MEMORANDUM

DATE: March 29, 2016

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2016-0132-A– Appeal Period Expired

The appeal period for the above-referenced case expired on March 28, 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

KEVIN KAMENETZ
County Executive

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

February 25, 2016

Kenneth & Beverly Brazerol
2416 Wahoo Road
Mount Nebo, WV. 26679

RE: Petition for Variance
Case No. 2016-0132-A
Property: 1144 Engleberth

Dear Mr. & Mrs. Brazerol:

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,

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Bernadette Moskunas, 200 E. Joppa Road, Room 101, Towson, Maryland 21286

IN RE: PETITION FOR VARIANCE **(1144 Engleberth Road)** 15th Election District 7th Council District Beverly & Kenneth Brazerol *Legal Owners* Petitioners	* * * * *	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **CASE NO. 2016-0132-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Beverly & Kenneth Brazerol, owners of the subject property ("Petitioner"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §§1A04.3.B.2 & 1A04.3.B.3 as follows: (1) to permit a proposed dwelling with a front setback of 9 ft. to the property line and 19 ft. to the centerline of the road in lieu of the required 50 ft. and 75 ft.; (2) to permit a proposed dwelling with a rear setback of 5 ft. and a side setback of 19 ft. in lieu of the required 50 ft. setbacks for each; (3) to permit a front yard open projection with a setback of 5 ft. to the property line and 15 ft. to the centerline of the road in lieu of the required 37.5 ft. and 56.25 ft.; and (4) to permit a proposed dwelling with lot coverage of 40% in lieu of the maximum 15% lot coverage. A site plan was marked as Petitioners' Exhibit 1.

The owners and Bernadette Moskunas, from Site Rite Surveying, Inc. appeared in support of the Petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection and Sustainability (DEPS) indicating that the Petitioners must comply with the Chesapeake Bay Critical Area regulations.

ORDER RECEIVED FOR FILING
Date 2/25/16
By SEN

The subject property is approximately 6,131 square feet and is zoned RC 5. The property is shown as Lot 25 on the Plat of Eagle Nest Point, recorded in March 1925. A single family dwelling (SFD) existed on the site until approximately 2007, at which time it was razed. Petitioners propose to construct a new dwelling on the lot, in essentially the same footprint as the prior structure.

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 must necessitate 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).

Petitioners have met this test. The property is of irregular dimensions and is therefore unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to construct the proposed single family dwelling. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County/community opposition.

THEREFORE, IT IS ORDERED, this **25th** day of February**, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §§1A04.3.B.2 & 1A04.3.B.3 as follows: (1) to permit a proposed dwelling with a front setback of 9 ft. to the property line and 19 ft. to the centerline of the road in lieu of the required 50 ft. and 75 ft.; (2) to permit a proposed dwelling with a rear setback of 5 ft. and a side setback of 19 ft. in lieu of the required 50 ft. setbacks for each; (3) to permit a front yard open projection with a setback of 5 ft. to the property line and 15 ft. to the centerline of the road in lieu of the required 37.5 ft. and 56.25 ft.; and (4) to permit a proposed

ORDER RECEIVED FOR FILING
Date 2/25/16
By Sen

dwelling with a lot coverage of 37.9% in lieu of the maximum 15% lot coverage, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the ZAC comment from DEPS, a copy of which is attached hereto.
3. Prior to issuance of building permits Petitioners must comply with the RC 5 Performance Standards, as determined by the Department of Planning.

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:/sln

ORDER RECEIVED FOR FILING
Date 2/25/16
By Aln

1/25

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JAN 20 2016

OFFICE OF ADMINISTRATIVE HEARINGS

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

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

DATE: January 20, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0132-A
Address 1144 Engleberth Road 21221
(Brazerol Property)

Zoning Advisory Committee Meeting of November 9, 2015.

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 subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to construct a dwelling with garage and porches on a lot that is 6,131 square feet in size with reduced front, rear, and side setbacks, and with a building coverage of 40% of the lot in lieu of the maximum 15% building coverage (BCZR:1A04.3.B.3). A site inspection by EPS revealed that Critical Area lot coverage is currently 2,323 square feet. Based on the indicated lot size, the Critical Area law limits the total lot coverage on the property to 25% (1,533 square feet), or a maximum of 2,033 square feet with mitigation for the amount allowed over 25%. In this case, the property is limited to a maximum lot coverage of the existing and grandfathered amount of 2,323 square feet. In addition, the site must meet the 15% forest requirement, and any required forest mitigation requirements. EPS does not support the 40% building coverage as the site is limited to the maximum total Critical Area lot coverage that is 37.9% of the property. EPS has no comments on the setback reductions. The proposed development can minimize water quality impacts if LDA lot coverage requirements and all forest requirements are met. Critical Area lot coverage is defined in State of Maryland Natural Resources

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Date 2/25/16

By sen

Article §8-1802(a)(17). The plans need to show all existing and proposed lot coverage, trees and forest, and any wetlands and buffers.

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

   The lot is developed with an existing parking area, a shed, and a partial house foundation, is not waterfront, and there are no habitat protection areas on site. Therefore, fish, plant, and wildlife habitat in the Chesapeake Bay will be conserved if Critical Area requirements are met.

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 presented, the applicant's proposal to develop the site cannot be consistent with this goal, or with established land-use policies. Development of the site can meet these goals provided that the development can comply with all Critical Area requirements.

Reviewer: Paul Dennis Date: December 21, 2015

S:\EPS\Shared\DEShared\Devcoord\1 ZAC-Zoning Petitions\ZAC 2016\ZAC 16-0132-A 1144 Engleberth Road.doc

ORDER RECEIVED FOR FILING

Date 2/25/16

By Sen

CBCA

FLOOD

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 1144 Engleberth Road **which is presently zoned** RC5

Deed References: 34228/58 10 Digit Tax Account # 1 5 1 3 2 0 0 1 3 4

Property Owner(s) Printed Name(s) BEVERLY BRAZEROL

(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.X **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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Beverly Brazerol, Kenneth Brazerol

Name #1 – Type or Print Name #2 – Type or Print

Beverly Brazerol Kenneth H Brazerol

Signature #1 Signature # 2

2416 Wahoo Road Mount Nebo WV

Mailing Address City State

26679, 1-410-746-7982, kabraz45@aol.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Date 2/25/16

By AEN

Representative to be contacted:

Bernadette Moskunas Site Rite Surveying, Inc.

Name – Type or Print

Bernadette Moskunas

Signature

200 E. Joppa Road Rm101 Towson, MD

Mailing Address City State

21286, 410 828-9060, siteriteinc@aol.com

Zip Code Telephone # Email Address

CASE NUMBER 2016-0132-A **Filing Date** 11/24/15 **Do Not Schedule Dates:** _____ **Reviewer** JS

REV. 10/4/11

BCZR: 1A04.3.B.2 →

To permit a proposed dwelling with a front set back of 9 feet to the property line and 19 feet to the centerline of the road in lieu of the required 50 feet and 75 feet respectively.

To permit a proposed dwelling with a rear setback of 5 feet and a side setback of 19 feet in lieu of the required 50 feet setbacks for each.

To permit a front yard open projection with a setback 5 feet to the property line and 15 feet to the centerline of the road in lieu of the required 37.5 feet and 56.25 feet respectively.

BCZR: 1A04.3.B.3 →

To permit a proposed dwelling with lot coverage of 40% in lieu of the maximum 15% lot coverage.

Any other relief deemed necessary by the Baltimore County Hearing Officer.

ZONING PROPERTY DESCRIPTION FOR
#1144 ENGLEBERTH ROAD

BEGINNING at a point on the north side of Engleberth Road which is a 20 foot right-of-way at the distance of 670 feet, more or less from the center line of Cross Road which is 20 feet wide. Being Lot No. 25 in the subdivision of "Eagles Nest Point" as recorded in Baltimore County Plat Book No. 8 folio No. 70, containing 6,141 S.F. more or less.

Located in the 15th Election District, 7th Councilmanic District.

Michael V. Moskunas

Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175

Site Rite Surveying, Inc.
Shell Building
200 East Joppa Road
Suite 101
Towson MD 21286
(410) 828-9060

2016-0132-A

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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 legal owner/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 legal owner/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:

Case Number: 2016-0132-A

Property Address: #1144 Engleberth Road

Property Description: North side of Engleberth Road, south of Cross Road.

Legal Owners (Petitioners): Beverly and Kenneth Brazerol

Contract Purchaser/Lessee: n/a

PLEASE FORWARD ADVERTISING BILL TO:

Name: Beverly and Ken Brazerol

Company/Firm (if applicable): n/a

Address: 2416 Wahoo Road
Mount Nebo, WV 26679

Telephone Number: 1-410-746-7982

Revised 5/20/2014

KEVIN KAMENETZ
County Executive

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

December 7, 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: 2016-0132-A
1144 Engleberth Road
N/s Engleberth Road, 670 ft. to the centerline of Cross Road
15th Election District – 7th Councilmanic District
Legal Owners: Beverly & Kenneth Brazerol

Variance to permit a proposed dwelling with a front setback of 9 ft. to the property line and 19 ft. to the centerline of the road in lieu of the required 50 ft. and 75 ft. respectively; to permit a proposed dwelling with a rear setback of 5 ft. and a side setback of 19 ft. in lieu of the required 50 ft. setbacks for each.; to permit a front yard open projection with a setback 5 ft. to the property line and 15 ft. to the centerline of the road in lieu of the required 37.5 ft. and 56.25 ft. respectively. Any other relief deemed necessary by the Baltimore County Administrative Law Judge.

Hearing: Monday, January 25, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Brazerol, 2416 Wahoo Road, Mount Nebo, WV 26679
Bernadette Moskuanas, 200 E. Joppa Road, Rm. 101, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 5, 2016**
(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, January 5, 2016 Issue - Jeffersonian

Please forward billing to:
Beverly & Kenneth Brazerol
2416 Wahoo Road
Mount Nebo, WV 26679

1-410-746-7982

NOTICE OF ZONING HEARING

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Legal Owners: Beverly & Kenneth Brazerol

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Hearing: Monday, January 25, 2016 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 1144 Engleberth Road; N/S Engleberth Road, 670' to c/line of Cross Road 15th Election & 7th Councilmanic Districts Legal Owner(s): Beverly & Kenneth Brazerol Petitioner(s)	* * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2016-132-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.

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

RECEIVED
DEC 04 2015

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of December, 2015, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying Inc, 200 East Joppa Road, Room 101, Towson, Maryland 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 3860874

Sold To:
Beverly Brazerol - CU00511799
2416 Wahoo Rd
Mount Nebo,WV 26679-8175

Bill To:
Beverly Brazerol - CU00511799
2416 Wahoo Rd
Mount Nebo,WV 26679-8175

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

Jan 05, 2016

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: # 2016-0132-A
1144 Engleberth Road
N/s Engleberth Road, 670 ft. to the centerline of Cross Road
15th Election District - 7th Councilmanic District
Legal Owner(s) Beverly & Kenneth Brazerol

Variance: to permit a proposed dwelling with a front setback of 9 ft. to the property line and 19 ft. to the centerline of the road in lieu of the required 50 ft. and 75 ft. respectively; to permit a proposed dwelling with a rear setback of 5 ft. and a side setback of 19 ft. in lieu of the required 50 ft. setbacks for each; to permit a front yard open projection with a setback 5 ft. to the property line and 15 ft. to the centerline of the road in lieu of the required 37.5 ft. and 56.25 ft. respectively, Any other relief deemed necessary by the Baltimore County Administrative Law Judge.

Hearing: Monday, January 25, 2016 at 10:00 a.m. in Room 205, Jefferson Building 105 West Chesapeake Avenue

JULIE L. ENSOR, Clerk
True Copy Test:
JULIE L. ENSOR, Clerk
$117,970.03:
JT 1/631 Jan 5 '16 19
3860635

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

CASE NO: 2016-0132-A

PETITIONER/DEVELOPER
SITE RITE SURVEYING INC

DATE OF HEARING/CLOSING:
1/25/16

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING,ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

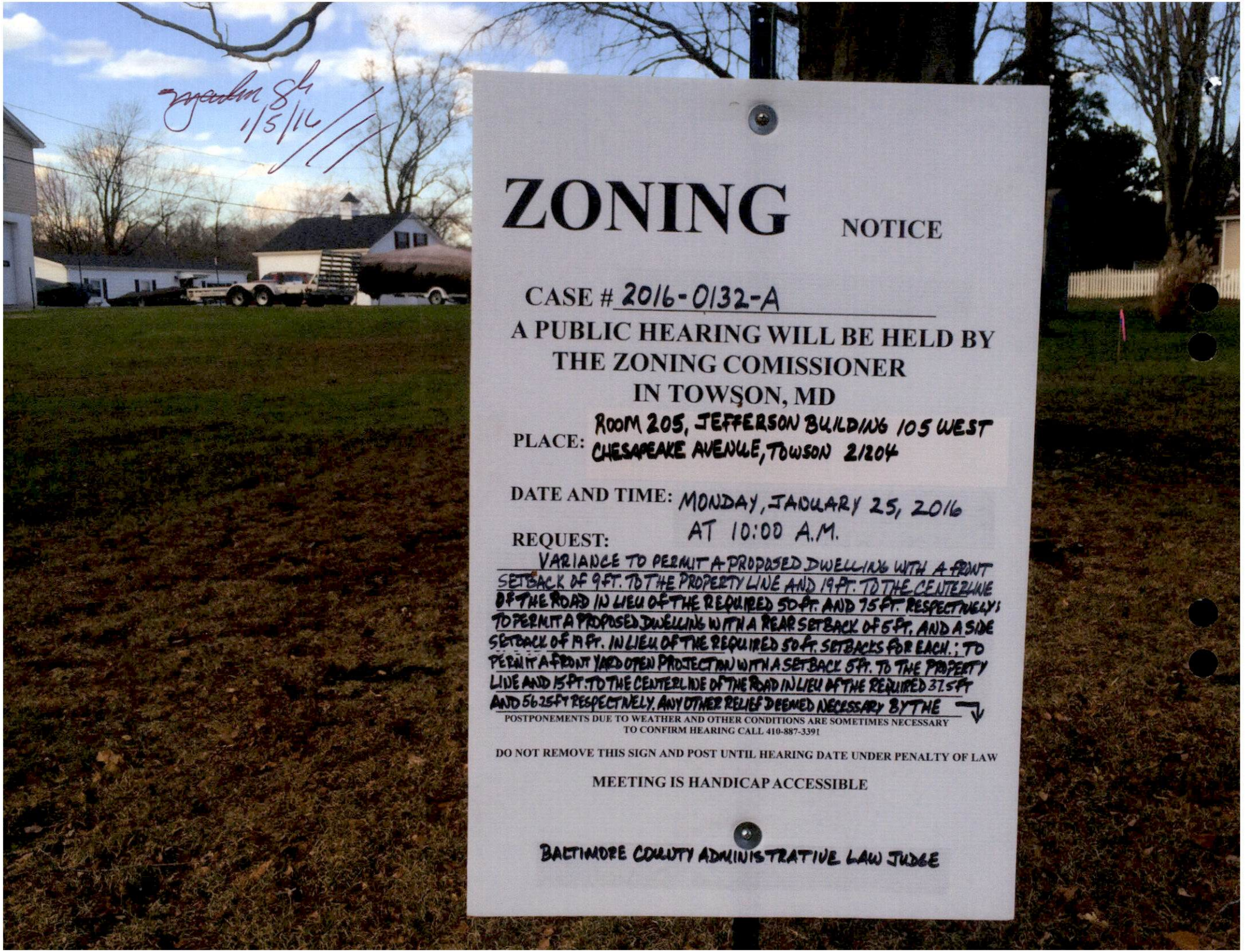
LADIES AND GENTLEMEN:

THIS LETTER IS TO CERITFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S)REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY AT 1144 ENGLEBERTH ROAD

THIS SIGN(S)WERE POSTED ON January 5, 2016
(MONTH,DAY,YEAR)

SINCERELY,
Martin Ogle 1/5/16
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE,MD 21220
(ADDRESS)
PHONE NUMBER:443-629-3411


Zyeedin 8h
1/5/16
ZONING NOTICE
CASE # 2016-0132-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMISSIONER
IN TOWSON, MD
PLACE: ROOM 205, JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE, TOWSON 21204
DATE AND TIME: MONDAY, JANUARY 25, 2016 AT 10:00 A.M.
REQUEST: VARIANCE TO PERMIT A PROPOSED DWELLING WITH A FRONT SETBACK OF 9FT. TO THE PROPERTY LINE AND 19FT. TO THE CENTERLINE OF THE ROAD IN LIEU OF THE REQUIRED 50FT. AND 75FT. RESPECTIVELY; TO PERMIT A PROPOSED DWELLING WITH A REAR SETBACK OF 5FT. AND A SIDE SETBACK OF 19FT. IN LIEU OF THE REQUIRED 50FT. SETBACKS FOR EACH.; TO PERMIT A FRONT YARD OPEN PROJECTION WITH A SETBACK 5FT. TO THE PROPERTY LINE AND 15FT. TO THE CENTERLINE OF THE ROAD IN LIEU OF THE REQUIRED 37.5FT AND 56.25FT RESPECTIVELY. ANY OTHER RELIEF DEEMED NECESSARY BY THE
POSTPONEMENTS DUE TO WEATHER AND OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 410-887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF LAW
MEETING IS HANDICAP ACCESSIBLE
BALTIMORE COUNTY ADMINISTRATIVE LAW JUDGE

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

No. 132578

Date: 11/24/15

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				$75.00
							Total:	$75.00

Rec From: BRAZCROW

For: 2016-0321-A

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
11/25/2015	11/24/2015	11:34:58	5

REF WSUS WALKIN RBOS LRB
>> RECEIPT # 630062 11/24/2015 GFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 132578
Recpt Tot $75.00
$75.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

PLEASE PRINT CLEARLY

CASE NAME 1144 Engleberth Road
CASE NUMBER 2016-0132-A
DATE 2/24/2016

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Bernadette Moskunas	200 E. Joppa Road, Rm 101.	Towson, MD 21286	siteriteinc@aol.com
Beverly Brazerol	2416 Wahoo Rd.	Mt. Nebo, WV 26679	Kabraz45@aol.com
Kenneth Brazerol	2416 Wahoo Rd	Mt. Nebo, WV 26679	Kabraz45@aol.com

Debra Wiley

From: Bernadette L. Moskunas <siteriteinc@aol.com>
Sent: Friday, January 29, 2016 9:50 AM
To: Debra Wiley
Cc: Kristen L Lewis; Sherry Nuffer; John E. Beverungen
Subject: Re: Postponed Case from 1/25

Got it! Will do :)
Thank you again and have a happy sunshine filled weekend!

-----Original Message-----
From: Debra Wiley <dwiley@baltimorecountymd.gov>
To: siteriteinc <siteriteinc@aol.com>
Cc: Kristen L Lewis <klewis@baltimorecountymd.gov>; Sherry Nuffer <snuffer@baltimorecountymd.gov>; John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Sent: Fri, Jan 29, 2016 9:46 am
Subject: Postponed Case from 1/25

Bernadette,

This is to confirm the rescheduling of your case that was scheduled for 1/25. Please be reminded that there is no requirement for re-posting since the County was closed for inclement weather. This case will be heard in Room 104 (NOT 205), Jefferson Building, on the 1st floor, as follows:

Wed., 2/24 @ 10 AM, ROOM 104 – Case No. 2016-0132-A – 1144 Engleberth Road

Please be sure to advise your clients of the above as this email serves as notification.

Thank you.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

CONNECT WITH BALTIMORE COUNTY
www.baltimorecountymd.gov

Debra Wiley

From: Debra Wiley
Sent: Friday, January 29, 2016 9:52 AM
To: John E. Beverungen; Lawrence Stahl; Sherry Nuffer
Cc: Kristen L Lewis
Subject: Addition to February Calendar

The following case has been rescheduled due to the County closing for inclement weather on Mon., Jan. 25th. There is no need for re-posting.

Wed., 2/24 @ 10 AM – Case No. 2016-0132-A – 1144 Engleberth Road – ROOM 104

Please mark your calendars accordingly. Thanks.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

CASE NO. 2016-0132-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
12/1	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
1/20	DEPS (if not received, date e-mail sent _____)	C
	FIRE DEPARTMENT	
12/18	PLANNING (if not received, date e-mail sent _____)	no Obj
12/3	STATE HIGHWAY ADMINISTRATION	no Obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 1/5/16

SIGN POSTING Date: 1/5/16 by Cyle

PEOPLE'S COUNSEL APPEARANCE Yes ☑ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w4) Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: District - 15 Account Number - 1513200134

Owner Information

Owner Name:	BRAZEROL BEVERLY D BRAZEROL KENNETH A	Use: Principal Residence:	RESIDENTIAL NO
Mailing Address:	2416 WAHOO RD MOUNT NEBO WV 26679-	Deed Reference:	/34228/ 00058

Location & Structure Information

Premises Address:	1144 ENGLEBERTH RD BALTIMORE 21221-	Legal Description:	1144 ENGLEBERTH RD EAGLES NEST POINT

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0105	0004	0212		0000			25	2015	Plat Ref:	0008/ 0070

Special Tax Areas:		Town:	NONE
		Ad Valorem:	
		Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			5,560 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	75,500	75,500		
Improvements	0	0		
Total:	75,500	75,500	75,500	75,500
Preferential Land:	0			0

Transfer Information

Seller: COUGLE MATTHEW IAN Type: NON-ARMS LENGTH OTHER	Date: 09/18/2013 Deed1: /34228/ 00058	Price: $0 Deed2:
Seller: COUGLE BEVERLY D Type: NON-ARMS LENGTH OTHER	Date: 08/24/2001 Deed1: /15503/ 00028	Price: $0 Deed2:
Seller: COUGLE JACK Type: NON-ARMS LENGTH OTHER	Date: 06/22/1992 Deed1: /09233/ 00265	Price: $0 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

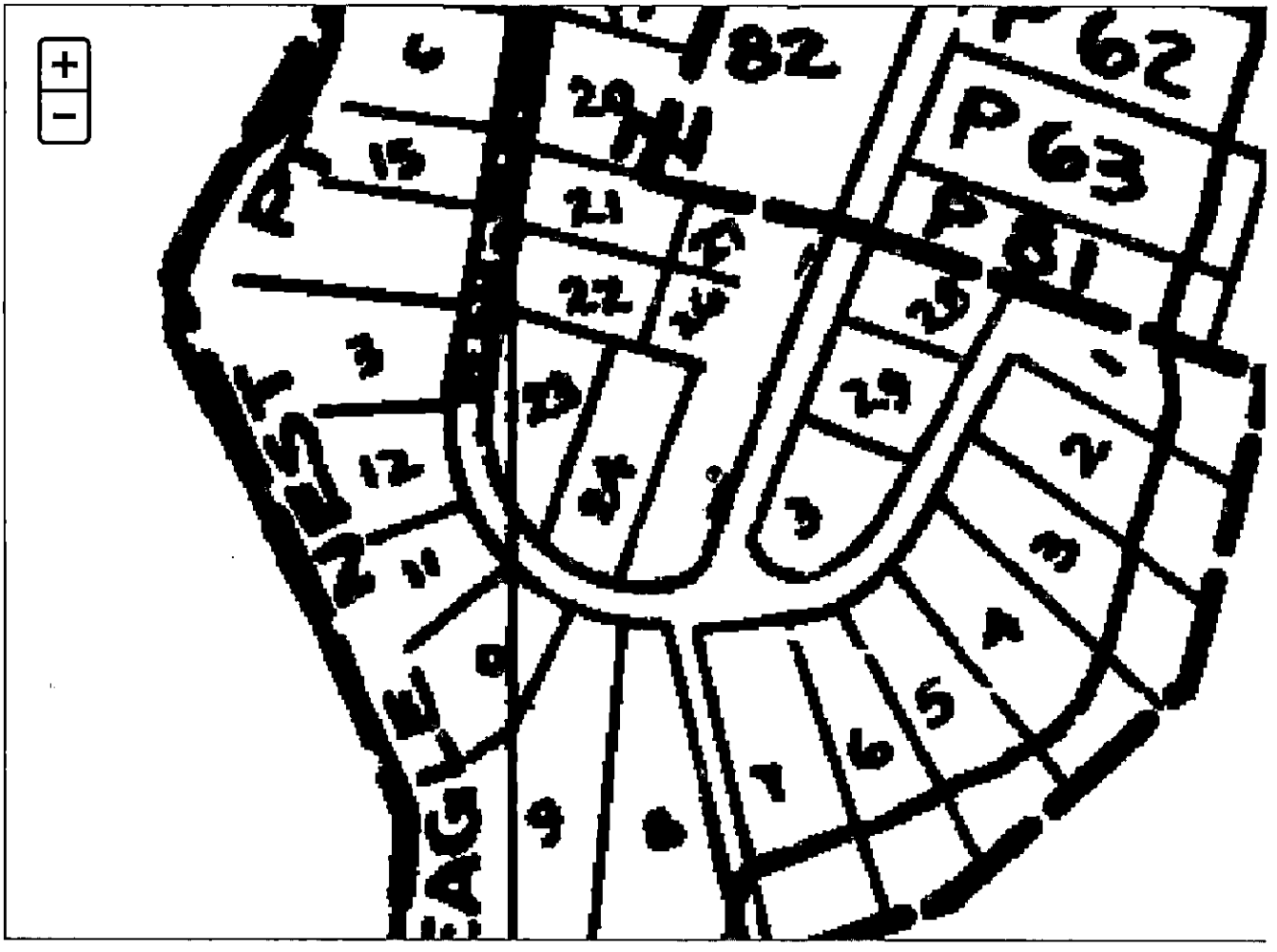
Homestead Application Information

Homestead Application Status: No Application

Baltimore County

New Search (http://sdat.dat.maryland.gov/RealProperty)

District: **15** Account Number: **1513200134**



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

January 20, 2016

Beverly & Kenneth Brazerol
2416 Wahoo Road
Mount Nebo WV 26678

RE: Case Number: 2016-0132 A, Address: 1144 Engleberth Road

Dear Mr. & Ms. Brazerol:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 24, 2015. This letter is not an approval, but only a **NOTIFICATION.**

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bernadette Moskunas, Site Rite Surveying Inc., 200 E Joppa Road, Towson MD 21286

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

State Highway Administration
Maryland Department of Transportation

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

Date: 12/3/15

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

RE: Baltimore County
Item No. 2016-0132-A
Variance
Beverly & Kenneth Brazerol
1144 Englebert Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0132-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,

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

DWP/RAZ

1/25

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JAN 20 2016

OFFICE OF ADMINISTRATIVE HEARINGS

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

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

DATE: January 20, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0132-A
Address 1144 Engleberth Road 21221
(Brazerol Property)

Zoning Advisory Committee Meeting of November 9, 2015.

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 subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to construct a dwelling with garage and porches on a lot that is 6,131 square feet in size with reduced front, rear, and side setbacks, and with a building coverage of 40% of the lot in lieu of the maximum 15% building coverage (BCZR:1A04.3.B.3). A site inspection by EPS revealed that Critical Area lot coverage is currently 2,323 square feet. Based on the indicated lot size, the Critical Area law limits the total lot coverage on the property to 25% (1,533 square feet), or a maximum of 2,033 square feet with mitigation for the amount allowed over 25%. In this case, the property is limited to a maximum lot coverage of the existing and grandfathered amount of 2,323 square feet. In addition, the site must meet the 15% forest requirement, and any required forest mitigation requirements. EPS does not support the 40% building coverage as the site is limited to the maximum total Critical Area lot coverage that is 37.9% of the property. EPS has no comments on the setback reductions. The proposed development can minimize water quality impacts if LDA lot coverage requirements and all forest requirements are met. Critical Area lot coverage is defined in State of Maryland Natural Resources

Article §8-1802(a)(17). The plans need to show all existing and proposed lot coverage, trees and forest, and any wetlands and buffers.

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

   The lot is developed with an existing parking area, a shed, and a partial house foundation, is not waterfront, and there are no habitat protection areas on site. Therefore, fish, plant, and wildlife habitat in the Chesapeake Bay will be conserved if Critical Area requirements are met.

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 presented, the applicant's proposal to develop the site cannot be consistent with this goal, or with established land-use policies. Development of the site can meet these goals provided that the development can comply with all Critical Area requirements.

Reviewer: Paul Dennis Date: December 21, 2015

1-25

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: December 18, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED
RECEIVED
DEC 23 2015
DEC 23 2015
OFFICE OF ADMINISTRATIVE HEARINGS
OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 16-132

INFORMATION:
Property Address: 1144 Engleberth Road
Petitioner: Beverly Brazerol, Kenneth Brazerol
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a proposed single family dwelling having a lot coverage of 40%, setbacks of 9 feet (front) 5 feet (rear) and 19 feet (side) to the property line and 19 feet to the centerline of the road, and a open projection with a setback of 5 feet to the property line and 15 feet to the centerline of the road in lieu of the required 15% lot coverage, 50 feet, 75 feet, 37.5 feet and 56.25 feet respectively.

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

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
Bernadette Moskunas, Site Rite Surveying, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

s:\planning\dev rev\zac\zacs 2016\16-132.docx

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 1, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For December 7, 2015
Item No. 2016-0129, 0130 and 0132

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\ZAC11302015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED
JAN 06 2016

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

DATE: December 18, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 16-132

INFORMATION:
Property Address: 1144 Engleberth Road
Petitioner: Beverly Brazerol, Kenneth Brazerol
Zoning: RC 5
Requested Action: Variance

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

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
Bernadette Moskunas, Site Rite Surveying, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

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Real Property Data Search (w4) Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District - 15 Account Number -** 1513200134

Owner Information

Owner Name:	BRAZEROL BEVERLY D BRAZEROL KENNETH A	**Use:** **Principal Residence:**	RESIDENTIAL NO
Mailing Address:	2416 WAHOO RD MOUNT NEBO WV 26679-	**Deed Reference:**	/34228/ 00058

Location & Structure Information

Premises Address:	1144 ENGLEBERTH RD BALTIMORE 21221-	**Legal Description:**	1144 ENGLEBERTH RD EAGLES NEST POINT

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0105	0004	0212		0000			25	2015	Plat Ref:	0008/ 0070

Special Tax Areas:	**Town:** **Ad Valorem:** **Tax Class:**	NONE	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			5,560 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	Phase-in Assessments As of 07/01/2016
Land:	75,500	75,500		
Improvements	0	0		
Total:	75,500	75,500	75,500	75,500
Preferential Land:	0			0

Transfer Information

Seller: COUGLE MATTHEW IAN Type: NON-ARMS LENGTH OTHER	Date: 09/18/2013 Deed1: /34228/ 00058	Price: $0 Deed2:
Seller: COUGLE BEVERLY D Type: NON-ARMS LENGTH OTHER	Date: 08/24/2001 Deed1: /15503/ 00028	Price: $0 Deed2:
Seller: COUGLE JACK Type: NON-ARMS LENGTH OTHER	Date: 06/22/1992 Deed1: /09233/ 00265	Price: $0 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

FILE NAME: BRAZEROL, Beverly
FILE NO.: 01-1400

TAX I.D. #: 15-13-200134
PROPERTY ADDRESS:
1144 Engelberth Road
Baltimore, MD 21221

NO TITLE SEARCH REQUIRED

THIS DEED, Made this 13th day of September, 2013, by and between **MATTHEW IAN COUGLE** and **MARC JASON COUGLE**, parties of the first part, and **BEVERLY D. BRAZEROL** and **KENNETH A. BRAZEROL**, her husband, parties of the second part.

WITNESSETH, that in consideration of the sum of Zero ($0.00) and such other good and valuable consideration, the receipt of which is hereby acknowledged, the said **MATTHEW IAN COUGLE** and **MARC JASON COUGLE**, parties of the first part, do hereby grant and convey unto the said **BEVERLY D. BRAZEROL** and **KENNETH A. BRAZEROL**, her husband, parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her personal representatives and assigns, in fee simple, all that lot of ground situate in the 15th Election District of Baltimore County, Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 25, as shown on a Plat entitled, "Eagles Nest Point, Sections A and B", which Plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 8, folio 70. The improvements thereon being known as **No. 1144 Engleberth Road.**

BEING the same lot of ground which by Deed dated August 22, 2001, and recorded among the Land Records of Baltimore County in Liber SM No. 15503, folio 28, was granted and conveyed by Beverly D. Brazerol, FKA Beverly D. Cougle, to Matthew Ian Cougle and Marc Jason Cougle, her sons, the grantors herein.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said **BEVERLY D. BRAZEROL** and **KENNETH A. BRAZEROL**, her husband, parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her personal representatives and assigns, in fee simple.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 34228, p. 0058, MSA_CE62_34084. Date available 10/02/2013. Printed 02/24/2016.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 34228, p. 0059, MSA_CE62_34084. Date available 10/02/2013. Printed 02/24/2016.

AND the said parties of the first part hereby convenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and they will execute such further assurances of the same as may be requisite.

WITNESS, the hands and seals of the said grantors.

TEST:

_____ _____(SEAL)
MATTHEW IAN COUGLE

_____ _____(SEAL)
MARC JASON COUGLE

STATE OF Maryland, ~~**CITY**~~**/COUNTY OF** Baltimore, to wit:

I HEREBY CERTIFY, that on this 13th day of September, in the year Two Thousand Thirteen, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **MATTHEW IAN COUGLE**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires: _____

ALFRED L. BRENNAN, JR.
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires December 5, 2015

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 34228, p. 0060, MSA_CE62_34084. Date available 10/02/2013. Printed 02/24/2016.

STATE OF Maryland, ~~CITY~~/**COUNTY OF** Baltimore, to wit:

I HEREBY CERTIFY, that on this 13th day of September, in the year Two Thousand Thirteen, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **MARC JASON COUGLE,** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

ANNETTE FLORIO
NOTARY PUBLIC
BALTIMORE COUNTY, MD
MY COMM. EXPIRES AUGUST 17, 2016

Annette Florio
Notary Public

My Commission Expires: _____

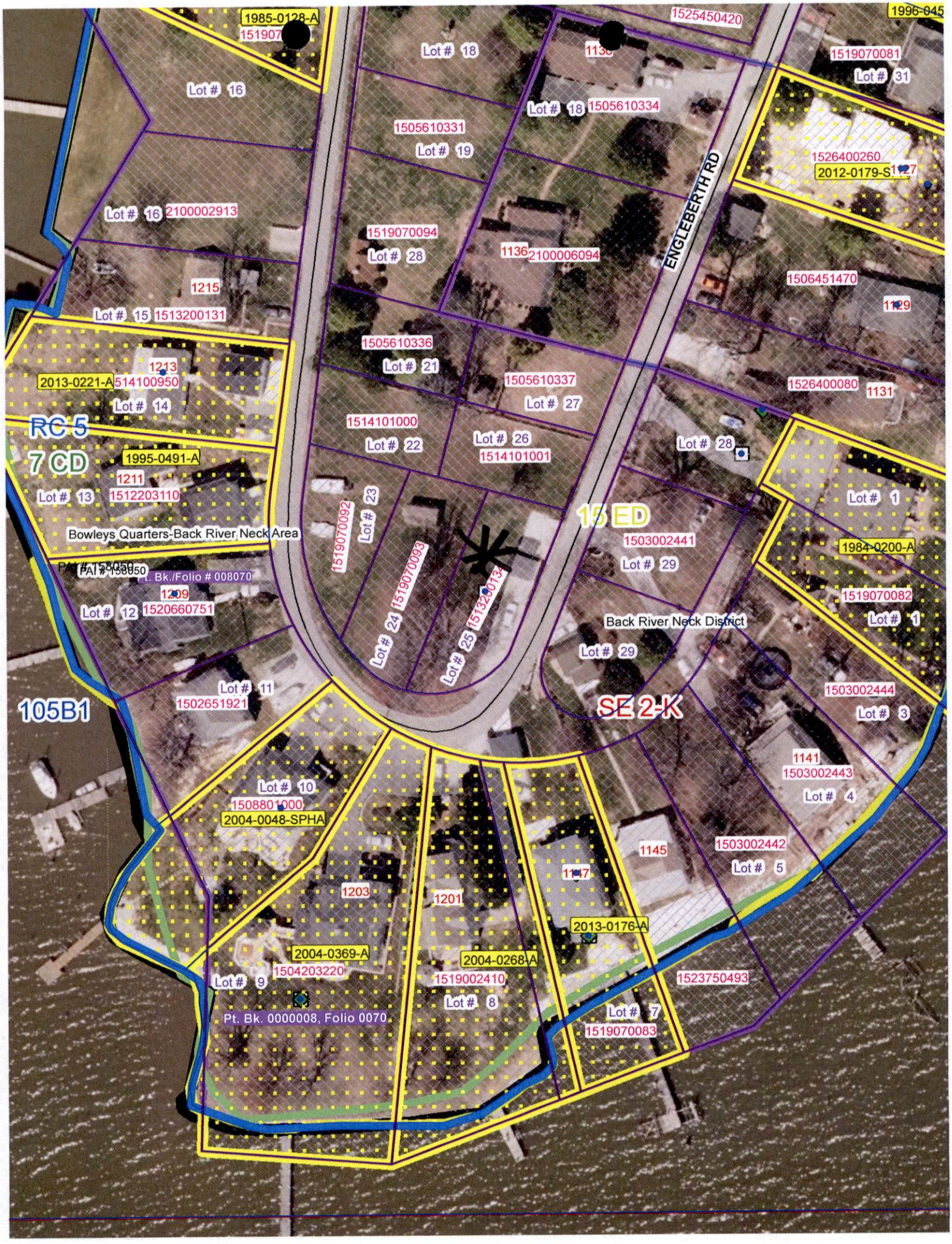
THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

ALFRED L. BRENNAN, JR., Attorney

AFTER RECORDATION
PLEASE RETURN TO:

BRENNAN AND BRENNAN
ATTORNEYS AT LAW, P.A.
825 Eastern Boulevard
Baltimore, Maryland 21221
(410) 687-3434

F:\USERS\BEG\REALEST\DEEDS\A Clients\Brazerol, Beverly\Deed Fee Simple.wpd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Lot # 29
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2004-0268-A
Lot # 9
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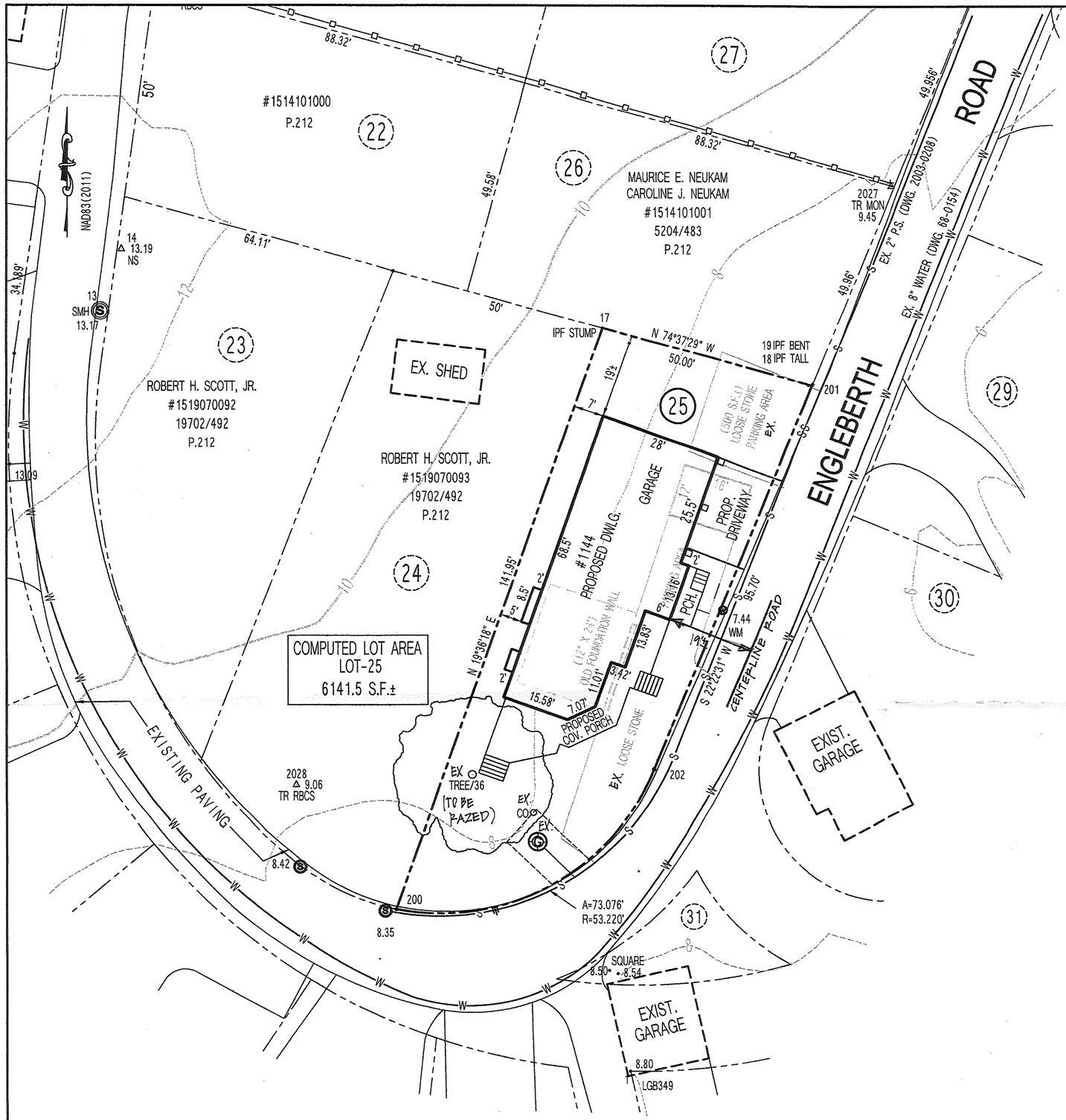
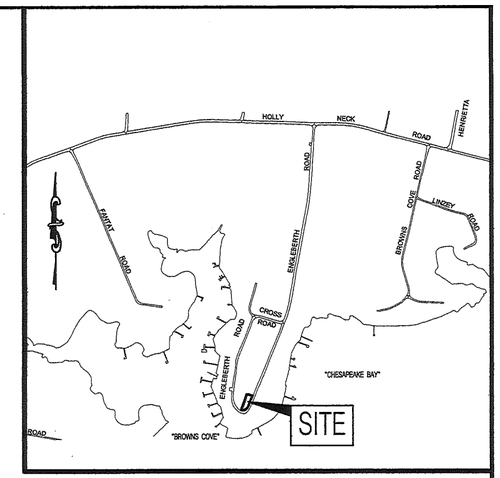
1523750493
Lot # 8
Pt. Bk. 0000008, Folio 0070
Lot # 7
1519070083

EAGLE NEST POINT
SECTION A & B. 8/70
24001 0445 9 "X"
check map - depends on property
10404 (2015)
07°16'33" →
176°09'51" ±
287°12'13"
06°58'00"
(C: 119.11')
(49.63)
(69.479')
SURVEYED & PLATTED BY
J. SPENCE HOWARD
CIVIL ENGR. BALTO. MD.
ENGLEBERTH ROAD
CROSS ROAD
EAGLE NEST
ENGLEBERTH ROAD
#1136
1327
STK. 6/26/85
2015 10404
N62°58'W ±
S28°22'W
N13°58'E
S76°02'E
N55°38'W
N84°22'E
N61°38'W 198'
#1201
#1203
BACK RIVER





VICINITY MAP SCALE: 1"=1000'

GENERAL NOTES

1. EXISTING ZONING: RC5 (105B1)
2. LOT AREA: (SDAT) 5,560 S.F / 0.128 AC.± (COMPUTED) 6131.2 S.F.± / 0.14 AC.±
3. EXISTING USE: RESIDENTIAL - SFD RAZED
   PROPOSED USE: RESIDENTIAL - PROPOSED REPLACEMENT DWELLING
4. THIS PROPERTY IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (LDA)
5. THIS PROPERTY IS NOT LOCATED WITHIN A 100 TEAR FLOODPLAIN OR HISTORIC DISTRICT
6. THIS PROPERTY IS SERVICED BY EXISTING PUBLIC UTILITIES (EX. 2" PRESSURE SEWER DRWG. NO. 2003-0208, EX. 8" WATER DRWG. NO. 68-0154
7. THIS DRAWING WAS PREPARED WITH THE USE OF THE GIS DATABASE, PUBLIC RECORDS, AND FIELD MEASURED EXISITNG IMPROVEMENTS.
8. THIS PROPERTY IS A LOT ON A RECORDED PLAT DATED MARCH 1925, WELL BEFORE THE ADOPTION OF 1945 ZONING REGULATIONS.
9. THERE IS NO CONTIGUOUS OWNERSHIP.
10. THERE IS NO PRIOR ZONING HISTORY.
11. THE ALLOWABLE GRANDFATHERED LOT COVERAGE FOR THIS LOT IS 25% OF THE PARCEL PLUS 500 S.F. = 1,890 S.F. (SDAT AREA)
    THE ALLOWABLE GRANDFATHERED LOT COVERAGE FOR THIS LOT IS 25% OF THE PARCEL PLUS 500 S.F. = 2035 S.F. (COMPUTED AREA)
    THE EXISTING LOT COVERAGE, WHICH INCLUDED THE RAZED DWELLING WAS 2,358 S.F.± (38%)
    THE PROPOSED LOT COVERAGE IS 2,475 S.F.±
12. THIS PROPERTY DOES NOT HAVE WATER ACCESS.

2016-0132-A

SITE RITE SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060

GRAPHICS SCALE: 1"=20'
0 20 40 60

STATE OF MARYLAND
MICHAEL V. MOSKOWITZ
No. 21175
PROFESSIONAL LAND SURVEYOR
Michael V. Moskowitz
11/23/2015

OWNER

KENNETH & BEVERLY BRAZEROL
#2416 WAHOO ROAD
MT. NEBO, WV 26679
PHONE: 1-304-846-9228

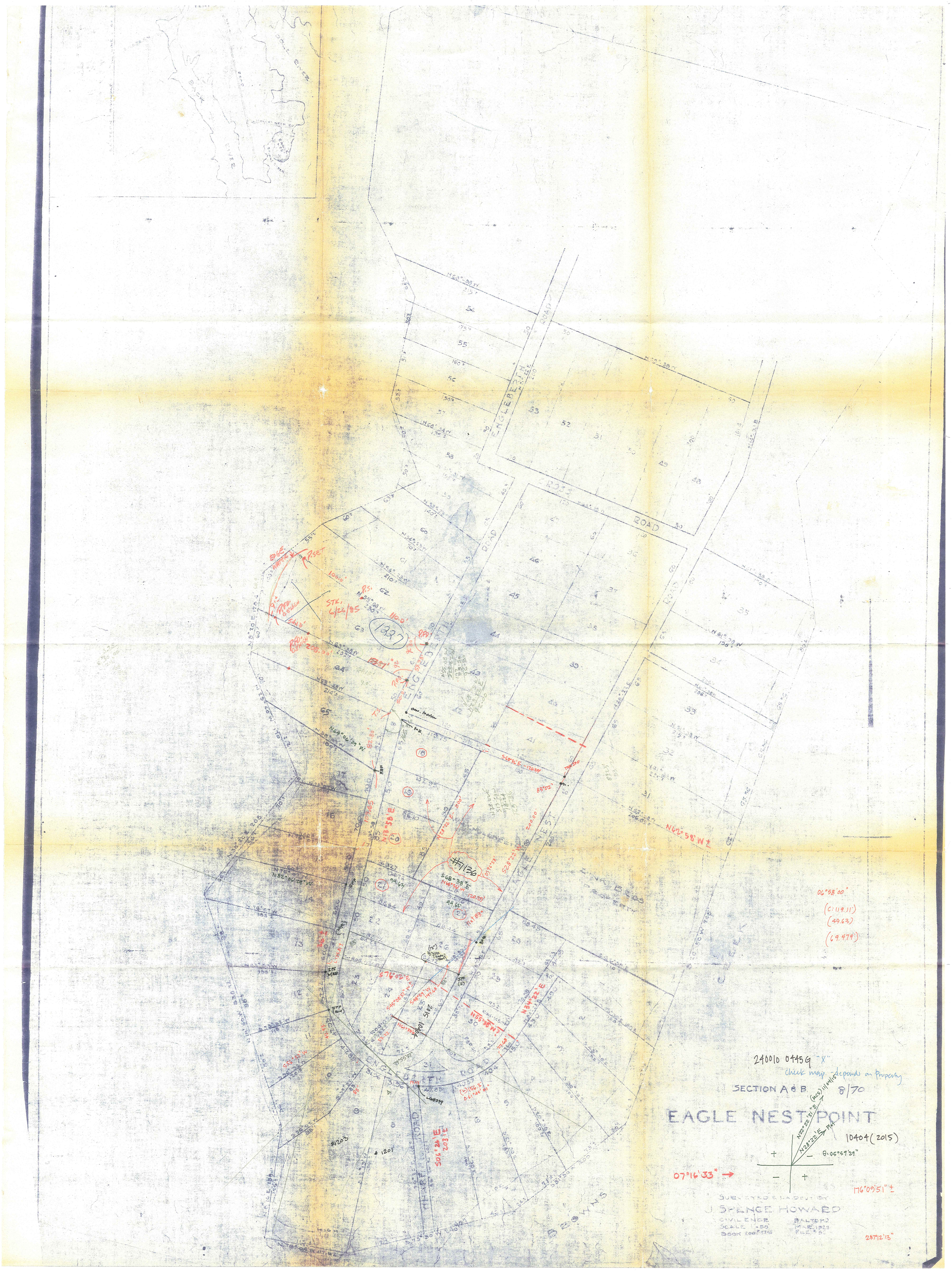
REVISIONS	
10/05/2015	HOUSE PLAN REV. PER ARCH.
11/04/2015	Boundary Survey Added

PLAN TO ACCOMPANY VARIANCE PETITION

#1144 ENGLEBERTH ROAD

LOT-25 - SECTION A & B - 8/70
"EAGLES NEST"
MAP: 105 GRID: 4 PARCEL: 212 TAX ACCT.#1513200134
DEED REF.: 34228/58
15TH ELECTION DISTRICT C7
BALTIMORE COUNTY, MARYLAND

Scale: 1"=20'	Date: 08/26/2015	JOB #10404
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: DTW,JK


240010 0445G "X"
check map - depends on Property
SECTION A & B 8/70
EAGLE NEST POINT
10404 (2015)
SURVEYED & LAID OUT BY
J. SPENCE HOWARD
CIVIL ENGR.
SCALE 1:480
BALTIMORE
MARCH 1925
ENGLEBERTH ROAD
CROSS ROAD
BACK RIVER
DUNDEE RIVER
#1136
#1203
#1201
2015 Update
06°58'00"
(C: 119.11')
(49.63')
(69.479')
07°16'33"
176°09'51" ±
287°12'13"
N42°58'W ±