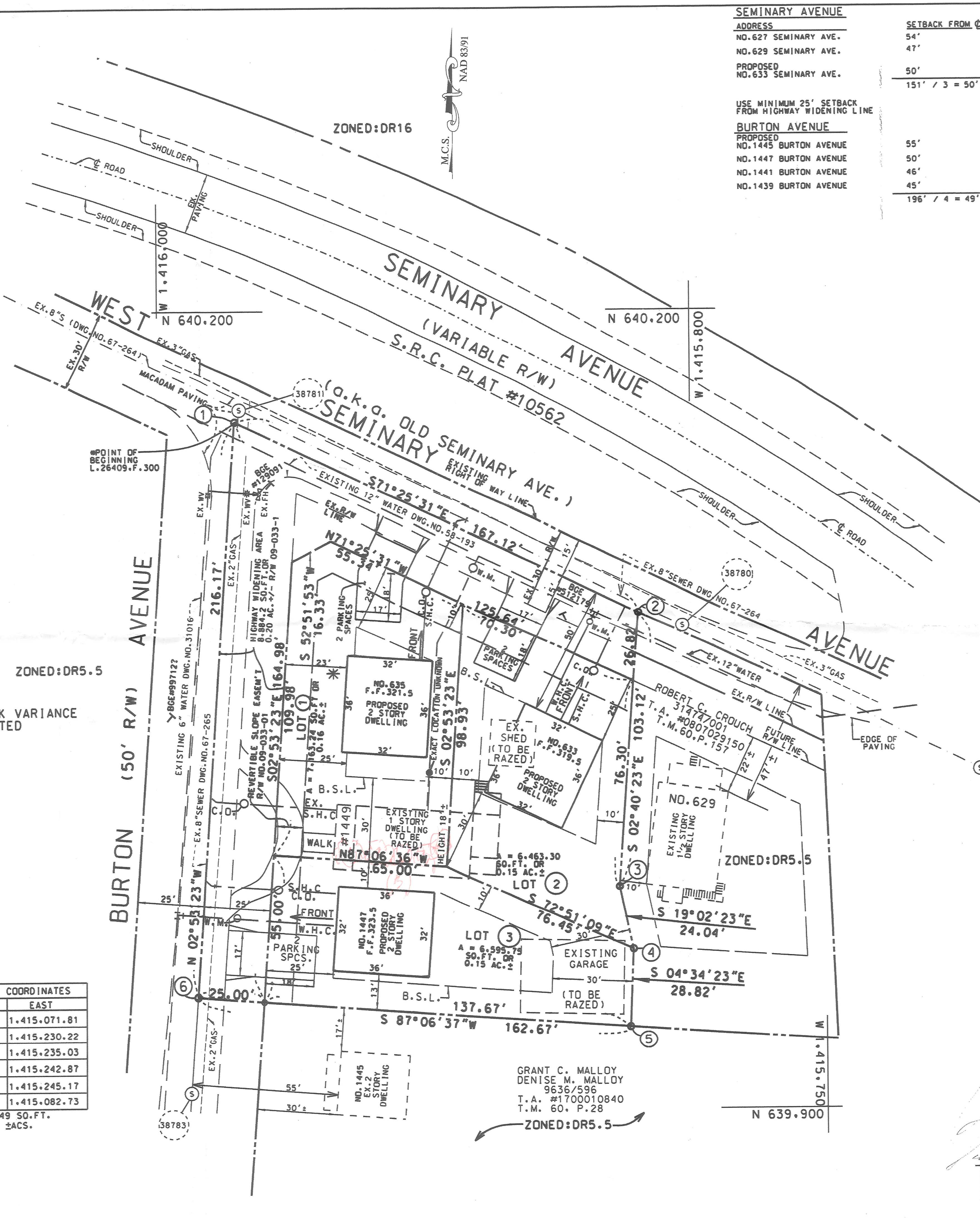
PETITIONER'S	
JOB NO.:	23048
DRAWN BY:	MEH
CHECKED BY:	DEH
DATE:	JULY 15, 2015
SCALE:	1"=20'
SHEETS PER SET:	
1 OF 1	

OWNER:
JOAN SUSAN LANDIS
2 SOUTHERLY COURT
APT. 505
BALTIMORE, MD 21286-2706
TELEPHONE: 410-790-7547

DONALD E. HICKS, P.E.
MD. REG. NO. 8676
HICKS ENGINEERING ASSOCIATES, INC.
200 E. JOPPA ROAD, SUITE LL105
TOWSON MD, 21286
TELEPHONE (410) 494-0001



#2016-0024-A



SEMINARY AVENUE
ADDRESS
NO. 627 SEMINARY AVE.
NO. 629 SEMINARY AVE.
PROPOSED
NO. 633 SEMINARY AVE.

USE MINIMUM 25' SETBACK FROM HIGHWAY WIDENING LINE

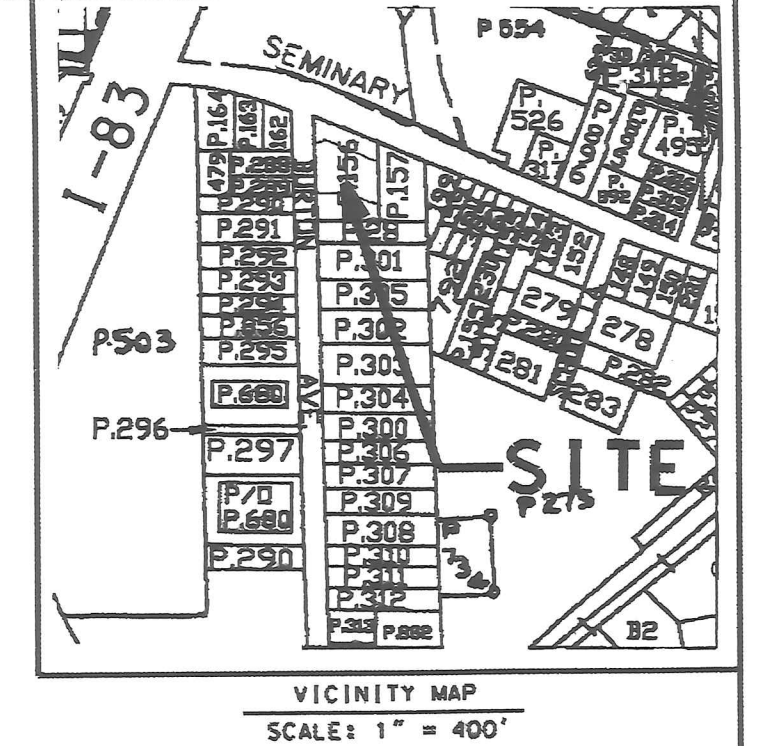
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- LIMIT OF DISTURBANCE (L.O.D.)
- PROPERTY BOUNDARY
- WOODS LINE
- SOIL DIVISION LINE
- ZONING DIVISION LINE
- EX. FENCE
- B.S.L. BUILDING SETBACK LINE



SITE DATA

SITE AREA: = 29,106.49 SQ. FT. OR 0.67 ACS ±

HIGHWAY WIDENING:
HIGHWAY WIDENING AREA = 8,884.2 SQ. FT. OR 0.20 ACS ±

LOT AREA: (NET AREAS AFTER DEDICATED HIGHWAY WIDENING)
LOT NO. 1 = 7,163.24 SQ. FT. OR 0.16 ACS ±
LOT NO. 2 = 6,463.30 SQ. FT. OR 0.15 ACS ±
LOT NO. 3 = 6,599.75 SQ. FT. OR 0.15 ACS ±
SUB-TOTAL = 20,226.29 SQ. FT. OR 0.46 ACS ±
TOTALS = 29,106.49 SQ. FT. OR 0.67 ACS ±

ZONING: OR 5.5 - MAP 060C-3

EXISTING USE:
1 STORY DWELLING - TO BE RAZED
EXISTING GARAGE - TO BE RAZED
EXISTING SHED - TO BE RAZED
(TOTAL PARCEL)

TAX ACCOUNT NO.: 0807029151
DEED REFERENCE: LIBER 26409, FOLIO 300
TAX MAP 60 GRID 17 PARCEL 156

GENERAL NOTES

1. PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
 2. THERE ARE NO STREAMS OR 100 YEAR FLOODPLAIN ON SITE.
 3. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY, AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION, ON SITE.
 4. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
 5. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 6. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON MD COORDINATE SYSTEM.
 7. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS AND SUPPLEMENTED WITH FIELD SURVEYS.
- THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY 100-YEAR FLOOD HAZARD BOUNDARY SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BALTIMORE COUNTY, MARYLAND, COMMUNITY PANEL NUMBER 240010 0245 E, EFFECTIVE DATE NOVEMBER 17, 1993, BUT LIES WITHIN ZONE C (AREA OF MINIMAL FLOODING) SHOWN ON SAID MAP.

REVISIONS		
DATE	DESCRIPTION	BY

CONTRACT/PURCHASER:
C.G. HOMES, INC.
9475 DEERCO ROAD-SUITE 404
LUTHERVILLE, MARYLAND 21093
TELEPHONE: 410-308-1717
FAX: 410-308-1718

Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE LL-105
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410) 821-8890

PROJECT TITLE:
NO. 635 WEST SEMINARY AVENUE.
(a.k.a. OLD SEMINARY AVENUE)
LUTHERVILLE, MD
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DRAWING TITLE:
PLAN TO ACCOMPANY
ZONING PETITION

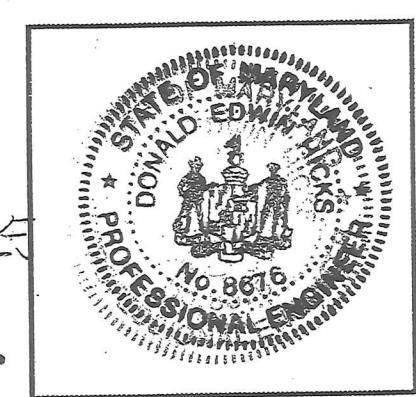
JOB NO.:	23048
DRAWN BY:	MEH
CHECKED BY:	DEH
DATE:	JULY 15, 2015
SCALE:	1"=20'
SHEETS PER SET:	1 OF 1

PROPERTY OUTLINE COORDINATES		
POINT	NORTH	EAST
①	640.157.85	1.415.071.81
②	640.104.62	1.415.230.22
③	640.001.61	1.415.235.03
④	639.978.88	1.415.242.87
⑤	639.950.16	1.415.245.17
⑥	639.941.96	1.415.082.73

AREA = 29,106.49 SQ. FT.
OR 0.67 ± ACS.

OWNER:
JOAN SUSAN LANDIS
2 SOUTHERLY COURT
APT. 505
BALTIMORE, MD 21286-2706
TELEPHONE: 410-790-7547

DONALD E. HICKS, P.E.
MD. REG. NO. 8676
HICKS ENGINEERING ASSOCIATES, INC.
200 E. JOPPA ROAD, SUITE LL105
TOWSON MD, 21286
TELEPHONE (410) 494-0001



PETITIONER'S
EXHIBIT NO. 2