

MEMORANDUM

DATE: November 3, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0236-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 2, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
(2999 Willow Avenue)
15th Election District
7th Council District
Laurie M. Karll
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2016-0236-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Laurie M. Karll, owner of the subject property ("Petitioner"). The Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a front yard lot width of 50 ft. in lieu of the required 55 ft. A site plan was marked as Petitioner's Exhibit 1.

Owner Laurie M Karll and surveyor Bruce Doak appeared in support of the petition. The adjoining neighbors appeared and opposed the request. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability (DEPS), noting Petitioner must comply with the Critical Area Regulations and the Department of Planning (DOP), noting architectural elevations must be submitted to the DOP for review prior to building permit issuance.

The subject property is approximately 12,639 square feet and is zoned DR 5.5. The property is unimproved, and Petitioner proposes to construct a single-family dwelling on the site.

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

ORDER RECEIVED FOR FILING

Date 10-3-16

By Sen

- 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).

Although the property has slightly irregular dimensions, I do not believe it is unique or peculiar as required by Maryland law. The deficiency in this case concerns the width of the lot, which is 50 ft., like most of the other lots in the subdivision. Thus, I do not believe the lot width regulation (B.C.Z.R. §1B02.3.C.1 (chart)) has an abnormal or disproportionate impact upon this particular piece of property. In a contested case requiring a rigorous application of the variance standard, the petitioner faces an uphill battle. There are few (if any) reported Maryland appellate court opinions from the last twenty years which upheld the grant of a variance. Under Maryland law, variances should be granted "sparingly" since it is "an authorization for [that] ...which is prohibited by a zoning ordinance." *Cromwell*, 102 Md. App. at 699.

THEREFORE, IT IS ORDERED, this 3rd day of October, **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.") to allow a front yard lot width of 50 ft. in lieu of the required 55 ft., be and is hereby DENIED.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 10-3-16

By sen



CBCA

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 2999 WILLOW AVENUE

which is presently zoned DR 5.5

Deed References: 29956/366

10 Digit Tax Account # 210004831

Property Owner(s) Printed Name(s) Laurie M. Karl, Personal Representative

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a Variance from Section(s)

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 THE 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

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Laurie M. Karl

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

6016 THE TERRACES BALTIMORE MD

Mailing Address

City

State

21209

410-984-8624

Zip Code

Telephone #

Email Address

LAVRIESELLSMOHOMES.COM

Representative to be contacted:

Bruce E. Doak

Bruce E. Doak Consulting, LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address

City

State

21053

410-414-4906

Zip Code

Telephone #

Email Address

BD@BRUCEE.DOAKCONSULTING.COM

CASE NUMBER 2016-0236-A

Filing Date 3/31/2016

Do Not Schedule Dates:

Reviewer W

ORDER RECEIVED FOR FILING
10-3-16
ALN

Zoning Petition Request

Variance to allow a front yard width of 50 feet in lieu of the required 55 feet per Section 1B02.3.C.1 (chart) BCZR

2016-0236-A

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

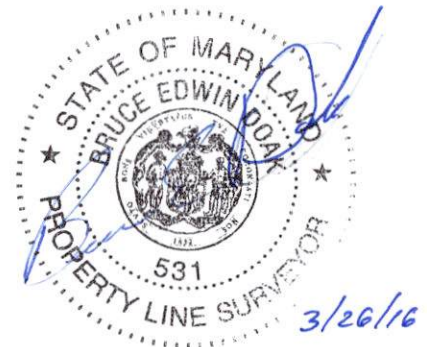
#2999 Willow Avenue- 12,639 Square Foot Parcel
Fifteenth Election District Seventh Councilmanic District
Baltimore County, Maryland

Beginning at a point on the west side of Willow Avenue as shown on the plat entitled “Triple Union Annex Waterfront” and recorded in the land records of Baltimore County in Plat Book CWB Jr. 12, page 23, said point of beginning being 575 feet from the centerline of Chesapeake Avenue, thence running on the west side of Willow Avenue 1) South 23 degrees 56 minutes 00 minutes West 50.00 feet, thence leaving Willow Avenue and running on the outlines of the subject property, the four following courses and distances, viz. 2) North 66 degrees 04 minutes 00 minutes West 102.20 feet, 3) North 45 degrees 34 minutes 00 seconds West 142.80 feet, 4) North 44 degrees 56 minutes 00 seconds East 37.99 feet and 5) South 57 degrees 00 minutes 00 seconds East 225.15 feet to the point of beginning.

Containing 12,639 square feet or 0.2901 of an acre of land, more or less.

Being all of Lot 28 and part of Lot 27 as shown on the plat entitled “Triple Union Annex Waterfront” and recorded in the land records of Baltimore County in Plat Book CWB Jr. 12, page 23.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor

2016-0236-A



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 4436171

Sold To:

Laurie Karll - CU00536425
6016 the Terraces
Baltimore, MD 21209-3645

Bill To:

Laurie Karll - CU00536425
6016 the Terraces
Baltimore, MD 21209-3645

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

Sep 08, 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: # 2016-0236-A
2999 Willow Avenue
W/s Willow Avenue, 575 ft. s/of centerline of Chesapeake Avenue
15th Election District - 7th Councilmanic District
Legal Owner(s) Laurie Karll

Variance: to allow a front yard lot width of 50 ft. in lieu of the required 55 ft.

Hearing: Thursday, September 29, 2016 at 2:30 p.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.

9/076 September 8 4436171

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

September 7, 2016

Re:

Zoning Case No. 2016-0236- A

Petitioner: Laurie Karl

Hearing date: September 29, 2016

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

Attention: 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 **2999 Willow Avenue**.

The sign was posted on September 5, 2016.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2016-0236-A

2999 Willow Avenue

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Thursday September 29, 2016 2:30 PM

REQUEST:

**VARIANCE TO ALLOW A FRONT YARD WIDTH OF 50 FEET IN
LIEU OF THE REQUIRED 55 FEET.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE
SOMETIMES NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING
UNDER PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE



Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

June 17, 2016

Re:

Zoning Case No. 2016-236-A

Petitioner: Laurie Karl

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

Attention: Kristen Lewis

Dear Ms. Lewis,

Please accept this letter as the owner's request to re-schedule the hearing for the first available date in September.

The hearing for this case will be heard at the same time as Case #2016-226-A

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531



Land Use Expert and Surveyor



KEVIN KAMENETZ
County Executive
August 26, 2016

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

NEW 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: 2016-0236-A

2999 Willow Avenue

W/s Willow Avenue, 575 ft. s/of centerline of Chesapeake Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Laurie Karl

Variance to allow a front yard lot width of 50 ft. in lieu of the required 55 ft.

Hearing: Thursday, September 29, 2016 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Laurie Karl, 6016 The Terraces, Baltimore 21209
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 9, 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
Thursday, September 8, 2016 Issue - Jeffersonian

Please forward billing to:
Laurie Karl
6016 The Terraces
Baltimore, MD 21209

410-984-8624

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: 2016-0236-A

2999 Willow Avenue

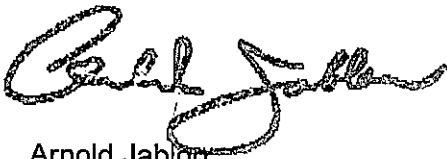
W/s Willow Avenue, 575 ft. s/of centerline of Chesapeake Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Laurie Karl

Variance to allow a front yard lot width of 50 ft. in lieu of the required 55 ft.

Hearing: Thursday, September 29, 2016 at 2:30 p.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.

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

May 30, 2016

Re:
Zoning Case No. 2016-226-A
Petitioner: Laurie Karl
Hearing date: May 31, 2016

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

Attention: Kristen Lewis

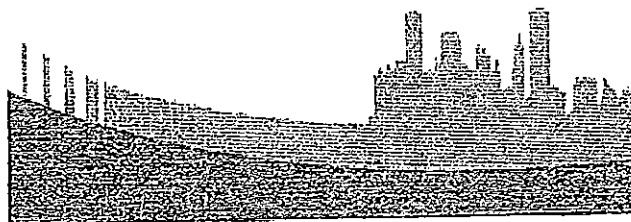
Dear Ms. Lewis,

Please accept this letter as the owner's request to postpone the hearing to another scheduled date in the future.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531



Land Use Expert and Surveyor

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 10, 2016 Issue - Jeffersonian

Please forward billing to:
Laurie Karll
6016 The Terraces
Baltimore, MD 21209

410-984-8624

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: 2016-0236-A

2999 Willow Avenue

W/s Willow Avenue, 575 ft. s/of centerline of Chesapeake Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Laurie Karll

Variance to allow a front yard lot width of 50 ft. in lieu of the required 55 ft.

Hearing: Tuesday, May 31, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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: 2016-0236-A

Petitioner: LAURIE M. KARLL

Address or Location: 2999 WILLOW AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: LAURIE M. KARLL

Address: 6016 THE TERRACES

BALTIMORE MD 21209

Telephone Number: 410-984-8629

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

No. **134726**

Date: **3/31/16**

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
3/31/2016	3/31/2016	07:33:00	2

REG MS02, WALKIN JENA JEE
 RECEIPT # 961902 3/31/2016
 Dept 5 529 ZIRING VERIFICATION
 CR NO. 134726

Receipt Tot \$75.00
 \$75.00 OK \$0.00 CA
 Baltimore County, Maryland

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

Total: **75.00**

Rec From:

For: **2999 Willow Ave**
2016-0736-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 25, 2016

Laurie M Karll
6016 The Terraces
Baltimore MD 21209

RE: Case Number: 2016-0236 A, Address: 2999 Willow Avenue

Dear Ms. Karll:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 31, 2016. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak Consulting LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053

5-31

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: April 15, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-236

RECEIVED

APR 19 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 2999 Willow Avenue
Petitioner: Laurie M. Karl
Zoning: DR 3.5
Requested Action: Variance

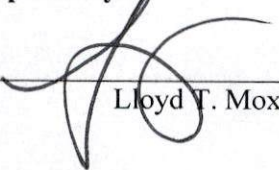
The Department of Planning has reviewed the petition for a variance to allow a lot width of 50 feet at the front building line in lieu of the required 55 foot lot width.

A site visit was conducted on April 6, 2016.

The Department has no objections to granting the petitioned zoning relief. Architectural elevations must be submitted to the Department to the attention of the contact listed below for review prior to building permit issuance.

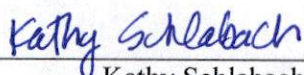
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Bruce E. Doak, Bruce E. Doak Consulting, LLC
Josephine Selvakumar
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

APR 22 2016



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: April 22, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0236-A
Address 2999 Willow Avenue
(Karl Property)

Zoning Advisory Committee Meeting of April 11, 2016.

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 lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

The petitioner's request is to allow for a front yard width of 50 feet in lieu of the required 55 feet. In order to minimize impacts on water quality, the applicant should comply with the LDA lot coverage limits, which, for a property this size, is 31 ¼% (3,950 square feet [sf]), with mitigation required for lot coverage between 25% (3,160 sf) and 31 ¼% sf. These lot coverage limits are based on the property size of 12,639 sf, as stated on the plan; however, the drawing on the plan does not match the scale shown. Therefore, the property size could not be verified. No proposed lot coverage is shown on the plan with this petition. The LDA regulations also require 15% afforestation on the property, which equates to four trees for a property this size. The property abuts mapped tidal wetlands, and if field verified, would place the entire site within the Critical Area buffer. Moreover, the property is not located within a Modified Buffer Area (MBA). Therefore, development of this property requires the approval of a Critical Area Administrative Variance and must comply with the requirements contained in the Critical Area buffer regulations, per COMAR 27.01.09.01. An application for a Critical Area Variance does not guarantee its approval. In addition, mapped hydric soils are shown on this site, which indicate the potential for the presence of wetlands, the disturbance of which requires the approval of Baltimore County and the appropriate State and Federal reviewing agencies. Although the plan submitted for this review shows no proposed lot coverage or buffer impacts, any plan or application that is received by this Department will be reviewed for compliance with the LDA lot coverage regulations and the Critical Area buffer regulations. Therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

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

The current development proposal for the property will be reviewed for application of the LDA and Critical Area buffer requirements, which will improve buffer functions, and conserve fish, wildlife and plant habitat in Back River.

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

The petitioner's request, if granted, will be consistent with established land use policies provided any LDA requirements and Critical Area buffer requirements applicable to the proposal are met. The request, if granted, will minimize or avoid environmental impacts.

Reviewer: *Thomas Panzarella; Environmental Impact Review*

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



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

Date: 4/4/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0236-A

*Variances
- Laurie M. Kayl
2999 Willow Avenue*

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 "Richard Zeller".

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

DWP/RAZ

RE: PETITION FOR VARIANCE
2999 Willow Avenue; W/S Willow Ave;
575' S of c/line Chesapeake Avenue
15th Election & 7th Councilmanic Districts
Legal Owner(s): Laurie M. Karl
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-236-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
APR 07 2016

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 7th day of April, 2016, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: April 22, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0236-A
Address 2999 Willow Avenue
(Karll Property)

Zoning Advisory Committee Meeting of April 11, 2016.

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 lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

- 1. Occupied by a structure, parking area, driveway, walkway, or roadway; or*
- 2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material*

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

The petitioner's request is to allow for a front yard width of 50 feet in lieu of the required 55 feet. In order to minimize impacts on water quality, the applicant should comply with the LDA lot coverage limits, which, for a property this size, is 31 ¼% (3,950 square feet [sf]), with mitigation required for lot coverage between 25% (3,160 sf) and 31 ¼% sf. These lot coverage limits are based on the property size of 12,639 sf, as stated on the plan; however, the drawing on the plan does not match the scale shown. Therefore, the property size could not be verified. No proposed lot coverage is shown on the plan with this petition. The LDA regulations also require 15% afforestation on the property, which equates to four trees for a property this size. The property abuts mapped tidal wetlands, and if field verified, would place the entire site within the Critical Area buffer. Moreover, the property is not located within a Modified Buffer Area (MBA). Therefore, development of this property requires the approval of a Critical Area Administrative Variance and must comply with the requirements contained in the Critical Area buffer regulations, per COMAR 27.01.09.01. An application for a Critical Area Variance does not guarantee its approval. In addition, mapped hydric soils are shown on this site, which indicate the potential for the presence of wetlands, the disturbance of which requires the approval of Baltimore County and the appropriate State and Federal reviewing agencies. Although the plan submitted for this review shows no proposed lot coverage or buffer impacts, any plan or application that is received by this Department will be reviewed for compliance with the LDA lot coverage regulations and the Critical Area buffer regulations. Therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

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

The current development proposal for the property will be reviewed for application of the LDA and Critical Area buffer requirements, which will improve buffer functions, and conserve fish, wildlife and plant habitat in Back River.

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

The petitioner's request, if granted, will be consistent with established land use policies provided any LDA requirements and Critical Area buffer requirements applicable to the proposal are met. The request, if granted, will minimize or avoid environmental impacts.

Reviewer: Thomas Panzarella; Environmental Impact Review



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 4165612

Sold To:

Laurie Karll - CU00536425
6016 the Terraces
Baltimore, MD 21209-3645

Bill To:

Laurie Karll - CU00536425
6016 the Terraces
Baltimore, MD 21209-3645

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

May 10, 2016

The Baltimore Sun Media Group

S. Wilkinson

By

Legal Advertising

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: # 2016-0236-A
2999 Willow Avenue
W/s Willow Avenue, 575 ft. s/of centerline of Chesapeake Avenue
15th Election District - 7th Councilmanic District
Legal Owner(s) Laurie Karll

Variance: to allow a front yard-lot width of 50 ft. in lieu of the required 55 ft.

Hearing: Tuesday, May 31, 2016 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 5/668 May 10 4165612



KEVIN KAMENETZ
County Executive

April 15, 2016

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

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: 2016-0236-A

2999 Willow Avenue
W/s Willow Avenue, 575 ft. s/of centerline of Chesapeake Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Laurie Karll

Variance to allow a front yard lot width of 50 ft. in lieu of the required 55 ft.

Hearing: Tuesday, May 31, 2016 at 11:00 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: Laurie Karll, 6016 The Terraces, Baltimore 21209
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 11, 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.

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

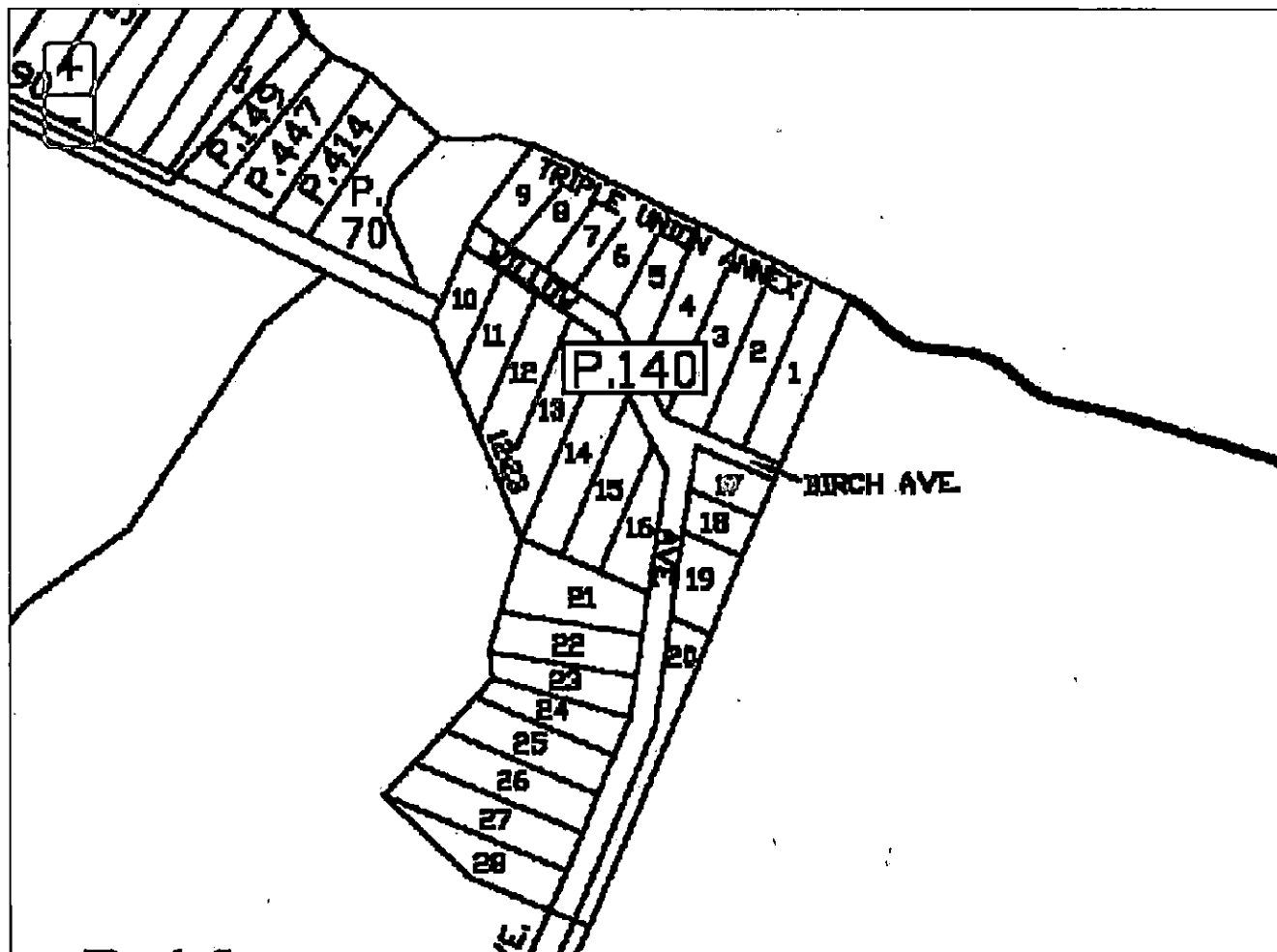
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 2100004831			
Owner Information					
Owner Name:	KARLL LAURIE M		Use:	RESIDENTIAL	
Mailing Address:	C/O LAURIE KARLL 6016 THE TERRACES BALTIMORE MD 21209-3645		Principal Residence:	NO	
			Deed Reference:	/24456/ 03661	
Location & Structure Information					
Premises Address:		WILLOW AVE 0-0000		Legal Description:	.305 AC LTS 17 & 28 WS WILLOW AVE TRIPLE UNION ANNEX
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0111	0012	0140		0000	17 2015 0012/0023
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			0.3100 AC	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:	300	300			
Improvements	0	0			
Total:	300	300	300	300	
Preferential Land:	0			0	
Transfer Information					
Seller: WILLIAM R KARLL TRUST		Date: 09/13/2006		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /24456/ 03661		Deed2:	
Seller: CHESAPEAKE VILLA GE INC		Date: 05/02/1988		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07849/ 00663		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 County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **2100004831**

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>).

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER

DATE _____

2016-236

9-29-2016

CITIZEN'S SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NAME Karee
CASE NUMBER 2016-0236-A
DATE 9/29/16

[illegible]

2/22/96

1000 - 244754Z MAR 91 AOC970US8600

[illegible]

11. 1200 MGD @ 1100 ft

pacis. GM. et ad

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

4/22/16

DEPS

(if not received, date e-mail sent _____)

4/15

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

no obj
w/ comment

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 9/8/16

SIGN POSTING Date: 9/5/16 by Derek

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

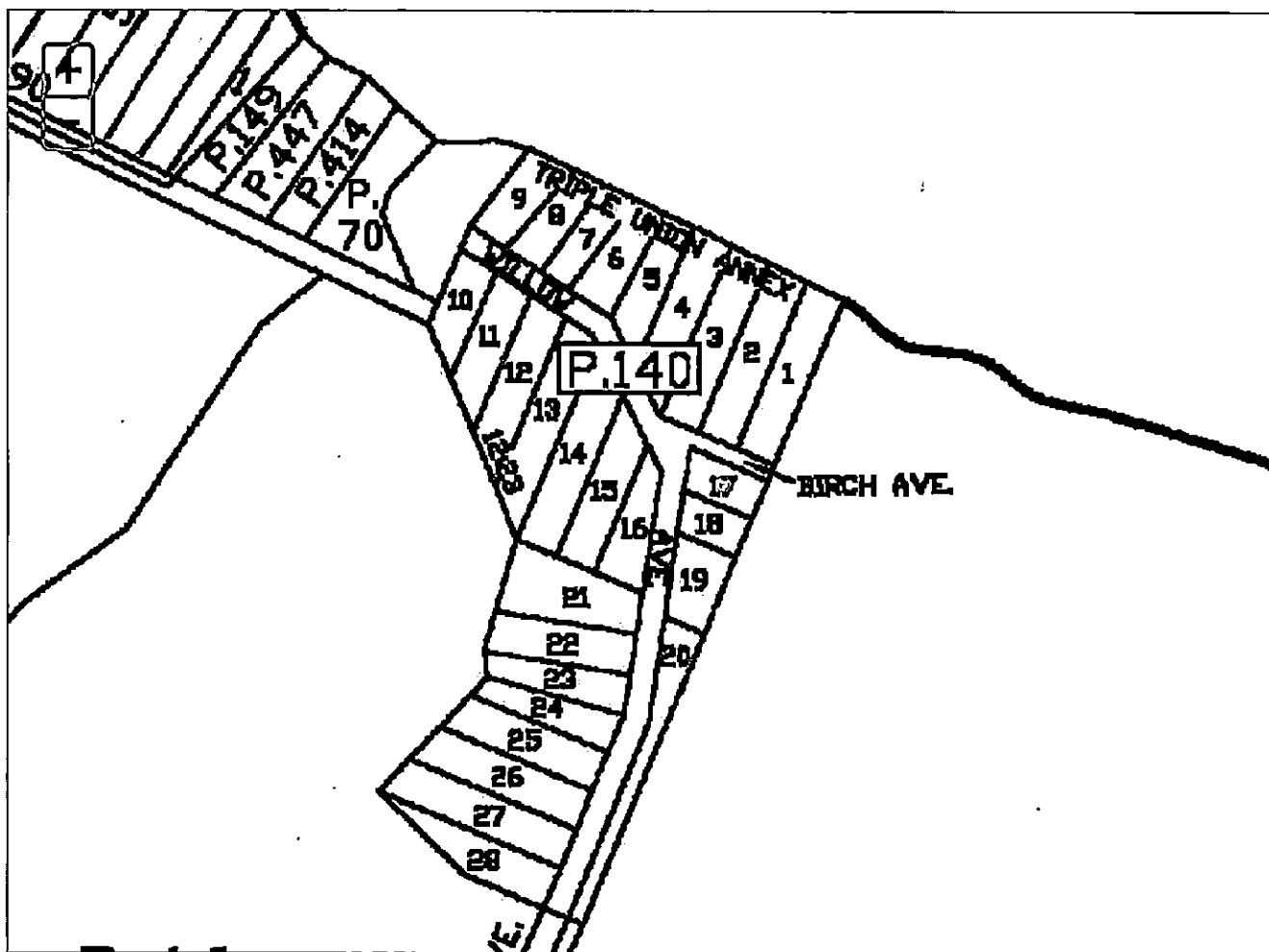
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 15 Account Number - 2100004831							
Owner Information										
Owner Name:			KARLL LAURIE M MCCORMICK BARBARA ETAL				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:			6016 THE TERRACES BALTIMORE MD 21209-3645				Deed Reference:		/37870/ 00307	
Location & Structure Information										
Premises Address:			WILLOW AVE 0-0000				Legal Description:		.305 AC LTS 17 & 28 WS WILLOW AVE TRIPLE UNION ANNEX	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0111	0012	0140		0000			17	2015	Plat Ref:	0012/ 0023
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built			Above Grade Enclosed Area		Finished Basement Area		Property Land Area 0.3100 AC		County Use 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 07/01/2016			
							As of 07/01/2017			
Land:			300		300					
Improvements			0		0					
Total:			300		300		300		300	
Preferential Land:			0						0	
Transfer Information										
Seller: KARLL LAURIE M Type: NON-ARMS LENGTH OTHER				Date: 08/12/2016 Deed1: /37870/ 00307				Price: \$0 Deed2:		
Seller: WILLIAM R KARLL TRUST Type: NON-ARMS LENGTH OTHER				Date: 09/13/2006 Deed1: /24456/ 03661				Price: \$0 Deed2:		
Seller: CHESAPEAKE VILLA GE INC Type: NON-ARMS LENGTH OTHER				Date: 05/02/1988 Deed1: /07849/ 00663				Price: \$0 Deed2:		
Exemption Information										
Partial Exempt Assessments:			Class		07/01/2016		07/01/2017			
County:			000		0.00					
State:			000		0.00					
Municipal:			000		0.00 0.00		0.00 0.00			
Tax Exempt: Exempt Class:				Special Tax Recapture: NONE						
Homestead Application Information										
Homestead Application Status: No Application										

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **2100004831**

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>).

Case No.: 2016-0236-A

Exhibit Sheet

Petitioner/Developer

Protestant

10-3-14
Sen

11-3-16
BW

No. 1	Plan	
No. 2	Photos(A-K) w/ plan	
No. 3		
No. 4	Plat - "Triple Union Annex"	
No. 5	Plat w/ lot highlighted	
No. 6	Aerial photo	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

JSB





















A

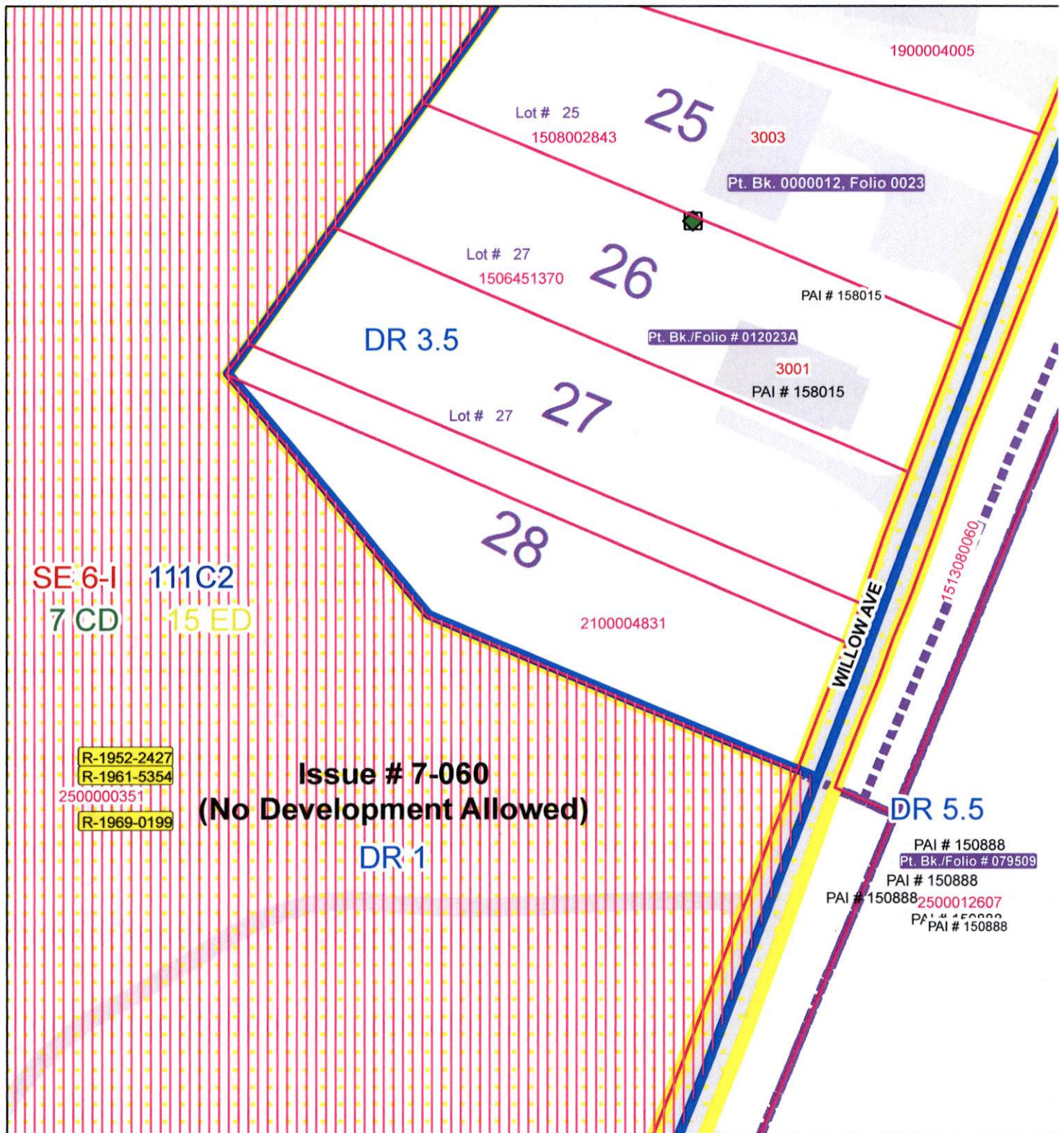


ZONING NOTICE
[Illegible text]

PETITIONER'S

EXHIBIT NO. 3 *PHOTOS*
A-K

2999 Willow Avenue 201J-0236-A



Publication Date: 3/31/2016



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



0 12.525 50 75 100 Feet

1 inch = 50 feet

1. Ownership: Laurie M. Karli, Personal Representative of the Estate of Laura H. Karli
6016 The Terraces Baltimore, MD 21209
2. Address: 2999 Willow Avenue
3. Deed reference: SM 24456/366 Lot 28 & p/o Lot 27 "Triple Union Annex Waterfront"
PB 12/23
4. Area: Lot 28: 8,455 sq. ft. / 0.1941 acre (per PB 12/23)
P/o Lot 27: 4,184 sq. ft. / 0.0960 acre (NTT survey)
Total : 12,639sq. ft. / 0.2902 acre
5. Tax Map / Parcel / Lot / Tax account #: 111 / 140 / 17 / 21-00-004831
6. Election District: 15 Councilmanic District: 7
ADC Map: 4942A2 GIS title: 111C1 Position sheet: 22SE35
Census tract: 451900 Census block: 240054519001
Schools: Chesapeake Terrace ES Sparrows Point MS Sparrows Point HS
7. The boundary shown hereon is from the recorded subdivision plat found in the Land Records of Baltimore County, MD 21203. The survey was performed on 4/11/18 by NTT Associates, Inc. All other information shown hereon was taken from Baltimore County GIS titles 111C1 and the information provided by Baltimore County on the internet.
8. Improvements: Vacant

#3001 Willow Avenue	Alice Szydlowski & James Collison	JLE 35764/172
#3003 Willow Avenue	Gregory Lusk & Antoinette Lusk	SM 22337/624
#3005 Willow Avenue	Robert L. Wetzel & Kathleen Wetzel	SM 27748/96
#3007 Willow Avenue	Cora Elizabeth Wetzel	SM 11881/733

Zoning: D.R. 3.5 There are no previous zoning cases on the subject lot.

D.R.3.5 Setbacks

Front: 25 feet from the street right of way
Side: ~~20 feet if the dwelling will be over 20' high~~ 10', *sum 25'*
Rear: 30 feet from the rear property line

Watershed: Back River URDL land type: 0

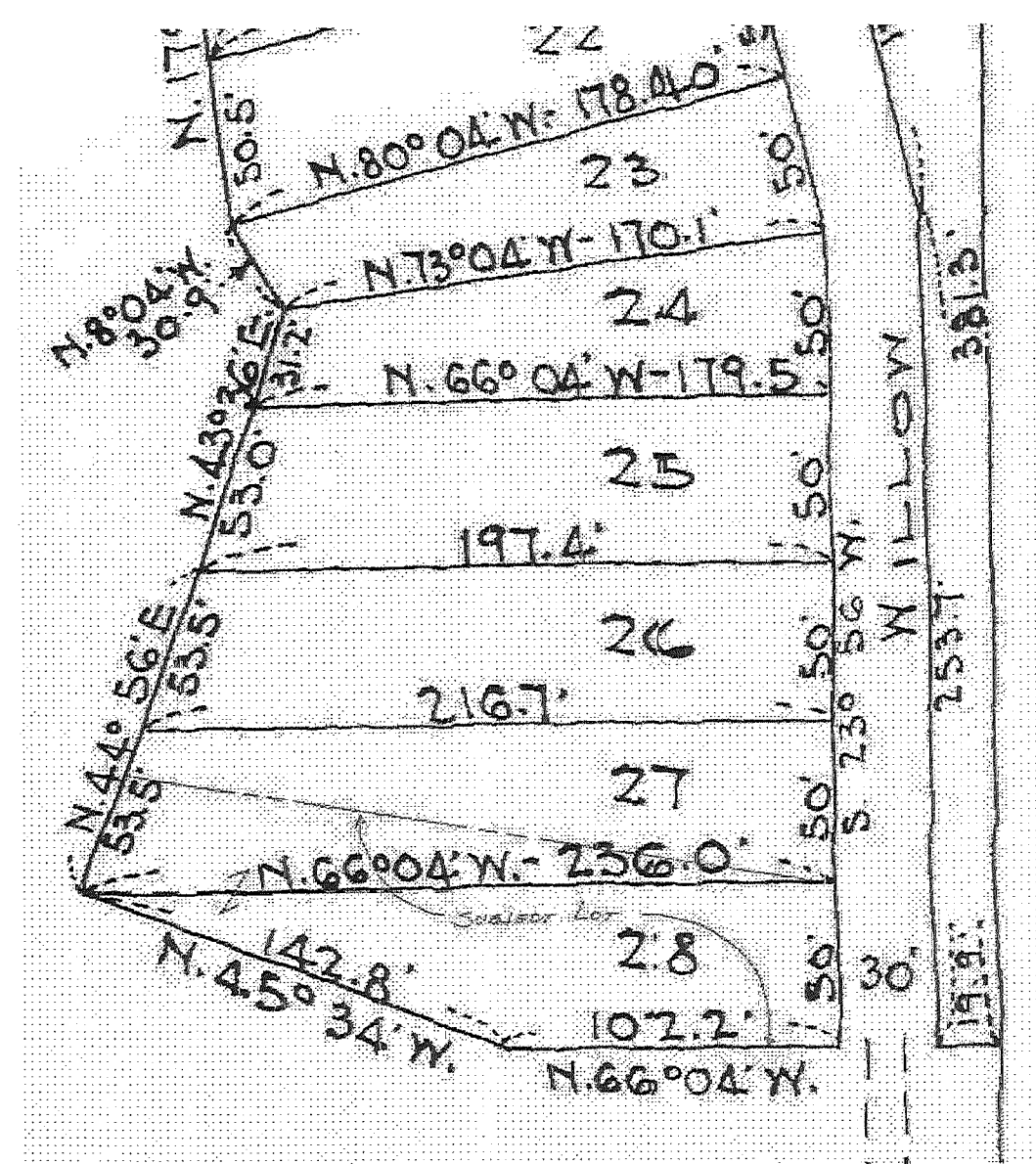
1. The proposed dwelling will be serviced by public water and sewer.
2. There are no underground storage tanks on the subject property.
3. The subject property is in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

Regional Planning District: Edgemere District Code: 331

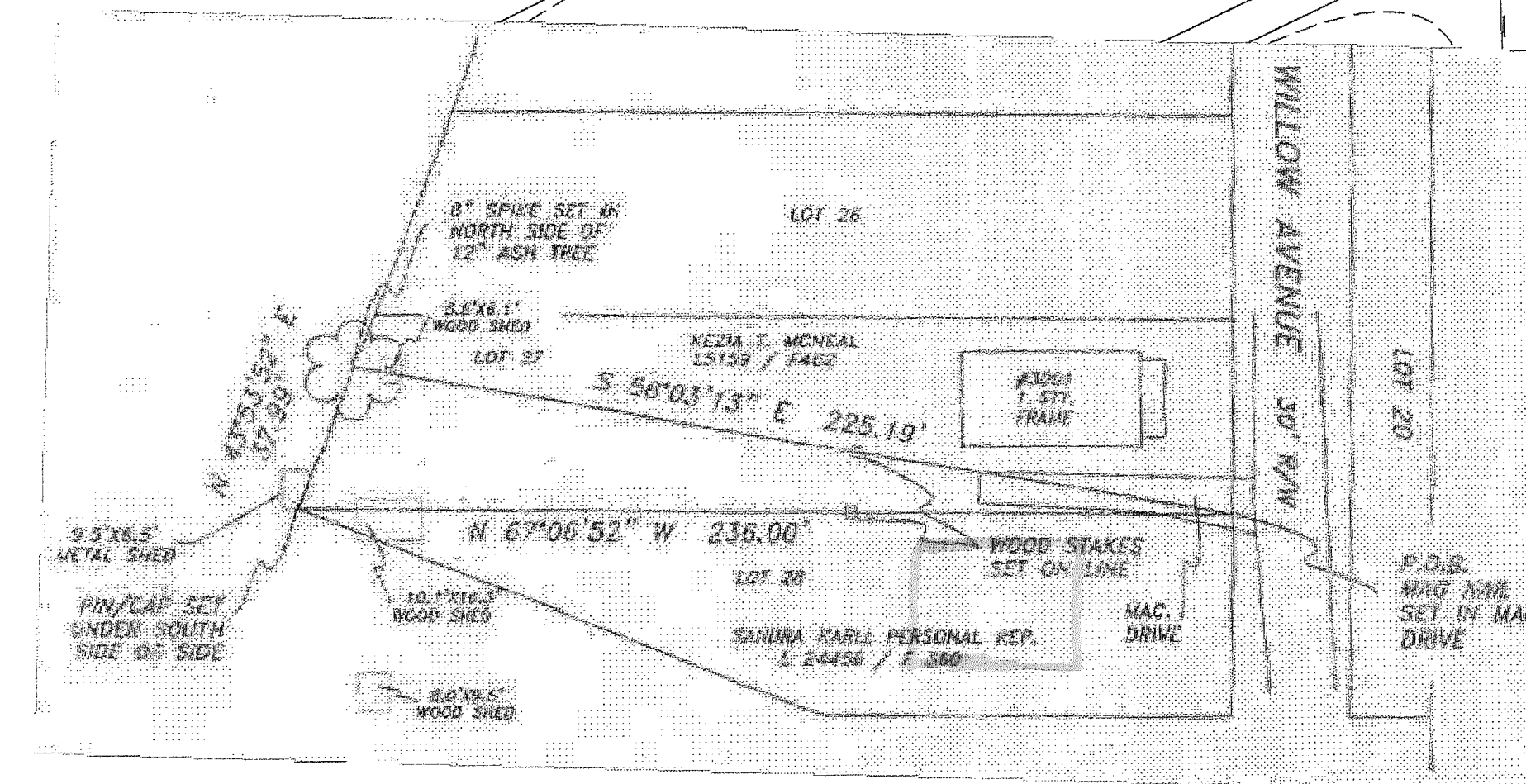
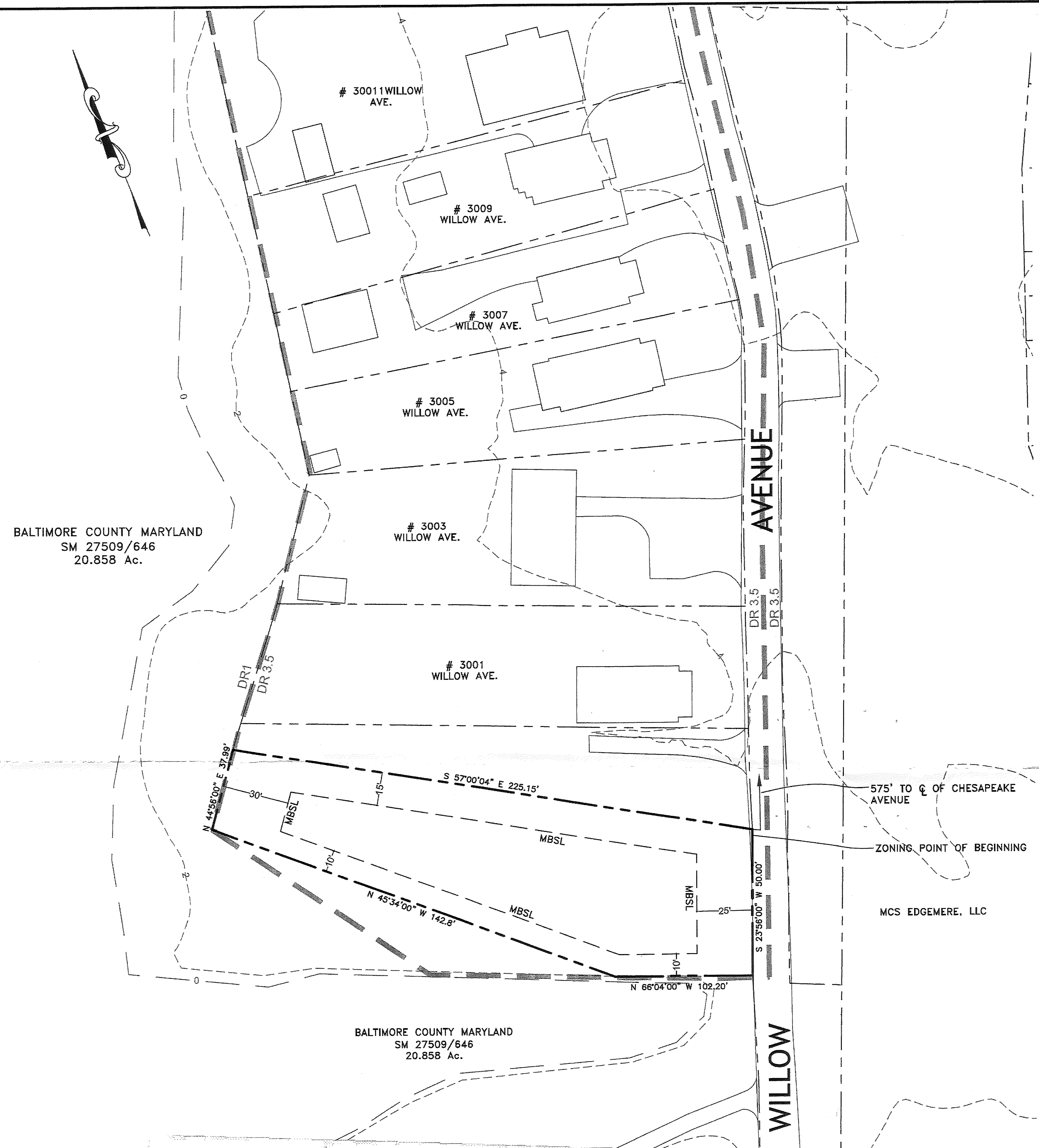
1. The subject property is not in a historic district.

Growth Tier: 1 served by public sewer and inside URDL

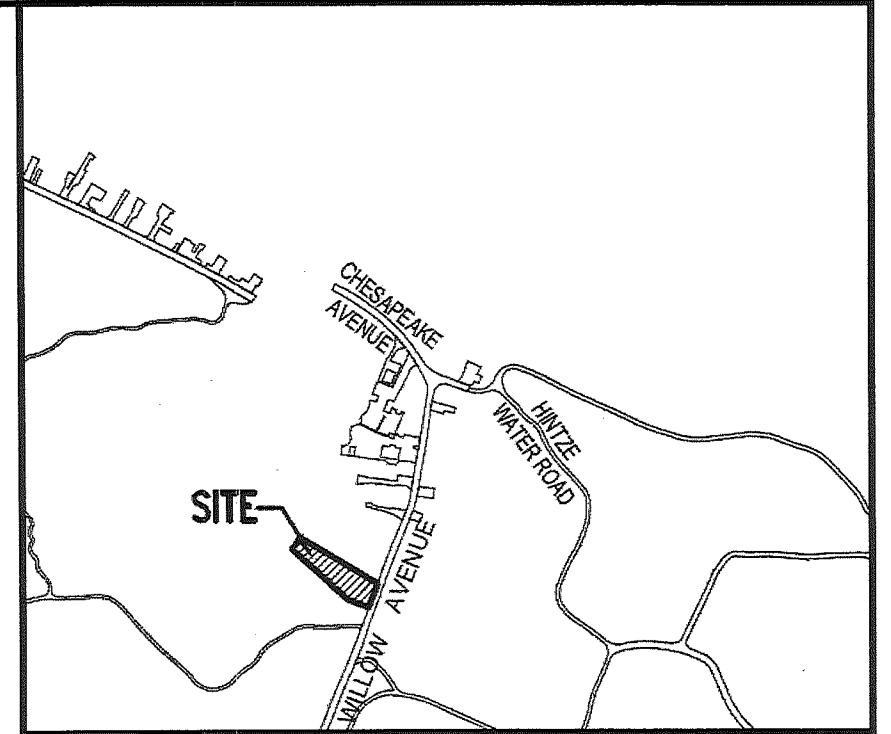
To construct a single family dwelling



SCALE: NTS
PORTION OF
"TRIPLE UNION ANNEX "WATERFRONT"
CWB JR 12/23



SURVEY DETAIL
SCALE: NTS



Vicinity Map - Scale: 1' = 500' 

REVISIONS

CASE #2016-0236-A

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@brucedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION

2999 WILLOW AVENUE

BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT

Date: 3/27/2016

Scale: 1"=30'



Ex. 1

#2016-0236-A

1. Ownership: Laurie M. Karll, Personal Representative of the Estate of Laura H. Karll
6016 The Terraces Baltimore, MD 21209
2. Address: 2999 Willow Avenue
3. Deed reference: SM 24456/366 Lot 28 & p/o Lot 27 "Triple Union Annex Waterfront"
PB 12/23
4. Area: Lot 28: 8,455 sq. ft. / 0.1941 acre (per PB 12/23)
p/o Lot 27: 4,184 sq. ft. / 0.0960 acre (NTT survey)
Total : 12,639sq. ft. / 0.2902 acre
5. Tax Map / Parcel / Lot / Tax account #: 111 / 140 / 17 / 21-00-004831
6. Election District: 15 Councilmanic District: 7
ADC Map: 4942A2 GIS tile: 111C1 Position sheet: Z25SE3
Census tract: 451900 Census block: 240054519001
Schools: Chesapeake Terrace ES Sparrows Point MS Sparrows Point HS
7. The boundary shown hereon is from the recorded subdivision plat found in the Land Records of Baltimore County at PB 12/23 and a survey performed on 4/11/18 by NTT Associates, Inc.. All other information shown hereon was taken from Baltimore County GIS tiles 111C1 and the information provided by Baltimore County on the internet.
8. Improvements: Vacant

#3001 Willow Avenue	Alice Szydowski & James Collison	JLE 35764/172
#3003 Willow Avenue	Gregory Lusk & Antoinette Lusk	SM 22337/624
#3005 Willow Avenue	Robert L. Wetzel & Kathleen Wetzel	SM 27748/96
#3007 Willow Avenue	Cora Elizabeth Wetzel	SM 11881/733

Zoning: D.R. 3.5 There are no previous zoning cases on the subject lot.

D.R.5.5 Setbacks

Watershed: Back River URDL land type: 0

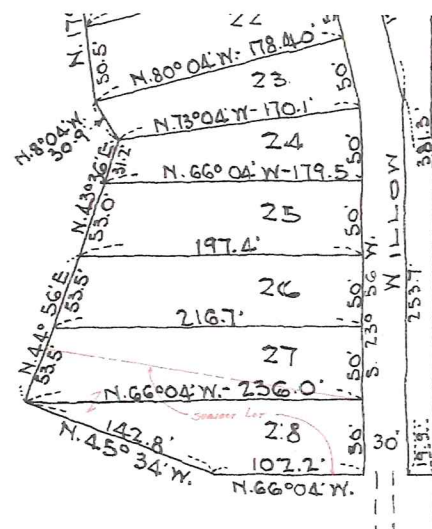
1. The proposed dwelling will be serviced by public water and sewer.
2. There are no underground storage tanks on the subject property.
3. The subject property is in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

Regional Planning District: Edgemere District Code: 331

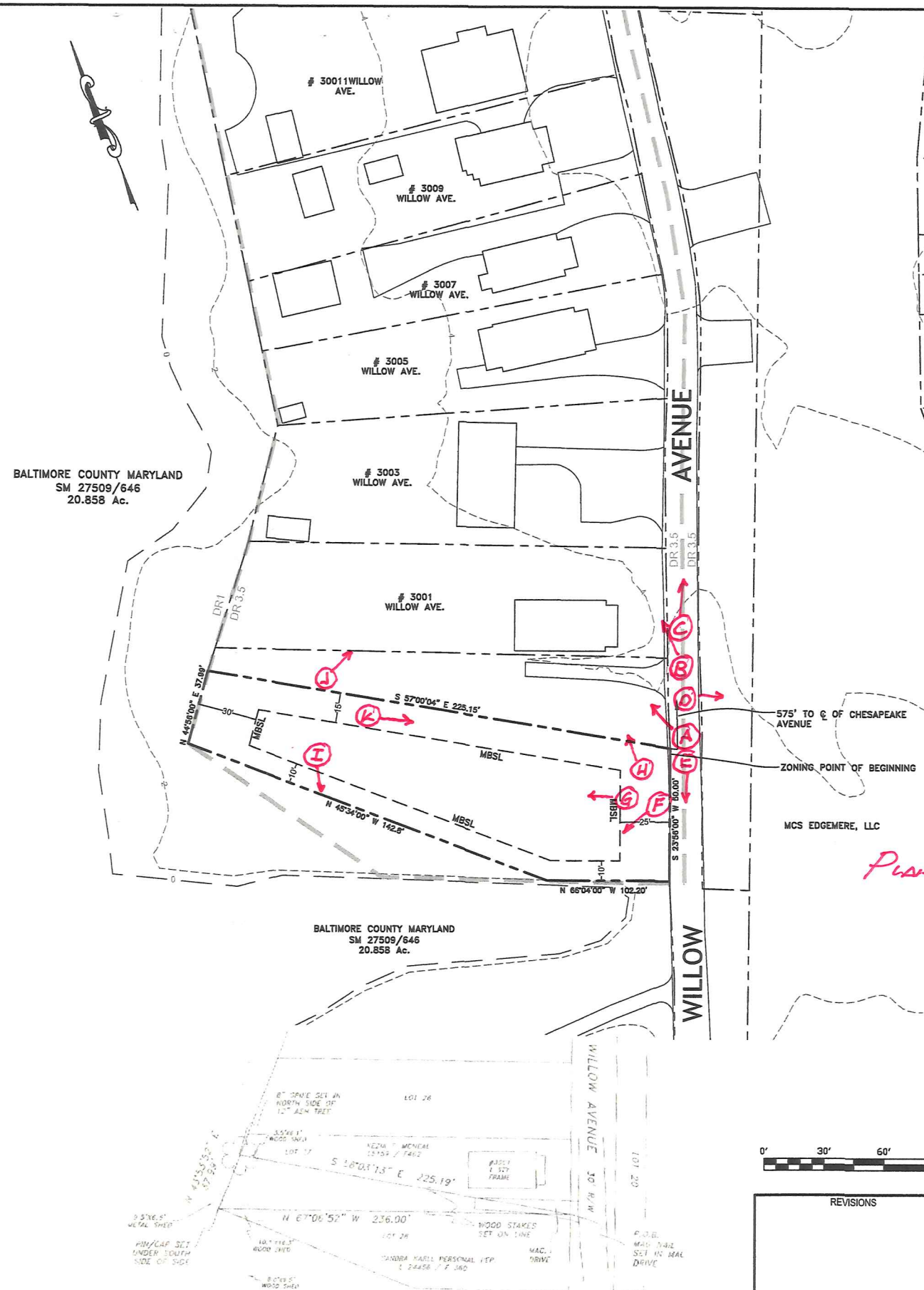
Growth Tier: 1 served by public sewer and inside URDL

PROPOSED DEVELOPMENT

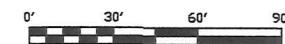
To construct a single family dwelling



SCALE: NTS
PORTION OF
"TRIPLE UNION ANNEX "WATERFRONT"
CWB JR 12/23



SURVEY DETAIL
SCALE: NTS



REVISIONS

Vicinity Map - Scale: 1" = 500' 

PLAN TO ACCOMPANY PHOTOGRAPHS

CASE #2016-0236-A

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION

2999 WILLOW AVENUE

BALTIMORE COUNTY, MARYLAND
15th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT

Date: 3/27/2016
Scale: 1"=30'

PETITIONER' S

EXHIBIT NO. 2