

M E M O R A N D U M

DATE: January 5, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0087-A- Appeal Period Expired

The appeal period for the above-referenced case expired on January 4, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(1134 Susquehanna Avenue)

15th Election District

6th Council District

Michelle Lascola

Legal Owner

Petitioner

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BEFORE THE

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OFFICE OF ADMINISTRATIVE

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HEARINGS FOR

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BALTIMORE COUNTY

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CASE NO. 2016-0087-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed for property located at 1134 Susquehanna Avenue. The Petitioner is requesting variance relief from Section 417.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit open access strips of 13 ft. and 15 ft. between the pier and piles of adjoining property owners in lieu of the required 20 ft., and 4 ft. and 6 ft. setbacks from the established divisional property line in lieu of the required 10 ft. for new pier, platform, and boatlifts.

This matter was originally filed as an Administrative Variance, with a closing date of October 26, 2015. On October 25, 2015, neighbor Paul Crist requested a hearing. The hearing was held on Monday, November 30, 2015 at 11:00 AM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Neighbors residing on both sides of Petitioner's property appeared and opposed the request.

The subject property is approximately 16,713 square feet and is zoned DR 3.5. Petitioner purchased the property in 2013 and constructed a single family dwelling on the waterfront lot. She would like to construct a pier and mooring piles to provide boat access to Frog Mortar Creek and the Bay. To do so requires variance relief.

ORDER RECEIVED FOR FILING

Date 12/3/15

By DLN

Based upon the testimony and evidence presented, I will deny the petition for variance. A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity necessitates variance relief; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has not satisfied this standard. Petitioner's waterfront property is of a similar size, shape and topography as many other lots in the immediate vicinity. Indeed, Petitioner did not submit any evidence which would permit a factual finding to the contrary.

The reality is that few properties will qualify for variance relief if the legal requirements are faithfully applied. In many cases, as noted by Mr. Billingsley, neighbors amicably agree upon a satisfactory resolution of a zoning request, and in those circumstances variances are usually granted freely. But when a neighbor opposes a request, a petitioner must prove the necessary legal requirements, which are exceedingly difficult to satisfy. In fact, it does not appear as if a Maryland appellate court has within the last twenty years upheld the grant of a variance petition. Maryland law provides that variances should be granted "sparingly" since it is "an authorization for [that] ...which is prohibited by a zoning ordinance." Cromwell v. Ward, 102 Md. App. 691, 699 (1995).

As noted at the hearing, the owners at 1200 Susquehanna Ave. have lived at their property for many years, and the pier and mooring piles have likewise been in place for many years. Under these circumstances I would be reluctant to grant Petitioner relief which would negatively impact these owners, who indicated at the hearing they are opposed to the requests.

A somewhat different scenario exists in regard to the adjoining neighbor at 1132 Susquehanna Ave. As discussed at the hearing, both Petitioner and Mr. Crist (who lives at 1132

ORDER RECEIVED FOR FILING

Date

12/3/15

By

sen

Susquehanna) purchased their lots and constructed new single family dwellings in the last few years. At some time in 2013, Petitioner and Mr. Crist met with a contractor to discuss piers on both of their properties. The contractor prepared a plan (Exhibit 10) which contemplated 100 foot piers on both of these properties. Ms. Lascola testified she deferred plans for her pier until she completed her home. In the interim, Mr. Crist applied for and received permits to construct his pier, which was completed last year.

According to the site plan, Mr. Crist's pier is over 100 feet in length, and was constructed in violation of the applicable setback requirements set forth at B.C.Z.R. §417 and Appendix J of the Regulations. Petitioner contends that the plan submitted on behalf of Mr. Crist (Ex. 6) for the permit to construct the pier was not to scale and was otherwise deficient, and that the County improperly granted the permits for this project. While it is true that the pier and piles have been constructed (though a planned boat lift has not), that may not be the end of the story. Under Maryland law, an owner does not acquire a vested right in a permit issued in violation of a zoning ordinance.

In Town of Berwyn Heights v. Rogers, 228 Md. 271 (1962), Phillip Rogers, a home builder, began construction of a residence in Berwyn Heights, which is in Prince George's county. Mr. Rogers did not begin construction until he had received building permits from both the county and the Town of Berwyn Heights, and the construction was in compliance with the permits. However, the Town of Berwyn Heights concluded that a mistake had been made in the issuance of the permits, such that the residence was being built in violation of a zoning ordinance. The Town of Berwyn Heights filed suit to enjoin the construction project. After considering the case, the court held that "the issuance of an illegal permit creates no 'vested rights' in the permittee." Id. at 279-80.

ORDER RECEIVED FOR FILING

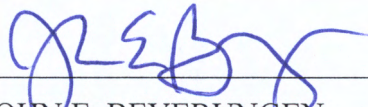
Date 12/3/15

By DLN

In a more recent case from Baltimore County, Maryland's highest court held that an owner did not have a vested right to conduct on his property a business for breeding and selling snakes, even though the County granted all required permits and the owner had completed construction. Marzullo v. Kahl, 366 Md. 158, 191-93 (2001). It is true that the above case concerns only 1134 Susquehanna Ave., not the property at 1132 owned by Mr. Crist, and whether or not the permits issued to Mr. Crist were in violation of the Regulations will not be determined in this matter. Even so, these are adjoining waterfront properties, and the establishment of divisional property lines and the legal rights associated therewith necessarily involve both properties. Disputes such as this one can often lead to protracted litigation, which is expensive and unproductive for all involved. While the parties may not be able to amicably resolve this matter, they should put forth a good faith effort to do so.

THEREFORE, IT IS ORDERED, this 3rd day of December, 2015 by this Administrative Law Judge, that the Petition for Variance to permit open access strips of 13 ft. and 15 ft. between the pier and piles of adjoining property owners in lieu of the required 20 ft., and 4 ft. and 6 ft. setbacks from the established divisional property lines in lieu of the required 10 ft. for new pier, platform, and boatlifts, be and is hereby DENIED.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 12/3/15
By slh



KEVIN KAMENETZ
County Executive

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

December 3, 2015

David Billingsley
601 Charwood Ct.
Edgewood, Maryland 21040

RE: Petition for Variance
Case No. 2016-0087-A
Property: 1134 Susquehanna Avenue

Dear Mr. Billingsley:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Michelle Lascola, 1134 Susquehanna Avenue, Baltimore, MD 21220
Paul Crist, 1132 Susquehanna Avenue, Baltimore, MD 21220
Ron and Kay Sible, 600 Sorrelwood Ct., Edgewood, MD. 21040
Rich Pitz, 808 Cold Spring Road, Baltimore, MD 21220



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2016-0087-A

Address: 1134 SUSQUEHANNA AVE

Petitioner(s): Michelle LASCOLA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We PAUL CRIST
Name - Type or Print

(☒ Legal Owner OR (☒ Resident of
1132 SUSQUEHANNA AVE
Address

BALTO. MD 21220
City State Zip Code

443-5643-0955
Telephone Number

which is located approximately 18 feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

Paul Crist Oct. 13/2015
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

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

No. **127310**

Date: **10/13/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DEM

10/13/2015 10/13/2015 10:50:00

FC WSD4 WALKIN KSNJ 1/15

>> RECEIPT # 685004 10/13/2015

Dept 5 52B ZONING VERIFICATION

RP NO. 127310

Recpt Tot 160.00

\$1.00 CR 160.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
061	806	0000		6150						560

Total: **560**

Rec From:

For: **demand for hearing - case # 2016-0087-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



CBCA

F100D

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 1134 SUSQUEHANNA AVENUE Currently zoned DR 3.5
 Deed Reference 355441 47 10 Digit Tax Account # 1518100251
 Owner(s) Printed Name(s) MICHELLE LASCOLA

(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 ATTACHEDof 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.

ORDER RECEIVED FOR FILING
12/3/15
DEN

Date

BY

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Owner(s)/Petitioner(s):

MICHELLE LASCOLA

Name #1 - Type or Print

Name #2 - Type or Print

Michelle Lascola

Signature #1

Signature #2

1134 SUSQUEHANNA AVE BALTO, MD

Mailing Address

City

State

21220, (301) 775-1777, mlascola@

Zip Code

Telephone #

Email Address comcast.net

Representative to be contacted:

DAVID BILLINGSLEY

Name- Type or Print

David Billingsley

Signature

601 CHARWOOD CT. EDGEWOOD MD

Mailing Address

City

State

21040, (410) 675-8719, dwb0203@yahoo.com

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0087-A Filing Date 10/6/15 Estimated Posting Date 10/26/15 Reviewer GA

Rev 5/8/2014

1134 SUSQUEHANNA AVENUE

PRACTICAL DIFFICULTY OR HARDSHIP

I am the owner of the subject property and wish to construct a new pier, platform and two (2) boat lifts. The adjacent property known as 1200 Susquehanna Avenue has an existing pier, platform and mooring piles. The adjacent property known as 1132 Susquehanna Avenue has an existing pier and piles for a boat lift. It should be noted that all three properties have minimal frontage along the water creating a practical difficulty in meeting the waterfront construction setbacks established by the Baltimore County Zoning Regulations.

The existing boat lift piles constructed at 1132 Susquehanna Avenue are constructed within 3 feet of the divisional property line between that property and mine. The divisional property lines shown on the plat accompanying my request are as shown on the plan that accompanied Permit Nos. B828115 and B852479 for the pier and boat lift construction at 1132 Susquehanna Avenue (basically an extension of the property lines as surveyed). It is obvious that the boat lift piles are not 10 feet from the divisional property line and no variance was requested to reduce the setback. Requiring me to maintain a 20 foot setback from those existing structures will be a hardship to me in that it would significantly reduce the width in which my requested improvements can be constructed.

While maintaining the required 10 foot setback from the divisional property line between 1132 Susquehanna Avenue and my property, it will not be possible for me to maintain the 10 foot divisional property line setback or 20 foot setback between structures located at 1200 Susquehanna Avenue.

I am requesting that the proposed pier be permitted to be constructed within 13 feet of the existing boat lift piles at 1132 Susquehanna Ave and that the two proposed boat lifts be permitted to be constructed within 4 feet and 6 feet of the divisional property line and within 15 feet of the existing platform at 1200 Susquehanna Avenue.

ZONING DESCRIPTION

1134 SUSQUEHANNA AVENUE

Beginning at a point on the west side of Susquehanna Avenue (40 feet wide) distant 20 feet southerly from its intersection with the center of Chesapeake Avenue, thence:

(1) N 73° 11' 42" W 283.92 feet, thence:

(2) N 05° 57' 07" W 41.90 feet, thence:

(3) S 80° 07' 17" E 299.75 feet and

(4) 59.86 feet along a curve to the right having a radius of 636.88 feet to the place of beginning.

Containing 16, 713 square feet or 0.384 acre of land, more or less.

Being known as 1134 Susquehanna Avenue. Located in the 15th Election District, 6th

Councilmanic District of Baltimore County, Maryland.°

2016 - 0087-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2016- 0087 -AAddress 1134 Susquehanna AvenueContact Person: Gary Hucik
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/6/15Posting Date: 10/11/15Closing Date: 10/26/15

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

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

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 2016- 0087 -AAddress 1134 Susquehanna AvenuePetitioner's Name Michelle LascolaTelephone (301) 775-1777Posting Date: 10/11/15Closing Date: 10/26/15

Wording for Sign: To Permit an open access strip of 13 feet between the facilities of adjoining property owners in lieu of the required 20 feet, and 4 foot and 6 foot setbacks from the established divisional property line in lieu of the required 10 feet for new pier, platform and two boat lifts.

Revised 7/21/15

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: 2016-0087-A

Petitioner: MICHELLE LASCOLA

Address or Location: 1134 SUSQUEHANNA AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHELLE LASCOLA

Address: 1134 SUSQUEHANNA AVE

BALTO. MD 21220

Telephone Number: (410) 679-8719

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

No. **127325**

Date: **10/6/15**

PRIO RECEIPT

BUSINESS ACTUAL TIME DRN
10/06/2015 10/06/2015 09:20:49 5

REC WSDS WALKIN RDOS LRB
X RECEIPT # 823611 10/06/2015 GFLN
Dept 5 526 ZONING VERIFICATION
CR NO. 127325
Recpt Tot \$75.00
\$75.00 CR \$0.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	000		6130					75.00

Total: **75.00**

Rec From: **Dave B. Hingley**

For: **2010-0087-A**

1131/ Sigourney Ave

DISTRIBUTION

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

CASHIER'S
VALIDATION



THE BALTIMORE SUN MEDIA GROUP

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 3729564

Sold To:

Michelle Lascola - CU00501958
1134 Susquehanna Ave
Middle River, MD 21220-4340

Bill To:

Michelle Lascola - CU00501958
1134 Susquehanna Ave
Middle River, MD 21220-4340

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

Nov 10, 2015

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: # 2016-0087-A
1134 Susquehanna Avenue
NW/s Susquehanna Avenue opposite of Chesapeake Avenue
15th Election District - 6th Councilmanic District
Legal Owner(s) Michelle Lascola

Variance: waterfront construction, to permit open access strips of 13 ft. and 15 ft. between the pier and piles of adjoining property owners in lieu of the required 20 ft., 4 ft. and 6 ft between setbacks from the established divisional property line in lieu of the required 10 ft. for a new pier platform and boatlifts.

Hearing: Monday, November 30, 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.

11/667 Nov. 10' 3729564

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

CERTIFICATE OF POSTING

Date: NOVEMBER 10, 2015

RE: Project Name: 1134 SUSQUEHANNA AVENUE
Case Number /PAI Number: CASE NO. 2016-0087-A
Petitioner/Developer: MICHELLE LASCOLA
Date of Hearing/Closing: NOVEMBER 30, 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 1134 SUSQUEHANNA AVENUE

The sign(s) were posted on NOVEMBER 9, 2015
(Month, Day, Year)

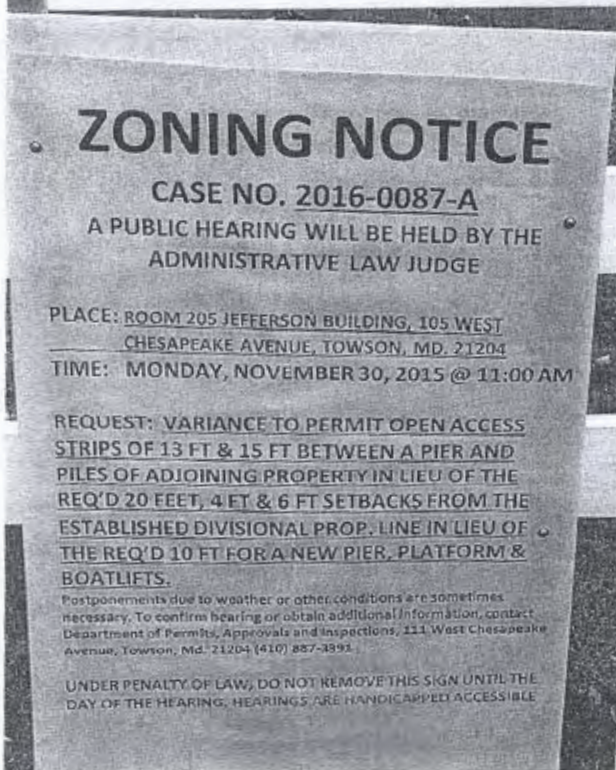
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)





KEVIN KAMENETZ
County Executive

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

October 27, 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: 2016-0087-A

1134 Susquehanna Avenue
NW/s Susquehanna Avenue opposite of Chesapeake Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Michelle Lascola

Variance waterfront construction, to permit open access strips of 13 ft. and 15 ft. between the pier and piles of adjoining property owners in lieu of the required 20 ft., 4 ft. and 6 ft. between setbacks from the established divisional property line in lieu of the required 10 ft. for a new pier, platform and boatlifts.

Hearing: Monday, November 30, 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: Michelle Lascola, 1134 Susquehanna Avenue, Baltimore 21220
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 10, 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
Tuesday, November 10, 2015 Issue - Jeffersonian

Please forward billing to:

Michelle Lascola
1134 Susquehanna Avenue
Baltimore, MD 21220

301-775-1777

NOTICE OF ZONING HEARING

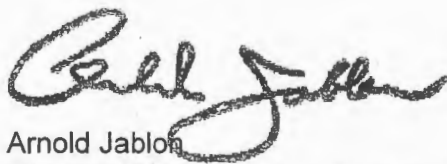
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15th Election District – 6th Councilmanic District
Legal Owners: Michelle Lascola

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Hearing: Monday, November 30, 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.

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1518100251			
Owner Information					
Owner Name:		LASCOLA MICHELLE M		Use: RESIDENTIAL	
Mailing Address:		1134 SUSQUEHANNA AVE BALTIMORE MD 21220-		Principal Residence: YES	
				Deed Reference: /35544/ 00047	
Location & Structure Information					
Premises Address:		1134 SUSQUEHANNA AVE BALTIMORE 21220-4339 Waterfront		Legal Description: .384 AC PRT LOT 35 1134 SUSQUEHANNA AVE NWS LONG BEACH ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0098	0004	0203		0000	35
				Assessment Year:	Plat No:
				2015	0003/0178
Special Tax Areas:				Town:	Plat Ref:
				Ad Valorem:	NONE
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
2015		3,232 SF		16,713 SF	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2 1/2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		198,100	263,100		
Improvements		442,700	381,700		
Total:		640,800	644,800	642,133	643,467
Preferential Land:		0			0
Transfer Information					
Seller: REINMUTH ERNEST C		Date: 07/12/2013		Price: \$180,000	
Type: ARMS LENGTH VACANT		Deed1: /35544/ 00047		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /02685/ 00259		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2015	07/01/2016	
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					

PETITIONER'S
EXHIBIT NO. 2

This Deed

15-1518100251

Tax Account No./Parcel Identifier

Made this 15th day of October, 2014, by and between MICHELLE M. LASCOLA

party(ies) of the first part, and MICHELLE M. LASCOLA

party(ies) of the second part:

Witnesseth, that in consideration of the sum of \$ - 0 - receipt of which is hereby acknowledged, and which party(ies) of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do(es) grant and convey unto the party(ies) of the second part in fee simple as Sole Owner

all that property situate in Baltimore County, State of Maryland, described as:

BEGINNING for the same at an iron pipe now set on the west side of Susquehanna Avenue (40 feet wide) at the end of the fourth line described in a deed dated December 14, 1983 from Henry B. Simmons, Jr. to Ernest C. Reinmuth and Carrie E. Reinmuth, his wife, recorded among the Baltimore County Land Records in Liber 6649 Folio 614, thence leaving the west side of said Susquehanna Avenue and binding reversely along fourth line and along the fourth line described in a deed dated April 26, 1955 from William A. Brooks and Laura C. Brooks, his wife, to Ernest C. Reinmuth and Carrie E. Reinmuth, his wife, recorded among the aforesaid Land Records in Liber 2685 Folio 259, in all, as now surveyed (1) N 73° 11' 42" W 283.92 feet to an iron bar found on the east side of Frog Mortar Creek, thence binding thereon (2) N 05° 57' 07" W 41.90 feet to an iron bar found in the division line between the parcel of land now being described and the parcel described in a deed dated July 21, 1964 from Sidney J. Williams, Sr., Sidney J. Williams, Jr., Gladys J. Williams, Donald L. Williams, Katherine Gibson Sible and Ronald Sible to Ernest C. Reinmuth and Carrie E. Reinmuth, his wife, thence binding thereon (3) S 80° 07'

(Continued on Attached)
which has an address of 1134 Susquehanna Avenue, Baltimore, MD 21220

Subject to covenants, easements and restrictions of record.

To Have and To Hold said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said party(ies) of the second part in fee simple.

Being the same property described in Liber 33935 folio 002, among the said Land Records.

And the said party(ies) of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite or necessary.

In Testimony Whereof, the said party of the first part has set its hand(s) and seal(s) the year and day first above written.

Printed Name: _____
Witness

Michelle M. Lascola (Seal)
MICHELLE M. LASCOLA

Printed Name: _____
Witness

_____ (Seal)

STATE OF Maryland
COUNTY OF Anne Arundel

I Hereby Certify that on this 15th day of October, 2014, before me, the undersigned subscriber, did personally appear MICHELLE M. LASCOLA

known to me or satisfactorily proved to be the person(s) whose name(s) are set forth in the within deed, and did further acknowledge that she executed the foregoing deed for the purposes therein contained.

Witness My Hand And Notarial Seal.

Kathleen M. Bouchal
Kathleen M. Bouchal
Notary Public
My Commission Expires: 12/07/17

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

Kos N. Johns



PETITIONER'S
EXHIBIT NO. 3

Parcel ID Number: 15-1518100251

17" E 299.75 feet to an iron pipe now set on the west side of said Susquehanna Avenue, thence binding thereon (4) 74.87 feet along a curve to the right having a radius of 636.88 feet and subtended by a long chord bearing S 14° 50' 11" W 74.83 feet to the place of beginning.

Containing 16,713 square feet or 0.384 acre of land, more or less. Being all of the first and second conveyance mentioned above.

Also being a part of Lot 35 as shown on the plat entitled Long Beach Estates, recorded among the Baltimore County Plat records in Plat Book 3 at Folio 178.

Tax Parcel ID Number: 15 15-18-100251

Property Address: 1134 Susquehanna Avenue, Baltimore, MD 21220

This No Consideration Corrective Deed is being recorded to combine two tax account numbers into one permanent tax account number. The permanent tax account number is District 15 Account No. 15 18 100251.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 35544, p. 0048, MSA_CE62_35400. Date available 11/14/2014. Printed 11/28/2015.

Grantors' Address _____

Grantees' Address 1306 Shore Drive, Edgewater, MD 21037

Title Insurer N/A

Deed

MICHELLE M. LASCOLA

To

MICHELLE M. LASCOLA

Received for record on the _____ day of _____,
at _____ o'clock, _____ M. and recorded in Liber No. _____, folio _____,
among the Land Records of the County of _____ State of Maryland.

CLERK

CASE# 14-090 LL

REMIT TO: OLYMPIA TITLE, LLC

Law Office of Kos N. Johns

4848 Battery Lane, Suite 200

Bethesda, Maryland 20814

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 35544, p. 0049, MSA_CE62_35400. Date available 11/14/2014, Printed 11/28/2015.

003544 050

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City☒ County: Baltimore

Information Provided is for the use of the Clerks Office, State Department of
Assessments and Taxation and County Finance Office Only.
(Type or Print in Black Ink Only - All Copies Must be Legible)

1	Type(s) of Instruments	☐ Check Box if Addendum Intake Form is Attached.			
2	Conveyance Type Check Box	☒ Improved Sale Arms-Length [1]	☐ Mortgage Lease Arms-Length [2]	☐ Other Arms-Length [3]	☐ Not an Arms- Length Sale [9]
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation State Transfer County Transfer			
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ Any New Mortgage \$ Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value \$		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount \$ Total Transfer Tax = \$ Recordation Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$	
5	Fees	Amount of Fees Recording Charge \$ 60.00 Surcharge \$ State Recordation Tax \$ State Transfer Tax \$ County Transfer Tax \$ Other \$ Other \$		Doc. 1 Doc. 2 Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:	
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District 15-1518100251	Property Tax ID No. (1) 15-1518100251	Grantor Liber/Folio 35	Map Parcel No. Var. LOG [] (5) Subdivision Name LONG BEACH ESTATES Lot (3a) Block (3b) Sect/AR(3c) Plat Ref. Sq.Ft./Acreage (4)
Location/Address of Property Being Conveyed (2) 1134 Susquehanna Avenue, Baltimore, MD 21220 Other Property Identifiers (if applicable) Water Meter Account No.					
Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: Partial Conveyance? ☐ Yes ☒ No Description/Amt. of Sq Ft/Acreage Transferred:					
If Partial Conveyance, List Improvements Conveyed:					
7	Transferred From	Doc. 1-Grantor(s) Name(s) MICHELLE M. LASCOLA		Doc. 2-Grantor(s) Name(s)	
		Doc. 1-Owner(s) of Record, if Different from Grantor(s)		Doc. 2-Owner(s) of Record, if Different from Grantor(s)	
8	Transferred To	Doc. 1-Grantee(s) Name(s) MICHELLE M. LASCOLA		Doc. 2-Grantee(s) Name(s)	
		New Owner's (Grantee) Mailing Address 1306 Shore Drive, Edgewater, MD 21037			
9	Other Names to Be Indexed	Doc. 1-Additional Names to be Indexed (Optional)		Doc. 2-Additional Names to be Indexed (Optional)	
10	Contact/Mail Information	Instrument Submitted By or Contact Person Name: Kathy Case No. 14-090 LL Firm: Olympia Title, LLC Address: 4848 Battery Lane, Suite 200 Bethesda, MD 20814 Phone: (301) 656-3333 ☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided			
11	Space Reserved for County Validation	IMPORTANT: BOTH THE ORIGINAL DEED AND PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Assessment Information ☒ Yes ☐ No Will the property being conveyed be the grantee's principal residence? ☐ Yes ☒ No Does the transfer include personal property? If yes, identify: ☐ Yes ☒ No Was the property surveyed? If yes, attach copy of survey (if recorded, no copy required.). Assessment Use Only - Do Not Write Below This Line [] Terminal Verification [] Agricultural Verification [] Whole [] Part Transfer Number 20 Date Received: 20 Geo. Deed Reference: Map Section Block Year Land Buildings Total Use Town Cd. Per Ex. Cd. Lot REMARKS: COUNTY TRANSFER TAX ARTICLES 3 SUBTITLE 2, 11-3-202 ☒ RECORDATION TAX Per: [Signature] Date: 11/17/14 T.B. ART 12-108			

THP FO SURE 48.00
RECORDING FEE 20.00
TOTAL 68.00
Rcpt # 6274
JLE CG Blk # 339
Nov 07, 2014 02:53 PM

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 35544, p. 0050, MSA_CE62_35400. Date available 11/14/2014. Printed 11/28/2015.



PETITIONER'S
EXHIBIT NO. 5



slw
12-3-15

PETITIONER'S EXHIBITS

**1134 SUSQUEHANNA AVENUE
CASE NO. 2016-0087-A**

1. PLAT TO ACCOMPANY PETITION DATED AUGUST 12, 2015 (NO CHANGES)

2. SDAT REAL PROPERTY DATA SEARCH

3. DEED OF RECORD L.35544 F.047 DATED OCTOBER 15, 2014

4. PROPERTY SURVEY

5. AERIAL PHOTO

**6. SITE PLAN FOR PIER CONSTRUCTION FOR 1132 SUSQUEHANNA AVENUE
PERMIT NOS. B828115 AND B852479**

7a – 7e. PHOTOS

8. Plan w/ alternate method to determine divisional lines

9. Photo showing fence

10. Plans for piers at both 1132 + 1136 Susquehanna



8



9



c



p



Q



93

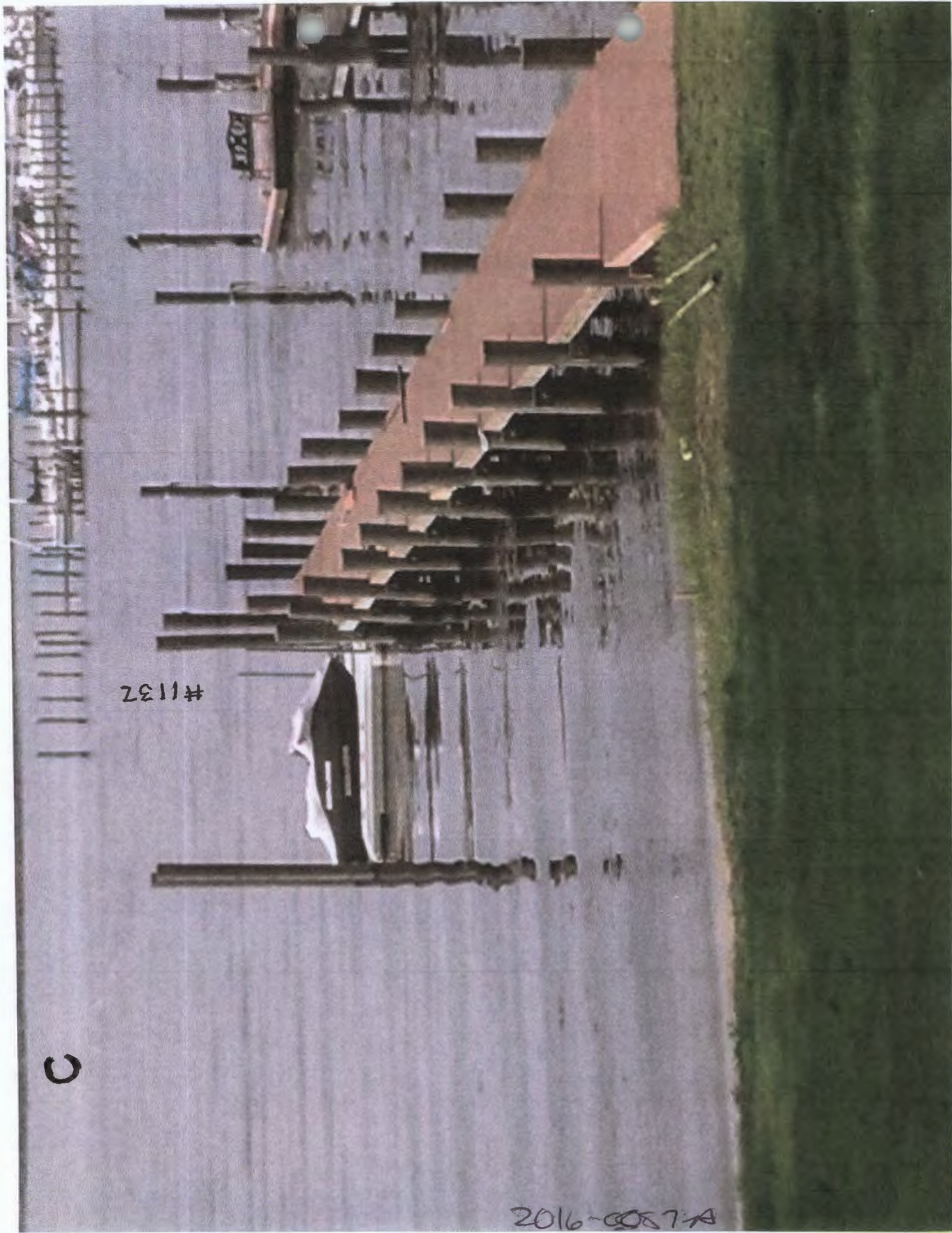


B



A

2616-0087-A



#1132

C

2016-0087-A

CASE NAME 1134 SUSQUEHANNA AVE
CASE NUMBER 2016-0087-A
DATE 11/30/15

[illegible]

CASE NAME

CASE NUMBER 2016-0087-A

DATE _____

CITIZEN'S SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

Paul Geist Kay Sible	1132 Susquehanna Ave 600 Sorrelwood Ct	Balto MD 21280 Edgewood, MD 21040	Paulgeist@yahoo.com
Rich Fitz	600 Sorrelwood Ct 808 Cold Springs Rd	Edgewood MD 21040 Balto MD 21220	PRZ808@Comcast.net

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>11/4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>11/19</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10/27/15</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: 11/10/15

SIGN POSTING Date: 11/9/15 by Bellingsley

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☒

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

November 23, 2015

Michelle Lascola
1134 Susquehanna Avenue
Baltimore MD 21220

RE: Case Number: 2016-0087 A, Address: 1134 Susquehanna Avenue

Dear Ms. Lascola:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 6, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Court, Edgewood MD 21040

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/27/15

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

RE: Baltimore County
Item No. 2016-0087-A
Administrative Variance
Michelle LaScola
1134 Susquehanna 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. 2016-0087-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink that reads "Richard A. Zeller".

David W. Peake
Metropolitan District Engineer -- District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

NOV 19 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: November 19, 2015

SUBJECT: EPS Comment for Zoning Item # 2016-0087-A
Address 1134 Susquehanna Avenue
(Lascola Property)

Zoning Advisory Committee Meeting of October 26, 2015.

A large portion of the subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

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 petitioner is requesting a reduction of the minimum setbacks from the divisional property lines in order to obtain permits to construct a pier and two boatlifts. In order to minimize impacts to water quality, the applicant must comply with the Baltimore County Code, Article 33, Title 2: Chesapeake Bay Critical Areas Protection. The Code contains provisions to permit the construction of private, residential piers and boatlifts. These regulations contain requirements that include, but are not limited to, the determination by DEPS that the structures will not adversely impact shallow water habitat, submerged aquatic vegetation (SAV), vegetated wetlands, or water quality. (2014 GIS data shows the presence of SAV at this location and in the general area). In addition, the applicant must comply with all relevant Baltimore County Zoning Regulations. Once these requirements are met, impacts on water quality will be minimized.

2. Conserve fish, wildlife, and plant habitat; and

The current proposal for the property will be reviewed for application of the relevant Critical Area Regulations, which will conserve fish, wildlife and plant habitat in Frog Mortar Creek.

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.

The requested setback reductions will be consistent with established land use policies, provided that the applicant meets all requirements applicable to the proposal. The request, if granted, will minimize environmental impacts.

Reviewer: Thomas Panzarella

Date: November 19, 2015

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

DATE: November 4, 2015

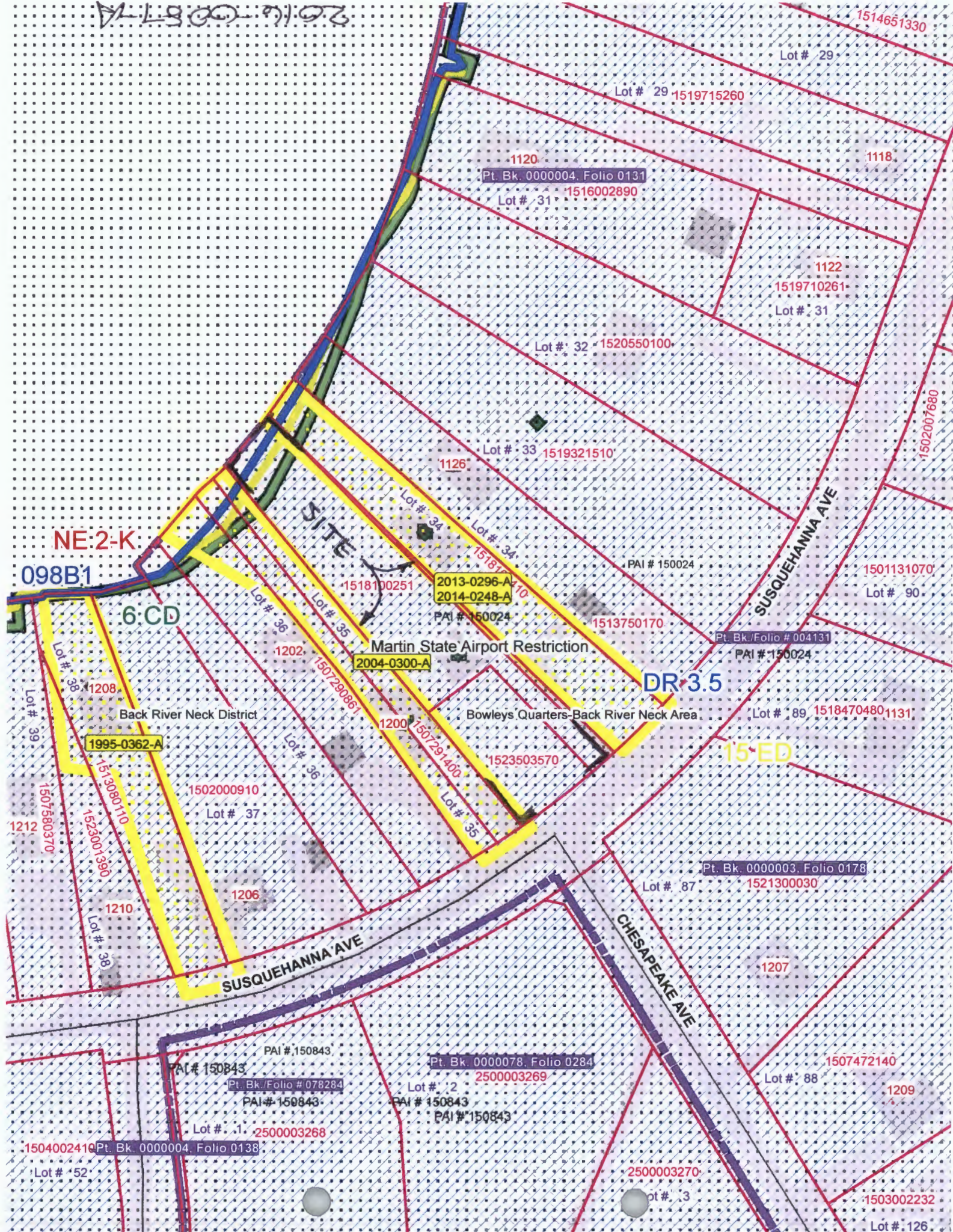
SUBJECT: Zoning Advisory Committee Meeting
For October 26, 2015
Item No. 2016-0087, 0099, 0100, 0101 and 0102

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

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC10262015.doc

22-000-0102



NE-2-K

098B1

6-CD

SITE

DR 3.5

15-ED

Martin State Airport Restriction

Back River Neck District

Bowleys Quarters-Back River Neck Area

SUSQUEHANNA AVE

CHESAPEAKE AVE

Lot # 29

Lot # 29 1519715260

1514651330

1120

Pt. Bk. 0000004, Folio 0131

Lot # 31 1516002890

1118

1122

1519710261

Lot # 31

Lot # 32 1520550100

1126

Lot # 33 1519321510

Lot # 34

2013-0296-A
2014-0248-A

PAI # 150024

PAI # 150024

Pt. Bk./Folio # 004131

PAI # 150024

1501131070

Lot # 90

Lot # 89 1518470480 1131

Pt. Bk. 0000003, Folio 0178

1521300030

Lot # 87

1207

1507472140

Lot # 88

1209

Pt. Bk. 0000078, Folio 0284

2500003269

Lot # 2

PAI # 150843

PAI # 150843

Lot # 1 2500003268

Pt. Bk. 0000004, Folio 0138

Lot # 52

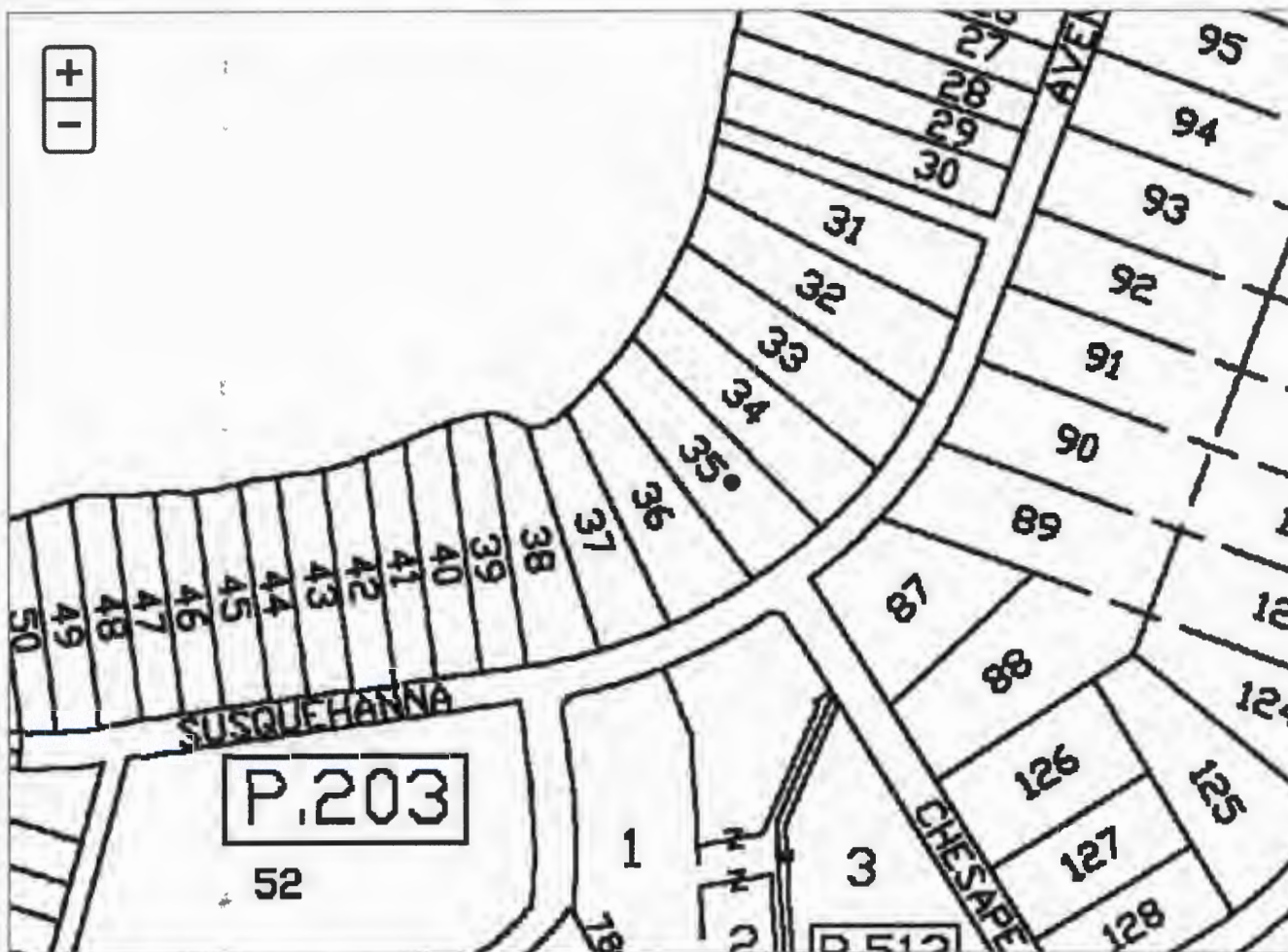
2500003270

Lot # 3

1503002232

Lot # 126

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1518100251**

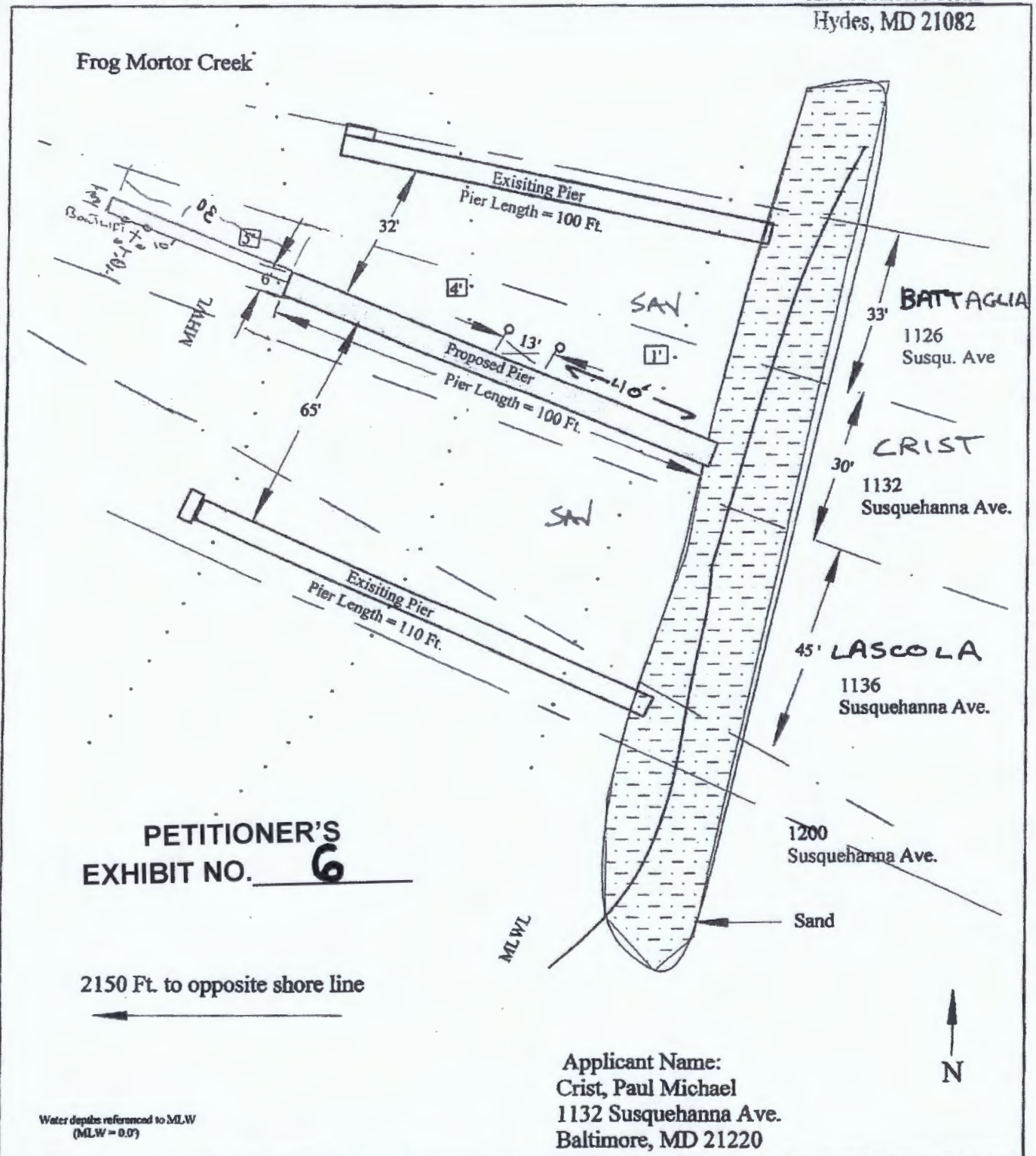
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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.

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>).

Murphy Marine Construction
12510 Harford Road
Hydes, MD 21082



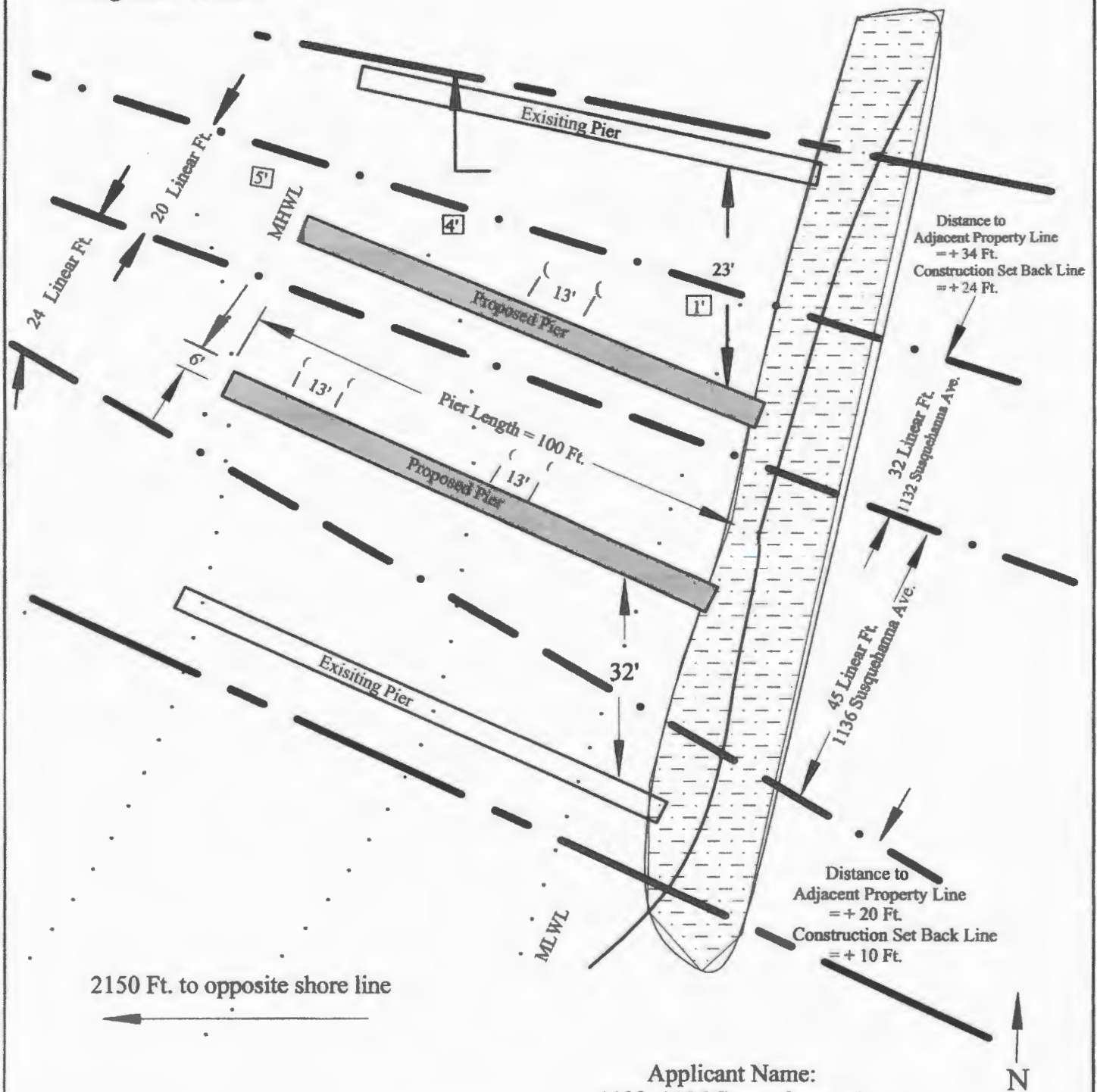
Proposed Conditions Project: Pier, Pilings & Boatlift Proposed Project for: 1132 Susquehanna Ave.	Notes: NOT TO SCALE Page 1 of 3	Legend: 1. ○ = Pilings 2. ▨ = Proposed Pier 3. — = Property Line 4. . . . = Water depth 5. >> = Boatlift
--	---	--

change to permit 6/9/14 per
add 50' to pier

REV 9/13/13
SHT 284

13-PR-0701
201361239

Frog Mortor Creek



Water depths referenced to MLW
(MLW = 0.0')

Applicant Name:
1132, 1136 Susquehanna Ave.
Baltimore, MD 21220

Proposed Conditions

Project: Pier, Platform, Pilings & Boatlift

Proposed Project for:
1132, 1136 Susquehanna Ave.

Notes:

1. Drawing not to scale

PETITIONER' S

EXHIBIT NO. 10

Legend:

1. (= Pilings
2. ■ = Proposed Pier
3. — = Property Line

Page 1 of 3