

Miscellaneous Note Form

Miscellaneous Note

Case was opened by ALJ at hearing and then continued by joint agreement between petitioner's and protestant's attorneys. The two attorneys indicated that they would contact Kristen in the Zoning Review Office to arrange for a subsequent new hearing date. Apparently, the new hearing date was never scheduled and the case was closed by the Zoning Review Office on 6/2/2024.

Debra Wiley

From: Debra Wiley
Sent: Friday, December 18, 2015 10:32 AM
To: Kristen L Lewis; Sherry Nuffer (snuffer@baltimorecountymd.gov)
Subject: FW: 2016-0094-A - 12/18 @ 10 AM

SORRY should have been 12/18 @ 10 AM – not 12/21

From: Debra Wiley
Sent: Friday, December 18, 2015 10:29 AM
To: Sherry Nuffer (snuffer@baltimorecountymd.gov) <snuffer@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: FW: 2016-0094-A - 12/21 @ 10 AM

FYI

From: John E. Beverungen
Sent: Friday, December 18, 2015 10:23 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: 2016-094-A

Deb,

The hearing in this case was opened this morning, and continued at the joint request of counsel, Howard Alderman and Bud Clark, both of whom appeared. They indicated their clients will meet and try to reach an amicable resolution of the case, and will thereafter contact Kristen/PAI to arrange for a new hearing date.

No additional posting or advertisement is necessary.

John.

Debra Wiley

From: Howard Alderman <halderman@levingann.com>
Sent: Thursday, December 17, 2015 12:42 PM
To: C William Clark; John E. Beverungen
Cc: Sherry Nuffer; Debra Wiley
Subject: RE: Tomorrow's Hearing Case NO. 2016-094-A 617 Rockaway Beach Avenue

Agreed

~~~~~  
Howard L. Alderman, Jr., Esquire  
Levin & Gann, PA  
Nottingham Centre, 8<sup>th</sup> Floor  
502 Washington Avenue  
Towson, Maryland 21204  
410-321-0600 (voice)  
410-296-2801 (fax)  
410-456-8501 (cell)  
Email: [halderman@LevinGann.com](mailto:halderman@LevinGann.com)  
Website: [www.LevinGann.com](http://www.LevinGann.com)  
Provide Feedback at <http://tinyurl.com/PLA-AVVO>



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**From:** C William Clark [mailto:CWClark@nolanplumhoff.com]  
**Sent:** Thursday, December 17, 2015 12:17 PM  
**To:** John E. Beverungen <jbeverungen@baltimorecountymd.gov>; Howard Alderman <halderman@levingann.com>  
**Cc:** Sherry Nuffer <snuffer@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>  
**Subject:** RE: Tomorrow's Hearing Case NO. 2016-094-A 617 Rockaway Beach Avenue

I am not aware of any citizens or interested persons, other than my clients who live next door to the subject property and are Protestants who would be affected. Howard and I anticipate opening the hearing and postponing it on the record so that it does not need to be re-advertised and re-posted. I am sending over today a Notice to Enter my Appearance . Thanks, Bud

C. William Clark, Esq.  
Nolan,Plumhoff & Williams, Chtd.  
502 Washington Ave., Ste. 700  
Towson, MD 21204  
410-823-7800 phone  
410-296-2765 fax  
<http://www.nolanplumhoff.com>

### Confidentiality Notice

Warning: Unauthorized interception of this communication could be a violation of Federal and Maryland Laws. The documents accompanying this transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, dissemination, copying, or the taking of any action in

reliance on the contents of this information is strictly prohibited. If you have received this transmission in error, please immediately notify us by telephone to arrange for return of the original documents to us.

---

**From:** John E. Beverungen [mailto:jbeverungen@baltimorecountymd.gov]  
**Sent:** Thursday, December 17, 2015 12:04 PM  
**To:** Howard Alderman <halderman@levingann.com>  
**Cc:** C William Clark <CWClark@nolanplumhoff.com>; Sherry Nuffer <snuffer@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>  
**Subject:** RE: Tomorrow's Hearing Case NO. 2016-094-A 617 Rockaway Beach Avenue

Gentlemen,

I am on a lunch break for a development case that will continue the rest of the day. As far as the postponement, are there any citizens or interested persons that would be prejudiced or that you would not be able to notify such that they would not come to Towson if the case was postponed?

John Beverungen  
ALJ

---

**From:** Howard Alderman [mailto:halderman@levingann.com]  
**Sent:** Thursday, December 17, 2015 11:02 AM  
**To:** John E. Beverungen <jbeverungen@baltimorecountymd.gov>  
**Cc:** Bud Clark (cwclark@nolanplumhoff.com) <cwclark@nolanplumhoff.com>; Sherry Nuffer <snuffer@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>  
**Subject:** Tomorrow's Hearing Case NO. 2016-094-A 617 Rockaway Beach Avenue

Dear Judge Beverungen:

Might you have 5 minutes after 2:30 p.m. today to speak with Bud Clark and me? We represent the parties having interest in the case tomorrow at 10 am and would like to discuss with you a joint request for continuance of the proceedings.

Thank you,

Howard Alderman

~~~~~  
Howard L. Alderman, Jr., Esquire
Levin & Gann, PA
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, Maryland 21204
410-321-0600 (voice)
410-296-2801 (fax)
410-456-8501 (cell)
Email: halderman@LevinGann.com
Website: www.LevinGann.com
Provide Feedback at <http://tinyurl.com/HLA-AVVO>



CASE NAME Bangken
CASE NUMBER 617 Puckaway. bangken
DATE 2016-0094-A
18 Dec 15

[illegible]

CASE NAME Baughen / 617 Rockaway Beach
CASE NUMBER 2016-0094A
DATE 12/18/15

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]



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 3763445

Sold To:

Huhra Homes LLC - CU00505107
PO Box 235
Lutherville Timonium, MD 21094-0235

Bill To:

Huhra Homes LLC - CU00505107
PO Box 235
Lutherville Timonium, MD 21094-0235

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

Nov 24, 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: # 2014-0094-A
617 Rockaway Beach Avenue
E/s Rockaway Beach Avenue, 775 ft. NE/s of centerline of Turkey Point Road
15th Election District - 6th Councilmanic District
Legal Owner(s) David & Darlene Baugher

Variance: to permit 1. To permit a side yard setback of 8.7 ft. in lieu of the required 15 ft. and a side yard setback of 10 ft. approved in Case No. 2014-0290 A; and 2. The utilization of the 20 ft. side yard sum relief granted in Case No. 2014-0290 A; and 3. A modification of the relief granted in the prior case; and 4. For such additional relief as the nature of this case may require for approval of the proposed improvements shown on the plan which accompanied this Petition.

Hearing: Friday, December 18, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 11/794 November 24 3763445

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising



CERTIFICATE OF POSTING

2016-0094-A

RE: Case No.: _____

Petitioner/Developer: _____

David & Darlene Baugher

December 18, 2015

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

617 Rockaway Beach Ave

November 28, 2015

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

November 28, 2015

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

November 3, 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: 2016-0094-A

617 Rockaway Beach Avenue

E/s Rockaway Beach Avenue, 775 ft. NE/s of centerline of Turkey Point Road

15th Election District – 6th Councilmanic District

Legal Owners: David & Darlene Baugher

Variance to permit 1. To permit a side yard setback of 8.7 ft. in lieu of the required 15 ft. and a side yard setback of 10 ft. approved in Case No. 2014-0290 A; and 2. The utilization of the 20 ft. side yard sum relief granted in Case No. 2014-0290 A; and 3. A modification of the relief granted in the prior case; and 4. For such additional relief as the nature of this case may require for approval of the proposed improvements shown on the plan which accompanied this Petition.

Hearing: Friday, December 18, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Howard Alderman, Jr., 502 Washington Avenue, Ste. 800, Towson 21204
Mr. & Mrs. Baugher, 615 Rockaway Beach Avenue, Baltimore 21221
Clint Huhra, 2344 York Road, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., NOVEMBER 28, 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 24, 2015 Issue - Jeffersonian

Please forward billing to:

Clint Huhra
Huhra Homes, LLC
P.O. Box 235
Timonium, MD 21093

800-330-1930

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2016-0094-A

617 Rockaway Beach Avenue

E/s Rockaway Beach Avenue, 775 ft. NE/s of centerline of Turkey Point Road

15th Election District – 6th Councilmanic District

Legal Owners: David & Darlene Baugher

Variance to permit 1. To permit a side yard setback of 8.7 ft. in lieu of the required 15 ft. and a side yard setback of 10 ft. approved in Case No. 2014-0290 A; and 2. The utilization of the 20 ft. side yard sum relief granted in Case No. 2014-0290 A; and 3. A modification of the relief granted in the prior case; and 4. For such additional relief as the nature of this case may require for approval of the proposed improvements shown on the plan which accompanied this Petition.

Hearing: Friday, December 18, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE
617 Rockaway Beach Rd; E/S Rockaway Beach
Road, 775' N from c/line of Turkey Point Road*
15th Election & 6th Councilmanic Districts
Legal Owner(s): David & Darlene Baugher
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-094-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
OCT 22 2015

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of October, 2015, a copy of the foregoing Entry of Appearance was mailed to Huhra Homes, Attn: Clint Huhra, 2344 York Road, Timonium, Maryland 21093 and Howard Alderman, Esquire, Levin & Gann, P.A., 502 Washington Avenue, Suite 800, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 617 ROCKAWAY BEACH AVENUE

which is presently zoned DR 3.5

Deed References: 8336/081

10 Digit Tax Account # 15-08-303860

Property Owner(s) Printed Name(s) DAVID W. & DARLENE J. BAUGHER

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. xx a **Variance** from Section(s)

SEE ATTACHED

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Howard L. Alderman, Jr., Esq. / Levin & Gann, PA

Name- Type or Print

Signature

502 Washington Avenue, STE 800

Towson

MD

Mailing Address

City

State

21204 / 4103210600

halderman@levingann.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

David W. Baugher

Darlene J. Baugher

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

615 Rockaway Beach Avenue

Baltimore

MD

Mailing Address

City

State

21221

/ 410-978-6552

/ dbaugher@comcast.net

Zip Code

Telephone #

Email Address

Representative to be contacted:

Huhra Homes Attn: Clint Huhra

Name - Type or Print

Signature

2344 York Road

Timonium

MD

Mailing Address

City

State

21093

/ 800-330-1930

/ clint@huhrahomes.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2016-0094 A

Filing Date 10/14/15

Do Not Schedule Dates: _____

Reviewer AT

CASE NO: 2016- 0094-A

Address: 617 Rockaway Beach Avenue
Legal Owners: David W. & Darlene J. Baugher
Present Zoning: DR 3.5

PETITION FOR VARIANCE

REQUESTED RELIEF:

A Variance from: i) BCZR § 1B02.3.C.1 to permit a side yard setback of 8.7 feet in lieu of the required 15 feet and the side yard setback of 10 feet approved in Case No. 2014-0290-A; ii) utilization of the 20' side yard sum relief granted in Case No. 2014-0290-A; and iii) a modification of the relief granted in the prior case and for such additional relief as the nature of this case may require for approval of the proposed improvements shown on the plan which accompanied this Petition.

For Additional Information Contact:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre
502 Washington Centre
8th Floor
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801

halderman@LevinGann.com

2016-0094-A

ZONING DESCRIPTION

617 ROCKAWAY BEACH AVENUE

Beginning at a point on the east side of Rockaway Beach Avenue (50 feet wide), distant northerly 775 feet from its intersection with the center of Turkey Point Road, thence being all of Lot 63 as shown on the plat entitled Rockaway Beach recorded among the Baltimore County plat records in Plat Book 4 Folio 171. Containing 11,800 square feet or 0.271 acre of land, more or less.

Being known as 617 Rockaway Beach Avenue. Located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, Md.

2016-0094-A

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: _____

2016-0094-A

Petitioner: _____

DAVID BAUGHER

Address or Location: _____

617 ROCKAWAY BEACH DR.

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Clint Huhra Huhra Homes, LLC

Address: _____

PO Box 235

Timonium, MD 21094

Telephone Number: _____

800-330-1980

THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
DOUGLAS L. BURGESS
C. WILLIAM CLARK
CATHERINE A. POTTHAST*
E. BRUCE JONES

* ALSO ADMITTED IN D.C.

Law Offices
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800

TELEFAX: (410) 296-2765

EMAIL: NPW@NOLANPLUMHOFF.COM
WEB SITE: WWW.NOLANPLUMHOFF.COM

J. EARLE PLUMHOFF
(1940-1988)

NEWTON A. WILLIAMS
(RETIRED 2000)

RALPH E. DEITZ
(1918-1990)

12/18/15
to WCR
8
To: Knister

December 17, 2015

Arnold Jablon
Office of Zoning
County Office Building
111 West Chesapeake Ave.
Room 111
Towson, MD 21204



RE: Case Number 2016-0094A ; 617 Rockaway Beach Ave.

Dear Mr. Jablon:

In connection with the above captioned case, enclosed herein please find an Entry of Appearance.

Please contact me with any questions or concerns. Until I hear from you, I remain.

Very truly yours,

C. William Clark

CWC/jkc
Enclosure

Cc: Howard Alderman, Esq. Attorney for Petitioners
Peter Max Zimmerman, People's Counsel for Baltimore County

RE: PETITION FOR VARIANCE
617 Rockaway Beach Avenue,

6th Election District

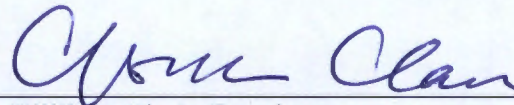
PROTESTANTS

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* Case Number: 2016-0094A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the undersigned counsel to represent the Protestants, William and Anita Goodwin, 619 Rockaway Beach Avenue, Baltimor MD 21221, in reference to the above captioned matter, and please have all notices forwarded to the undersigned.



C. William Clark, Esquire
NOLAN, PLUMHOFF & WILLIAMS, CHTD.
Suite 700 Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204
(410) 823-7800

CERTIFICATE OF SERVICE

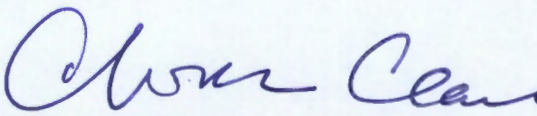
I HEREBY CERTIFY, that on this 17th day of December 2015, a copy of the foregoing Entry of Appearance was mailed, via first-class mail, postage prepaid to the following:

Howard Alderman, Esq.
502 Washington Ave. Suite 800
Towson, MD 21204

Attorney for Petitioners

Peter Max Zimmerman, Esquire
People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

People's Counsel for Baltimore County


C. William Clark

THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
DOUGLAS L. BURGESS
C. WILLIAM CLARK
CATHERINE A. POTTHAST*
E. BRUCE JONES

* ALSO ADMITTED IN D.C.

Law Offices
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800

TELEFAX: (410) 296-2765

EMAIL: NPW@NOLANPLUMHOFF.COM
WEB SITE: WWW.NOLANPLUMHOFF.COM

J. EARLE PLUMHOFF
(1940-1988)

NEWTON A. WILLIAMS
(RETIRED 2000)

RALPH E. DEITZ
(1918-1990)

December 17, 2015

Arnold Jablon
Office of Zoning
County Office Building
111 West Chesapeake Ave.
Room 111
Towson, MD 21204

RECEIVED

DEC 18 2015

OFFICE OF ADMINISTRATIVE HEARINGS

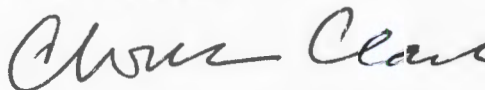
RE: Case Number 2016-0094A ; 617 Rockaway Beach Ave.

Dear Mr. Jablon:

In connection with the above captioned case, enclosed herein please find an Entry of Appearance.

Please contact me with any questions or concerns. Until I hear from you, I remain.

Very truly yours,



C. William Clark

CWC/jkc
Enclosure

Cc: Howard Alderman, Esq. Attorney for Petitioners
Peter Max Zimmerman, People's Counsel for Baltimore County

RE: PETITION FOR VARIANCE
617 Rockaway Beach Avenue,
6th Election District

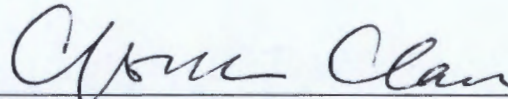
PROTESTANTS

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* Case Number: 2016-0094A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the undersigned counsel to represent the Protestants, William and Anita Goodwin, 619 Rockaway Beach Avenue, Baltimor MD 21221, in reference to the above captioned matter, and please have all notices forwarded to the undersigned.



C. William Clark, Esquire
NOLAN, PLUMHOFF & WILLIAMS, CHTD.
Suite 700 Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204
(410) 823-7800

RECEIVED

DEC 18 2015

OFFICE OF ADMINISTRATIVE HEARINGS

CERTIFICATE OF SERVICE

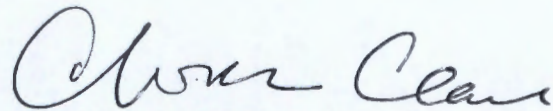
I HEREBY CERTIFY, that on this 17th day of December 2015, a copy of the foregoing Entry of Appearance was mailed, via first-class mail, postage prepaid to the following:

Howard Alderman, Esq.
502 Washington Ave. Suite 800
Towson, MD 21204

Attorney for Petitioners

Peter Max Zimmerman, Esquire
People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

People's Counsel for Baltimore County



C. William Clark



LEVIN & GANN, P.A.
Problem Solvers. Passionate Advocates.

Recognized as One
Of Maryland's
Super Lawyers

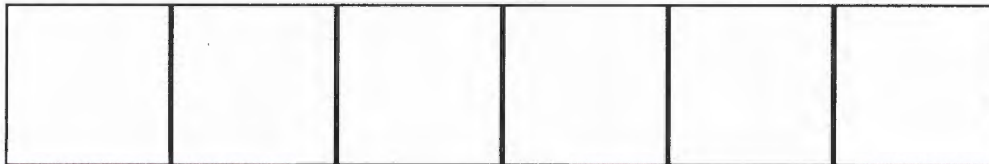
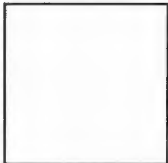


This email is confidential, intended only for the named recipient(s) above and may contain information that is privileged, attorney work product or exempt from disclosure under applicable law. If you have received this message in error or are not the named recipient(s), please notify immediately the sender at 410-321-0600 and delete this email message from your computer as any and all unauthorized distribution or use of this message is strictly prohibited. Thank you.

Circular 230 Disclosure: Pursuant to recently-enacted U.S. Treasury Department Regulations, we are now required to advise you that, unless otherwise expressly indicated, any federal tax advice contained in this communication, including attachments and enclosures, is not intended or written to be used, and may not be used, for the purpose of either (i) avoiding tax-related penalties under the U.S. Internal Revenue Code or (ii) promoting, marketing or recommending to another party any tax-related matters addressed herein.

NOTE: If a file in Adobe/PDF format is attached to this message and you do not have the software to open it, you may download and install the software at no cost from the following: <http://www.adobe.com/products/acrobat/readstep2.html>

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

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>10/22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>11/2</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
<u>11/2</u>	PLANNING (if not received, date e-mail sent _____)	<u>noobj</u>
<u>10/21/15</u>	STATE HIGHWAY ADMINISTRATION	<u>noobj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>11/24/15</u>	
SIGN POSTING	Date: <u>11/28/15</u> by <u>SSG Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

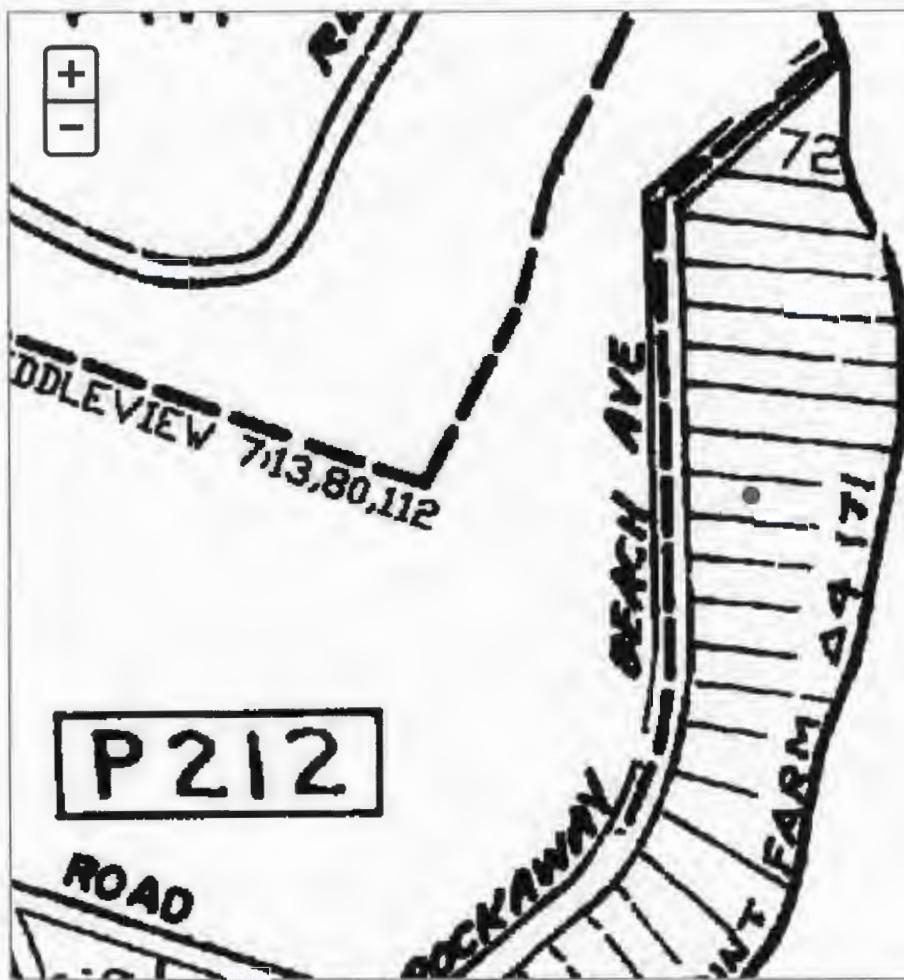
Comments, if any: _____

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 - 15 Account Number - 1508303860			
Owner Information					
Owner Name:	BAUGHER DAVID W BAUGHER DARLENE J		Use:	RESIDENTIAL	
Mailing Address:	615 ROCKAWAY BEACH AVE BALTIMORE MD 21221-1811		Principal Residence:	NO	
			Deed Reference:	/08336/ 00081	
Location & Structure Information					
Premises Address:	617 ROCKAWAY BEACH AVE 0-0000 Waterfront		Legal Description:	TURKEY POINT FARM	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0098	0015	0211		0000	63 2015 0004/0171
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1919	896 SF			10,450 SF	34
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	SIDING	1 full	1 Detached
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		202,100	202,100		
Improvements		68,300	74,300		
Total:		270,400	276,400	272,400	274,400
Preferential Land:		0			0
Transfer Information					
Seller: HEATH CHARLES H		Date: 11/29/1989		Price: \$165,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08336/ 00081		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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					

Baltimore CountyNew Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1508303860**

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>).



KEVIN KAMENETZ
County Executive

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

December 9, 2015

David W & Darlene J Baugher
615 Rockaway Beach Avenue
Baltimore MD 21221

RE: Case Number: 2016-0094 A, Address: 617 Rockaway Beach Avenue

Dear Mr. & Ms. Baugher:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 14, 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 style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Howard L Alderman, Esquire, 502 Washington Avenue, Suite 800, Towson MD 21204
Huhra Homes, Clint Huhra, 2344 York Road, Timonium MD 21093

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



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

Date: 10/21/15

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

RE: Baltimore County
Item No. 2016-0094-A
Variance
David W. & Darlene J. Baugher
617 Rockaway Beach Drive

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. 2016-0094-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, appearing to read "David W. Peake".

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

DWP/RAZ

12/18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

NOV 02 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 2, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0094-A
Address 617 Rockaway Beach Drive
(Baugher Property)

Zoning Advisory Committee Meeting of October 19, 2015.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Buffer Management Area (BMA) and is subject to Critical Area requirements. The applicant is proposing to construct a single family dwelling with attached deck with reduced side yard setbacks. The lot is waterfront, and the proposed dwelling must meet all LDA and BMA requirements, including lot coverage, and mitigation. As shown on the previously approved building permit, all LDA and BMA requirements were met. If the proposal continues to meet all LDA and BMA requirements, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront. Mitigation was provided with the previously approved building permit. If lot coverage, BMA, and mitigation requirements continue to be met, then that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

As previously approved, all LDA and BMA requirements were met. IF BMA, mitigation and lot coverage requirements continue to be met the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: October 27, 2015

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 2, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 617 Rockaway Beach Avenue

INFORMATION:

Item Number: 16-094

Petitioner: David and Darlene Baugher

Zoning: DR 3.5

Requested Action: Variance

RECEIVED

NOV 03 2015

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a side yard setback of 8.7 feet and the side yard setback of 10 feet approved in Case No. 2014-0290 and the utilization of the 20' sum of side yard relief granted in Case No. 2014-0290 in lieu of the required 15 feet and sum of side yards of 25 feet and modification of the relief granted in the prior case.

The dwelling is currently under construction. The side yard setbacks requested are not uncommon for this area.

The Department of Planning has no objection to granting of the petitioned zoning relief.

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

Division Chief:
AVA/KS

Kathy Schlabach

C: Krystle Patchak

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

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2015
Item No. 2016-0088, 0089, 0090 and 0094

DATE: October 22, 2015

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\ZAC10122015.doc

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE:

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Glenn Berry, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2016-0094-A
Legal Owner/Petitioner: BAUGHER David W / BAUGHER Darlene J
Contract Purchaser:
Property Address: 617 Rockaway Beach DR
Location Description: E/S Rockaway beach DR, 775 FT NE/S of centerline of Turkey Point Road

VIOLATION INFORMATION: Case No. CB 1500588
Defendants:

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME Tim Kidd

ADDRESS

M211 STOP
1009

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Room 113 in order that the appropriate action may be taken relative to the violation case.

AGB/

C: Code Enforcement Officer

UPDATE / MESSAGE FORM

DATE: 10-14-15

INSPECTOR: G BEARY JT KIPD

CASE: CB1500588

ADDRESS: 617 ROCKAWAY BEACH AVE

COMMENTS: VAR. CASE 2016-0094-A HAS BEEN
APPLIED FOR TO CORRECT ~~SET~~ CONFORM
WITH ACTUAL SET BACKS OF HOUSE BEING
CONSTRUCTED 8869710. OK TO MAKE
STRUCTURE WEATHER TIGHT - INSTALL ROOF
& WINDOWS, DOORS. ALL OTHER WORK
TO REMAIN STOPPED UNTIL FINAL
ORDER OF VARIANCE. NO CHARGE IN
RE-CK DATE. G BEARY LX

Entered into Envision _____

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

15th dist

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB 1500588 Property No. 1508303860 Zoning: _____

Name(s): Baughner, David W
Baughner, Darlene J

Address: 615 Rockaway Beach Ave Balto MD 21221 -
1811

Violation Location: 617 Rockaway Beach Ave " " "

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNT LAWS:

International Building Code 2015 section 115 stop work order

Stop Work

Location of new home must match permit set backs.
Owner has acknowledged set backs from property
lines are incorrect. Revise permit.

please call Building Inspections w/ questions 410-887-3953

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: _____ DATE ISSUED: _____

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION
SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR
90 DAYS IN JAIL, OR BOTH.

INSPECTOR: _____ PRINT NAME: _____

STOP WORK NOTICE

PURSUANT TO INSPCTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE
CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESME WITH THE APPROVAL OF THE DIVISION
OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 10.21.15 DATE ISSUED: 9.21.15

INSPECTOR: Jim Kidd PRINT NAME: Jim Kidd

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

DATE: 09/16/2015

STANDARD ASSESSMENT INQUIRY (1)

TIME: 15:19:11

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 08 303860	15	3-0	34-00	N	NO		07/30/15
BAUGHER DAVID W				DESC-1..			
BAUGHER DARLENE J				DESC-2.. TURKEY POINT FARM			
615 ROCKAWAY BEACH AVE				PREMISE. 00617 ROCKAWAY BEACH AVE			

00000-0000

BALTIMORE

MD 21221-1811 FORMER OWNER: HEATH CHARLES H

----- FCV -----			----- PHASED IN -----			
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	202,100	202,100		FCV	ASSESS	ASSESS
IMPV:	68,300	74,300	TOTAL..	272,400	272,400	270,400
TOTL:	270,400	276,400	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	0
CURT:	0	0	EXEMPT.		0	0
DATE:	01/12	01/15				

----	TAXABLE BASIS	----	FM DATE
	ASSESS:	272,400	06/04/15
	ASSESS:	270,400	
	ASSESS:	0	

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 09/16/2015

STANDARD ASSESSMENT INQUIRY (2)

TIME: 15:19:32

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 08 303860	15	3-0	34-00	N	NO		07/30/15
LOT....	63	BOOK....		MAP.....	0098	LOT WIDTH.....	50.00
BLOCK..		FOLIO...		GRID....	0015	LOT DEPTH.....	.00
SECTION..				PARCEL..	0211	LAND AREA..	10450.000 S
PLAT..						YEAR BUILT.....	19

-----TRANSFER DATA-----

NUMBER..... 028279
 DATE..... 11/29/89
 PURCHASE PRICE..... 165,000
 GROUND RENT..... 0
 DEED REF LIBER..... 08336
 DEED REF FOLIO..... 0081
 CONVEYED IND..... 1
 TOT-PART TRAN IND.....
 GRANTOR ACCT NO.. - -

CRITICAL	NEW CONST	CARD
AREAS CODE	YEAR	NO
		14764

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE.....
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT..... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE	SQ. FEET
	896

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 09/16/2015

STANDARD ASSESSMENT INQUIRY (3)

TIME: 15:19:37

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 08 303860	15	3-0	34-00	N	NO		07/30/15

-----STATE-----

GEO CODE N/A LAND-USE

REC CREATE DATE.. 07/30/15

82 NO R

DELETE CODE..... M

DATE DELETED.....

LAST FM DATE..... 06/04/15

LAST FM TYPE.....

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 07/30/15

PRIOR LOAD DATE.. 07/07/15

STATE TAXABLE ASSESS

ASSESS: 272,400

ASSESS: 270,400

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1500588

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1500588	Timothy Kidd		09/15/2015	Inspection Scheduled		

Complaint Description: New structure being built at 617 Rockaway Beach Ave. Essex 21221. The building which was awarded a variance to build at 10 foot property lines instead of a total of 25 feet for a new structure, is improperly located at 7.5 feet from the property line of 619 Rockaway Beach Ave. Essex 21221.

Additionally, there is an agreement that was entered into between the property owners to resolve the appeal of the variance that has been violated in every requirement.

Property

617 ROCKAWAY BEACH AVE
ESSEX, MD 21221
Tax Id: 1508303860

Owner

BAUGHER DAVID W BAUGHER DARLENE J
615 ROCKAWAY BEACH AVE
BALTIMORE, MD 21221-1811

Complainant

William Joseph Goodwin, Jr.
619 Rockaway Beach Ave.
Baltimore MD, 21221
410-391-7595
wjgoodwinjr@mac.com

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Timothy Kidd		Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

9.21.15. posted ~~and gave~~ ^{both addresses} ~~both addresses~~
A STOP work connection notice. To Revisit permit. to
state correct set backs R/C 10-21-15 IRV.
T Kidd

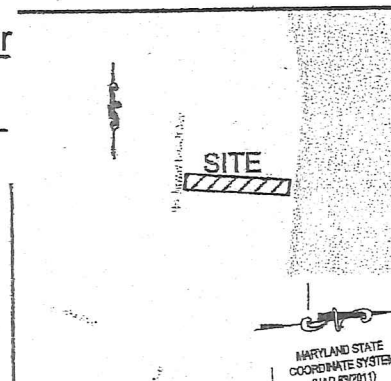
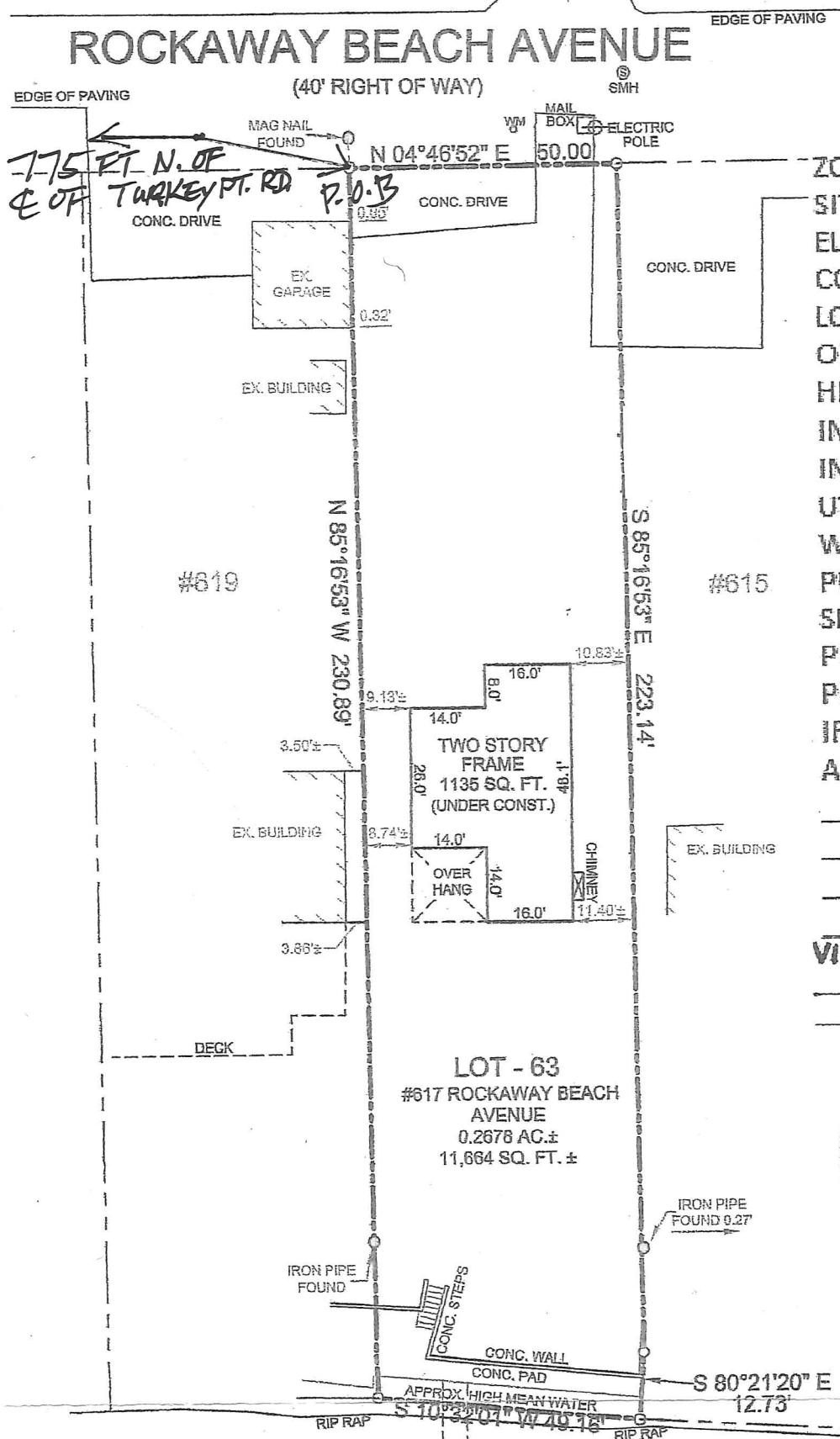


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 617 Rockaway Beach Ave OWNER(S) NAME(S) David & Darlene Baugher

SUBDIVISION NAME Turkey Point Farm LOT # 63 BLOCK # _____ SECTION # _____

PLAT BOOK # 0004 FOLIO # 0171 10 DIGIT TAX # 1508303860 DEED REF. # 8336 / 00081



VICINITY MAP

ZONING MAP# 98/0211

SITE ZONED DR 3.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE .239

OR SQUARE FEET 10,450

HISTORIC ? No

IN CBCA ? YES

IN FLOOD PLAIN ? No

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING ? Yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2014-0290-A - Approved

VIOLATION CASE INFO:

NO



REVISIONS:

1. PLAT REVISED TO SHOW ADDITIONAL OFFSETS TO PROPERTY LINES
2. ADJUST PROPERTY LINES AT R/W AND HIGH MEAN WATER

PRECISION
SURVEYING AND
MAPPING
LLC

2000 South River Drive, Middle River, Maryland 21220

DATE

9-22-15

SCALE

1"=30'

DESIGNED BY

DRAWN BY

CHESAPEAKE BAY

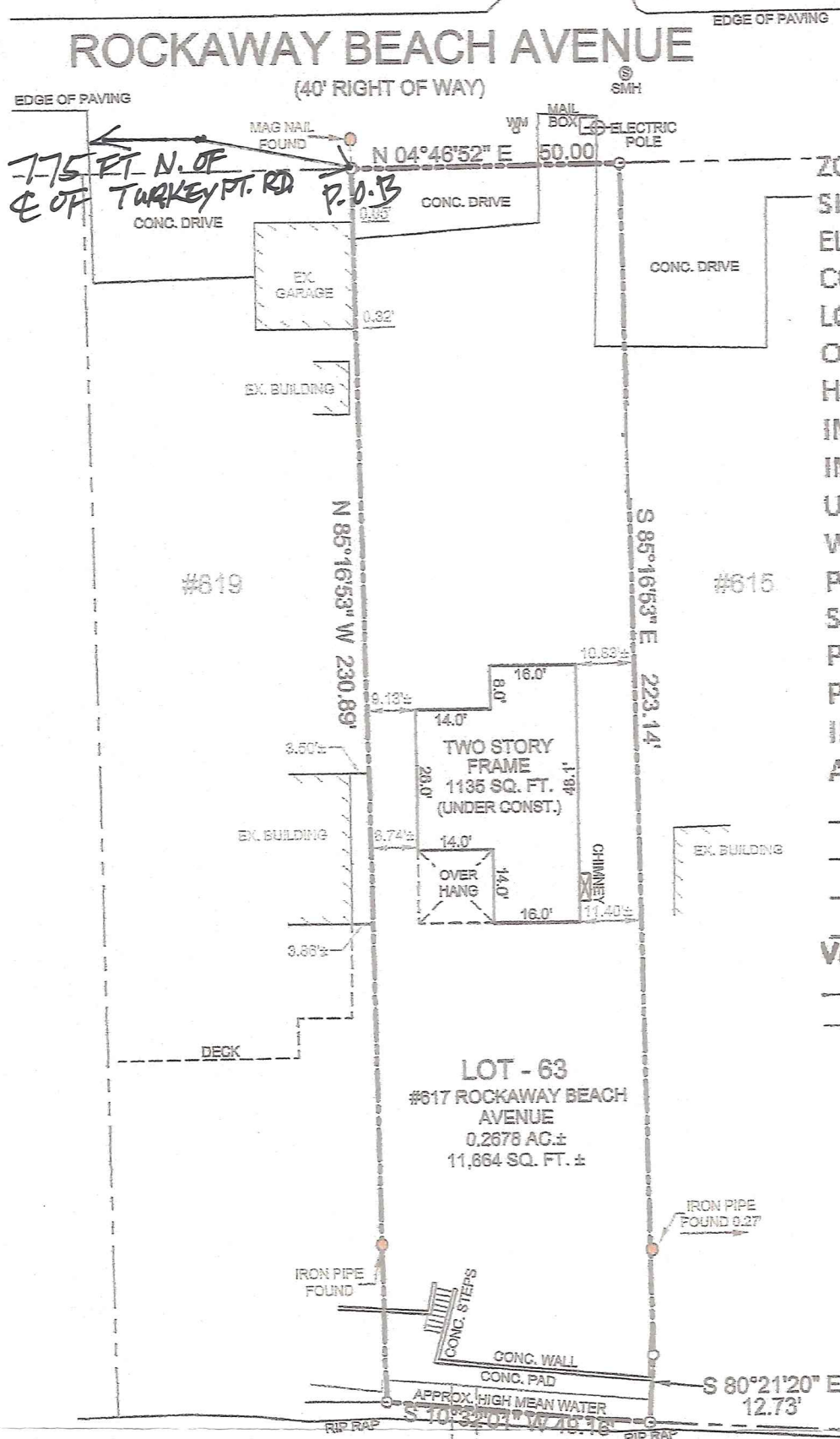
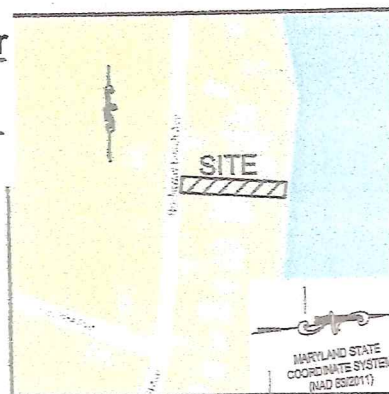
2016-0094-A

BOUNDARY SURVEY
DAVID W. AND DARLENE J.
BAUGHER PROPERTY

LOT-63

DEED REFERENCE: LIBER 8336 FOLIO 81
#617 ROCKAWAY BEACH AVENUE

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 617 Rockaway Beach AVE OWNER(S) NAME(S) David & Darlene Baugher
SUBDIVISION NAME Turkey Point Farm LOT # 63 BLOCK # _____ SECTION # _____
PLAT BOOK # 0004 FOLIO # 0171 10 DIGIT TAX # 1508303860 DEED REF. # 8336 / 00081



VICINITY MAP

ZONING MAP# 98/0211
SITE ZONED DR 3.5
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WATER IS: PUBLIC X PRIVATE _____
SEWER IS: PUBLIC X PRIVATE _____
PRIOR HEARING ? Yes
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
2014-0290-A - Approved

VIOLATION CASE INFO: NO



REVISIONS:
1. PLAT REVISED TO SHOW ADDITIONAL OFFSETS TO PROPERTY LINES
2. ADJUST PROPERTY LINES AT R/W AND HIGH MEAN WATER

PRECISION
SURVEYING AND
MAPPING LLC

6809 South River Drive, Middle River, Maryland 21220

DATE
9-22-15
SCALE
1"=30'
DESIGNED BY
DRAWN BY

CHESAPEAKE BAY

2016-0094-A

BOUNDARY SURVEY
DAVID W. AND DARLENE J. BAUGHER PROPERTY

LOT-63
DEED REFERENCE: LIBER 8336 FOLIO 81
#617 ROCKAWAY BEACH AVENUE