

M E M O R A N D U M

DATE: April 1~~2~~³, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE:, Case No. 2017-0050-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on April 12, 2017. 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: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(1110 & 1112 Burke Road) *
15th Election District *
6th Council District *
Ger Construction LLC, *
Owner *
Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case Nos. **2017-0050-SPHA &
2017-0051-SPHA**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Ger Construction LLC, legal owner ("Petitioner").

This case involves two 50 ft. wide waterfront lots zoned RC-5. One of the lots (Lot No. 99, 1112 Burke Road) was improved with a single family dwelling which was recently razed. The other lot (Lot No. 98, proposed 1110 Burke Road) is unimproved. These cases were combined for purposes of the public hearing.

The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to determine that Lot Nos. 98 and 99 were not merged for zoning purposes. In addition, a Petition for Variance (as originally filed) seeks to permit a proposed single family dwelling on an existing lot of record with a height of 45 ft., side yard setbacks of 10 ft. and 10 ft., a rear yard setback of 55 ft. from the centerline of a road, and open projection (covered porch) with a rear yard setback of 49 ft. and an open projection (porch and stairs) with a side yard setback of 6 ft. in lieu of the required 35 ft., 50 ft. and 50 ft., 75 ft., 56.25 ft., and 37.5 ft., respectively. At the hearing, Petitioner withdrew its request for the proposed 6 ft. side yard setback for the porch and stairs. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

ORDER RECEIVED FOR FILING

Date 3-13-17

By [Signature]

Appearing at the public hearing in support of the requests was David Billingsley. Several neighbors opposed the requests. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR), the Department of Environmental Protection and Sustainability (DEPS) and the Department of Planning (DOP).

SPECIAL HEARING

The special hearing request seeks a determination the lots have not merged for zoning purposes. In Maryland, an owner of contiguous parcels may merge the parcels to form one larger parcel or tract. *Friends of the Ridge v. BGE*, 352 Md. 645, 659 (1999). Whether merger has occurred is a question of intent, which can be inferred from the landowner's conduct.

Here, the neighbors testified the prior owner for many years used the home at 1112 Burke Road as a weekend cottage, and had a pool on the adjoining vacant lot. On similar facts, the court of appeals held the owners had used two adjoining lots as "one property" which resulted in a merger of the lots. *Remes v. Montgomery Co.*, 387 Md. 52, 57-58 (2005). In this case there was not sufficient testimony or evidence to make an informed decision regarding merger, although it would appear the issue is fairly debatable.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity 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).

ORDER RECEIVED FOR FILING

Date 3-13-17

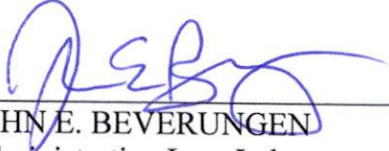
By low

I do not believe Petitioner can satisfy this burden. The reality is these lots are similar in shape and size to many of the other lots in the Bowley's Quarters subdivision. As a result, I believe the variance requests must be denied.

THEREFORE, IT IS ORDERED this 13th day of **March, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R) to determine that Lot Nos. 98 and 99 were not merged for zoning purposes, be and is hereby **DISMISSED without Prejudice**.

IT IS FURTHER ORDERED that the petition for variance seeks to permit a proposed single family dwelling on an existing lot of record with a height of 45 ft., side yard setbacks of 10 ft. and 10 ft., a rear yard setback of 55 ft. from the centerline of a road, and open projection (covered porch) with a rear yard setback of 49 ft. and an open projection (porch and stairs) with a side yard setback of 6 ft. in lieu of the required 35 ft., 50 ft. and 50 ft., 75 ft., 56.25 ft., and 37.5 ft., respectively, 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:dlw

ORDER RECEIVED FOR FILING

Date 3-13-17

By dlw



CBOA

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 1110 BURKE ROAD which is presently zoned RC5
 Deed References: L-37552 F-292 10 Digit Tax Account # 1516751350
 Property Owner(s) Printed Name(s) GER CONSTRUCTION LLC

(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

SEE ATTACHED

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

3. ☒ 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

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

GER CONSTRUCTION LLC

GARY GER

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

3301 KEYSER RD PIKESVILLE MD

Mailing Address

City

State

21208

Zip Code

Telephone #

Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print

Signature

601 CHARWOOD CT. EDGEWOOD, MD.

Mailing Address

City

State

21040 (410) 679-8719, dwb0209@

Zip Code

Telephone #

Email Address yahoo.com

CASE NUMBER

2017-0050-SPHA

Filing Date

8/17/16

Do Not Schedule Dates:

Reviewer

REV. 10/4/11

1110 BURKE ROAD

VARIANCE RELIEF REQUEST

Sections 1A04.3.A, 1A04.3.B.2.b, and 301.1.A – to permit a proposed single family dwelling, on an existing lot of record, with a height of 45 feet, side yard setbacks of 10 feet and 10 feet, a rear yard setback of 55 feet from the centerline of a road, an open projection (covered porch) with a rear yard setback of 49 feet, and an open projection (porch and stairs) with a side yard setback of 6 feet in lieu of the required 35 feet, 50 feet and 50 feet, 75 feet, 56.25 feet, and 37.5 feet, respectively.

SPECIAL HEARING REQUEST

For the Zoning Commissioner to determine that the lots 98 and 99 were not merged for zoning purposes.

Item #0050

ZONING DESCRIPTION
1110 BURKE ROAD

Beginning for the same at a point on the east side of Burke Road (30 feet wide), distant ²⁸¹~~334~~
feet northerly from its intersection with the center of Cold Spring Road, thence being all of
Lot 98 as shown of the plat entitled Plat One, Bowleys Quarters recorded among the
Baltimore County plat records in Plat Book 7 Folio 12.

Containing 15,660 square feet or 0.358 acre of land, more or less.

Being known as 1110 Burke Road. Located in the 15TH Election District, 6TH Councilmanic
District of Baltimore County, Maryland.

Item #0050



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 4785572

Sold To:

Ger Construction LLC - CU00585588
3301 Keyser Rd
Pikesville, MD 21208-1923

Bid To:

Ger Construction LLC - CU00585588
3301 Keyser Rd
Pikesville, MD 21208-1923

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

Feb 21, 2017

The Baltimore Sun Media Group

By

S. Wilkinson

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: # 2017-0050-SPHA
1110 Burke Road
E/s Burke Road, 281 ft. N/of centerline of Cold Spring Road
15th Election District - 6th Councilmanic District
Legal Owner(s) Ger Construction, LLC

SPECIAL HEARING: for the Administrative Law Judge to determine that lots 98 and 99 were not merged for zoning purposes.

VARIANCE: to permit a proposed single family dwelling on an existing lot of record with a height of 45 ft., side yard setbacks of 10 ft. and 10 ft., a rear yard setback of 55 ft. from the centerline of a road, an open projection (covered porch) with a rear yard setback of 49 ft. and an open projection (porch and stairs) with a side yard setback of 6 ft. in lieu of the required 35 ft., 50 ft. and 50 ft., 75 ft., and 37.5 ft. respectively.

Hearing: Monday, March 13, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

IT 2/736 Feb. 21

4785572

CERTIFICATE OF POSTING

Date: FEBRUARY 21, 2017

RE: Project Name: 1110 BURKE ROAD
Case Number /PAI Number: 2017-0050-SPHA
Petitioner/Developer: GER CONSTRUCTION LLC
Date of Hearing/Closing: MARCH 13, 2017

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1110 BURKE ROAD

The sign(s) were posted on FEBRUARY 21, 2017
(Month, Day, Year)

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

ZONING NOTICE

CASE NO. 2017- 0050-SPHA

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204

TIME: MONDAY, MARCH 13, 2017 @ 10:00 AM

REQUEST: SPECIAL HEARING TO DETERMINE THAT LOTS 98 & 99
ARE NOT MERGED FOR ZONING PURPOSES. VARIANCE TO
PERMIT A SINGLE FAMILY DWELLING ON AN EXISTING LOT OF
RECORD WITH A HEIGHT OF 45 FT, SIDE YARD SETBACKS OF 10
FT AND 10 FT, A REAR YARD SETBACK OF 55 FT FROM THE
CENTERLINE OF A ROAD, AN OPEN PROJECTION (COVERED
PORCH) WITH A REAR YARD SETBACK OF 49 FT & AN OPEN
PROJECTION (PORCH AND STAIRS) WITH A SIDE YARD SETBACK
OF 6 FT IN LIEU OF THE REQ'D 35 FT, 50 FT, 50 FT, 75 FT, 56.25
FT AND 37.5 FT RESPECTFULLY

Postponements due to weather or other conditions are sometimes necessary.
To confirm hearing or obtain additional information, contact Department of
Permits, Approvals and Inspections, 111 West Chesapeake Avenue, Towson,
Md. 21204 (410) 837-3391
UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL THE DAY
OF THE HEARING. HEARINGS ARE HANDICAPPED ACCESSIBLE



KEVIN KAMENETZ
County Executive

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

February 13, 2017

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: 2017-0050-SPHA

1110 Burke Road

E/s Burke Road, 281 ft. N/of centerline of Cold Spring Road

15th Election District -6th Councilmanic District

Legal Owner: Ger Construction, LLC

Special Hearing for the Administrative Law Judge to determine that lots 98 and 99 were not merged for Zoning purposes. Variance to permit a proposed single family dwelling on an existing lot of record with a height of 45 ft., side yard setbacks of 10 ft. and 10 ft., a rear yard setback of 55 ft. from the centerline of a road, an open projection (covered porch) with a rear yard setback of 49 ft. and an open projection (porch and stairs) with a side yard setback of 6 ft. in lieu of the required 35 ft., 50 ft. and 50 ft., 75 ft., 56.25 ft., and 37.5 ft. respectively.

Hearing: Monday, March 13, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

AJ:kl

C: Gary Ger, 3301 Keyser Road, Pikesville 21208
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 21, 2017.**
- (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, February 21, 2017 Issue - Jeffersonian

Please forward billing to:

Gary Ger
Ger Construction
3301 Keyser Road
Pikesville, MD 21208

410-679-8719

NOTICE OF ZONING HEARING

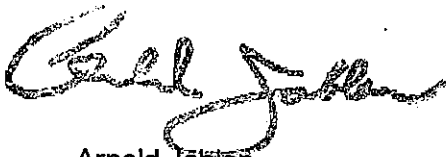
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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Special Hearing for the Administrative Law Judge to determine that lots 98 and 99 were not merged for Zoning purposes. Variance to permit a proposed single family dwelling on an existing lot of record with a height of 45 ft., side yard setbacks of 10 ft. and 10 ft., a rear yard setback of 55 ft. from the centerline of a road, an open projection (covered porch) with a rear yard setback of 49 ft. and an open projection (porch and stairs) with a side yard setback of 6 ft. in lieu of the required 35 ft., 50 ft. and 50 ft., 75 ft., 56.25 ft., and 37.5 ft. respectively.

Hearing: Monday, March 13, 2017 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
1110 Burke Road; E/S Burke Road,
281' N of c/line of Cold Spring Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): Ger Construction, LLC
By Gary Ger

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2017-050-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
JAN 27 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of January, 2017, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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/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 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: 2017-0050-SPHA
Property Address: 1110 BURKE RD
Property Description: LOT 98 BOWLEYS QUARTERS

Legal Owners (Petitioners): GER CONSTRUCTION LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: GER CONSTRUCTION LLC
Company/Firm (if applicable): _____
Address: 3301 KEYSER ROAD
BALTO MD 21208

Telephone Number: (410) 679-8719

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

№ 147498

Date:

1/18/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$150.00

Total:

\$150.00

Rec From:

For:

David Bullington
111091112 Brian L. Rd

2017-0150 SPHA
2017-0151 SPHA

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME ID#
1/18/2017 1/18/2017 08:47:27 1
REG WSD1 WALKTH LJR
>>RECEIPT # 703512 1/18/2017 DFLH
Dept 5 528 ZONING VERIFICATION
CR NO. 147498

Receipt Tot \$150.00
\$150.00 OT
Baltimore County, Maryland

CASHIER'S
VALIDATION

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

No.

142824

Date:

8/17/16

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
8/17/2016 8/17/2016 10:17:51 1

REC 8301 WALKIN LJR
RECEIPT # 674522 8/17/2016 OFLN
Book 5 528 ZONING VERIFICATION
LN NO. 142824

Recpt Tot \$75.00

\$164.00 OT

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				575.00

Total: 575.00

Rec From:

For: Zoning hearing - case #2017-0050-A
1110 BURKE

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*

March 8, 2017

Ger Construction LLC
Gary Ger
3301 Keyser Road
Pikesville MD 21208

RE: Case Number: 2017-0050 SPHA, Address: 1110 Burke Road

Dear Mr. Ger:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 17, 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
David Billingsley, 601 Charwood Court, Edgewood MD 21040

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



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

Date: 1/30/17

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.

2017-0650-A
Variance Special Hearing
Ger Construction LLC, Gary Ger
1110 Burke Road

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 blue ink that reads 'Richard Zeller'.

for Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/9/2017

FROM: Andrea Van Arsdale
Director, Department of Planning



SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-050

INFORMATION:

Property Address: 1110 Burke Road
Petitioner: Ger Construction, LLC, Gary Ger
Zoning: RC 5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should find that lots 98 and 99 were not merged for zoning purposes and the petition for variance to permit a proposed single family dwelling with a height of 45 feet, side yard setbacks of 10 feet and 10 feet, a rear yard setback of 55 feet from the centerline of a road, an open projection (covered porch) with a rear yard setback of 49 feet, and an open projection with a side yard setback of 6 feet in lieu of the required 35 feet, 50 feet and 50 feet, 75 feet, 56.25 feet, and 37.5 feet, respectively.

A site visit was conducted on February 1, 2017.

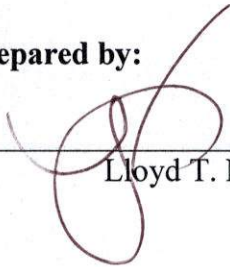
The Department has no objection to granting the petitioned zoning relief. The Department will support the determination of the Administrative Law Judge on the issue of merging pursuant to the public hearing.

The Department recommends that if granted, the zoning relief as cited in BCZR Section 1A04 and as properly applied would result in a principal structure having a height of 45 feet, setbacks of 10 feet to a property line other than a street line, a 55 foot setback to the centerline of a street or road with an open projection (covered porch) having a setback of 49 feet to the centerline of a street or road and a 6 foot setback to a property line other than a street line.

Please be advised that the proposal is subject to the R.C. 5 Performance Standards pursuant to BCZR § 1A04.4. Architectural elevations must be submitted to the Department of Planning for review at the time of building permit application.

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
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

3-13

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: January 26, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0050-A
Address 1110 Burke Road
(Ger Construction, LLC Property)

Zoning Advisory Committee Meeting of **January 30, 2017**.

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

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

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to construct a new dwelling with less side yard setbacks, rear yard setbacks, and height than permitted. The lot is waterfront, and the proposed dwelling must meet all LDA and MBA requirements, including lot coverage limits and afforestation. The dwelling will be outside of the 100-foot Buffer. Lot coverage and afforestation information is not provided. Lot coverage is limited to a maximum of 31.25% (4,893 square feet), with mitigation required for any lot coverage between 25% (3,915 square feet) and 31.25%. 5 trees are required to meet the afforestation requirement. If the lot coverage and afforestation requirements can be met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront but no construction is proposed within the 100-foot buffer. If the lot coverage, and afforestation requirements will be met, then that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

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

If the lot coverage and afforestation requirements can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: January 26, 2017

RECEIVED

FEB 1 2017

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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

FROM: Dennis A. ^{DAK}Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 30, 2017
Item No. 2017-0050

DATE: January 31, 2017

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comment.

Prior to building permit application, the petitioner must contact the office of the Director of Public Works to determine the flood protection elevation, so that the floor elevation can be set.

* * * * *

DAK:CEN
cc:file
ZAC-ITEM NO 17-0050-01302017.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/9/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-050

INFORMATION:

Property Address: 1110 Burke Road
Petitioner: Ger Construction, LLC, Gary Ger
Zoning: RC 5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should find that lots 98 and 99 were not merged for zoning purposes and the petition for variance to permit a proposed single family dwelling with a height of 45 feet, side yard setbacks of 10 feet and 10 feet, a rear yard setback of 55 feet from the centerline of a road, an open projection (covered porch) with a rear yard setback of 49 feet, and an open projection with a side yard setback of 6 feet in lieu of the required 35 feet, 50 feet and 50 feet, 75 feet, 56.25 feet, and 37.5 feet, respectively.

A site visit was conducted on February 1, 2017.

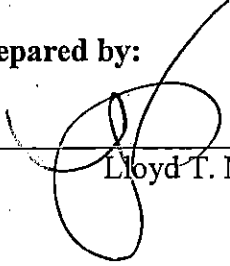
The Department has no objection to granting the petitioned zoning relief. The Department will support the determination of the Administrative Law Judge on the issue of merging pursuant to the public hearing.

The Department recommends that if granted, the zoning relief as cited in BCZR Section 1A04 and as properly applied would result in a principal structure having a height of 45 feet, setbacks of 10 feet to a property line other than a street line, a 55 foot setback to the centerline of a street or road with an open projection (covered porch) having a setback of 49 feet to the centerline of a street or road and a 6 foot setback to a property line other than a street line.

Please be advised that the proposal is subject to the R.C. 5 Performance Standards pursuant to BCZR § 1A04.4. Architectural elevations must be submitted to the Department of Planning for review at the time of building permit application.

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
David Billingsley
Office of the Administrative Hearings
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: January 26, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0050-A
Address 1110 Burke Road
(Ger Construction, LLC Property)

Zoning Advisory Committee Meeting of **January 30, 2017.**

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

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

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to construct a new dwelling with less side yard setbacks, rear yard setbacks, and height than permitted. The lot is waterfront, and the proposed dwelling must meet all LDA and MBA requirements, including lot coverage limits and afforestation. The dwelling will be outside of the 100-foot Buffer. Lot coverage and afforestation information is not provided. Lot coverage is limited to a maximum of 31.25% (4,893 square feet), with mitigation required for any lot coverage between 25% (3,915 square feet) and 31.25%. 5 trees are required to meet the afforestation requirement. If the lot coverage and afforestation requirements can be met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront but no construction is proposed within the 100-foot buffer. If the lot coverage, and afforestation requirements will be met, then that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

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

If the lot coverage and afforestation requirements can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: January 26, 2017

CASE NAME 1110 Burke Rd.
 CASE NUMBER 2017-0050-SP1A &
 DATE 3-13-17 @ 10 AM 2017-

8051-
SPHA

[illegible]

CASE NAME 1110 Burke Rd.
CASE NUMBER 2017-0050-SHA
DATE 3-13-17 @ 10am ✓

2017-0051
SPHA

[illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

1/31/17

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

COMMENT

1/26/17

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

COMMENT

FIRE DEPARTMENT

2/9/17

PLANNING
(if not received, date e-mail sent _____)NO OBJ
w/ comment

1/30/17

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/21/17

SIGN POSTING Date: 2/21/17

by Billingsley

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

Comments, if any: _____

1870

1870

1871

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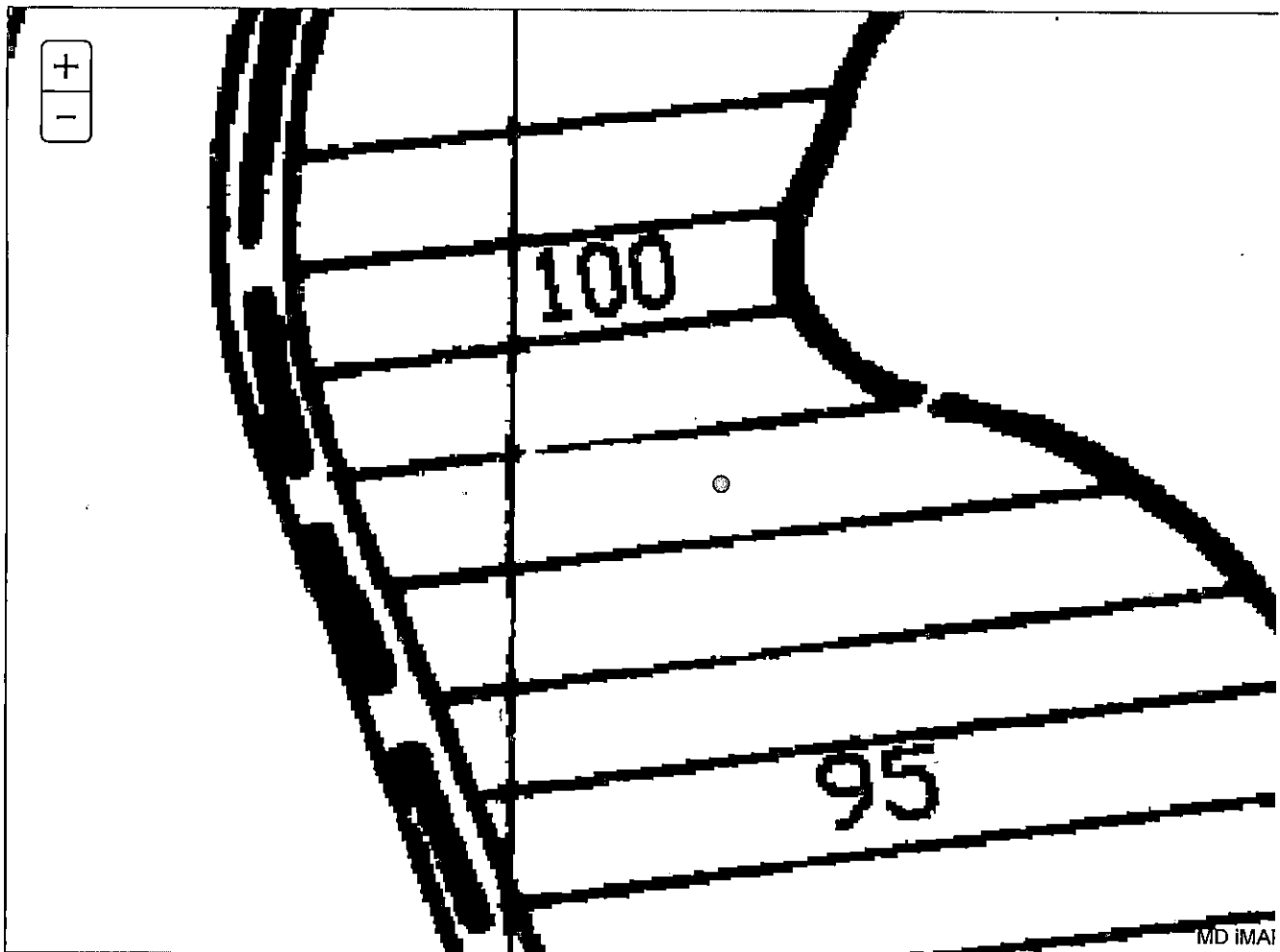
1874

1874

Real Property Data Search Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 15 Account Number - 1516751350							
Owner Information									
Owner Name:		GER CONSTRUCTION LLC				Use:		RESIDENTIAL	
Mailing Address:		3301 KEYSER RD PIKESVILLE MD 21208-0000				Principal Residence:		NO	
						Deed Reference:		/37552/ 00292	
Location & Structure Information									
Premises Address:		1110 BURKE RD 0-0000 Waterfront				Legal Description: 1110 BURKE RD BOWLEYS QUARTERS			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0098	0004	0004		0000			98	2015	1
									Plat Ref: 0007/0012
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
						15,741 SF		34	
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:		127,400		127,400					
Improvements		9,200		9,200					
Total:		136,600		136,600		136,600		136,600	
Preferential Land:		0						0	
Transfer Information									
Seller: NANCY ANN GRIMMEL IRREVOCABLE TRUST				Date: 05/25/2016			Price: \$210,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /37552/ 00292			Deed2:		
Seller: GRIMMEL NANCY				Date: 05/31/2012			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /32131/ 00466			Deed2:		
Seller: PRESIANNI PHILIP M				Date: 08/18/2008			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /27262/ 00604			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:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									

Baltimore County[New Search \(http://sdat.dat.maryland.gov/RealProperty\)](http://sdat.dat.maryland.gov/RealProperty)District: **15** Account Number: **1516751350**

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.:

2017 - 0050 - SPHA

Exhibit Sheet

PW
A-12-17

Petitioner/Developer

PW3-13-17

Protestant

No. 1	Plan	Photos (3)
No. 2	SDAT record	
No. 3	tax map	
No. 4	deed	
No. 5	Plat of Bowley's Quarters	
No. 6	6A - 6D Photos	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Case No.: 2017-0050-SHA

Exhibit Sheet

DW 4-12-17

Petitioner/Developer

DW 3-13-17

Protestant

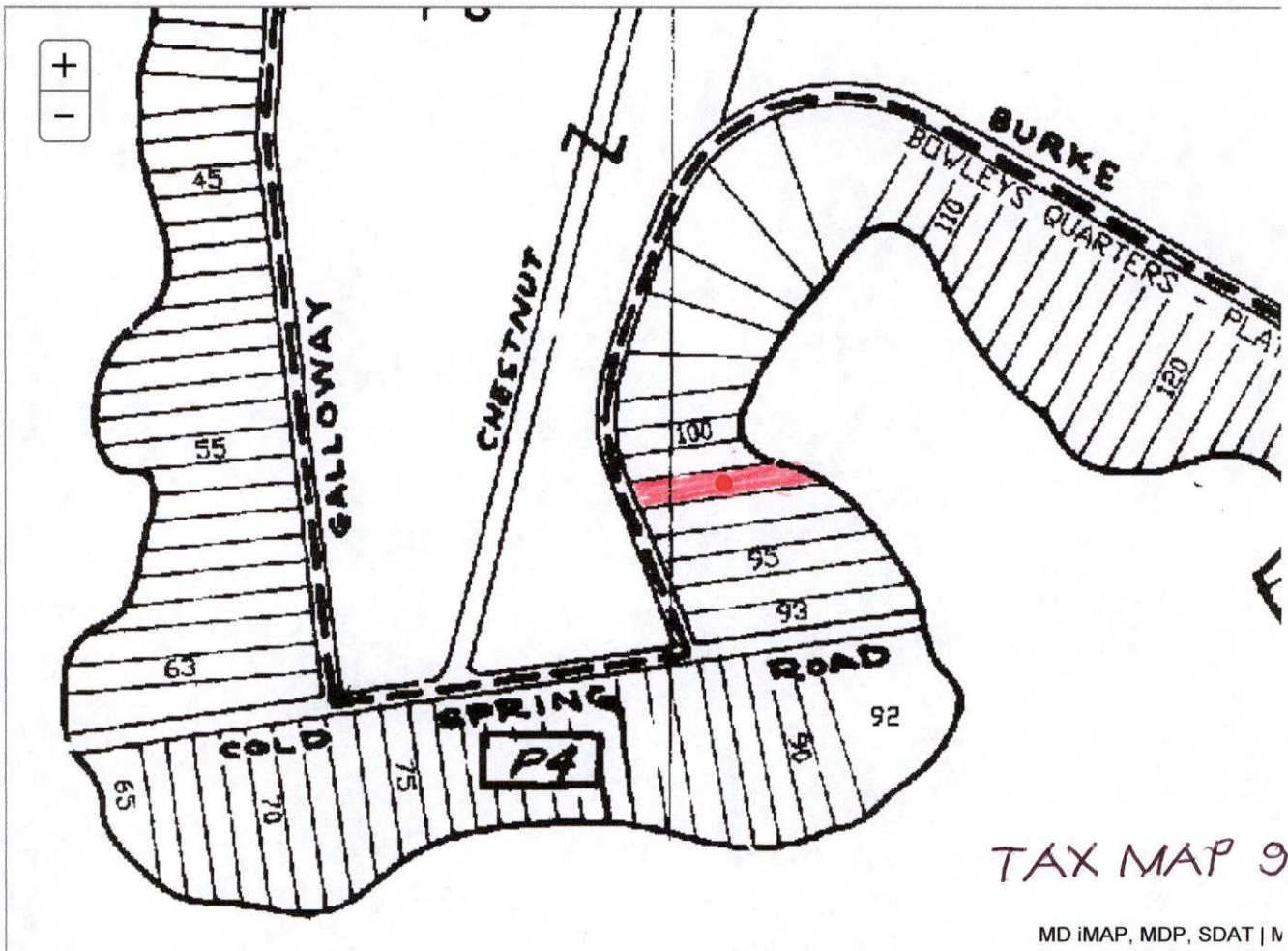
No. 1	Plan	Photos (3)
No. 2	SDAT record	
No. 3	tax map	
No. 4	deed	
No. 5	Plat of Bowley's Quarters	
No. 6	6A-6D Photos	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S EXHIBITS

**1110 BURKE ROAD
CASE NO. 2017-0050-SPHA**

- 1. PLAT TO ACCOMPANY PETITION DATED JULY 1 2016 (NO CHANGES)**
- 2. SDAT REAL PROPERTY DATA SEARCH**
- 3. TAX MAP 0098**
- 4. DEED OF RECORD L.37552 F.292**
- 5. PLAT I BOWLEYS QUARTERS PB 7 F 12 RECORDED 5/27/21**
- 6 a-d. PHOTOS**

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1516751350**

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PETITIONER'S
EXHIBIT NO. 3

Lawyers Trust Title Company

File No. 16-626MD

Tax ID # (15) 15-16-751350 and (15) 15-16-751170

This Deed, made this 16th day of May, 2016, by and between Lawrence Beck, Trustee of the Nancy Ann Grimm Irrevocable Trust, party of the first part, Grantor; and Ger Construction LLC, a Maryland limited liability company, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of Two Hundred Ten Thousand And 00/100 Dollars (\$210,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Ger Construction LLC, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Being known and designated as Lot Nos. 98 and 99, Plat No. 1, as shown on the Plat of the Property of Bowley's Quarter Company of Baltimore County, which plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 7 at folio 12. The improvements thereon being known as 1110 and 1112 Burke Road.

Being the same property which, by Deed dated December 31, 2011, and recorded among the Land Records of Baltimore County in Liber JLE No. 32131 at Folio 466, was granted and conveyed by Nancy Grimm unto Nancy Ann Grimm Irrevocable Trust.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Ger Construction LLC, in fee simple.

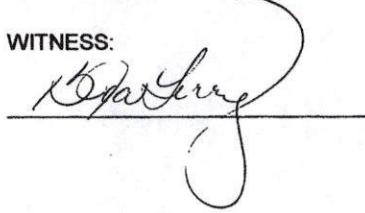
And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

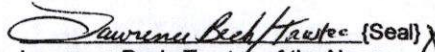
LR - Deed (w Taxes)
Recording only \$720.00
Grantor/Grantee Name:
beck
Reference/Control #:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 1,050.00
LR - Non-Resident Tax
- Tinked 0.00
Subtotal: 1,110.00
Total: 1,110.00
05/25/2016 11:59
#6210877 CC0301 -
Baltimore
County/CC03-01-01 -
Register 01

**PETITIONER'S
EXHIBIT NO. 4**

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:



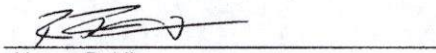
 (Seal) X
Lawrence Beck, Trustee of the Nancy
Ann Grimmel Irrevocable Trust

STATE OF michigan, COUNTY OF Lapeer, to wit:

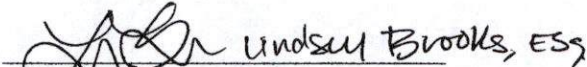
I hereby certify that on this 11th day of May, 2016, before me, the subscriber, a Notary Public of the State aforesaid, County of Lapeer, personally appeared Lawrence Beck, Trustee of the Nancy Ann Grimmel Irrevocable Trust, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

R. FOUNTAIN
NOTARY PUBLIC
STATE OF MICHIGAN, COUNTY OF LAPEER
My Commission Expires 12/1/2019
Acting in the County of Lapeer


Notary Public
My commission expires: 12-1-19

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


Lindsay Brooks, ESQ
Attorney

AFTER RECORDING, PLEASE RETURN TO:

Ger Construction LLC
3301 Keyser Road
Pikesville, MD 21208



6a



6b

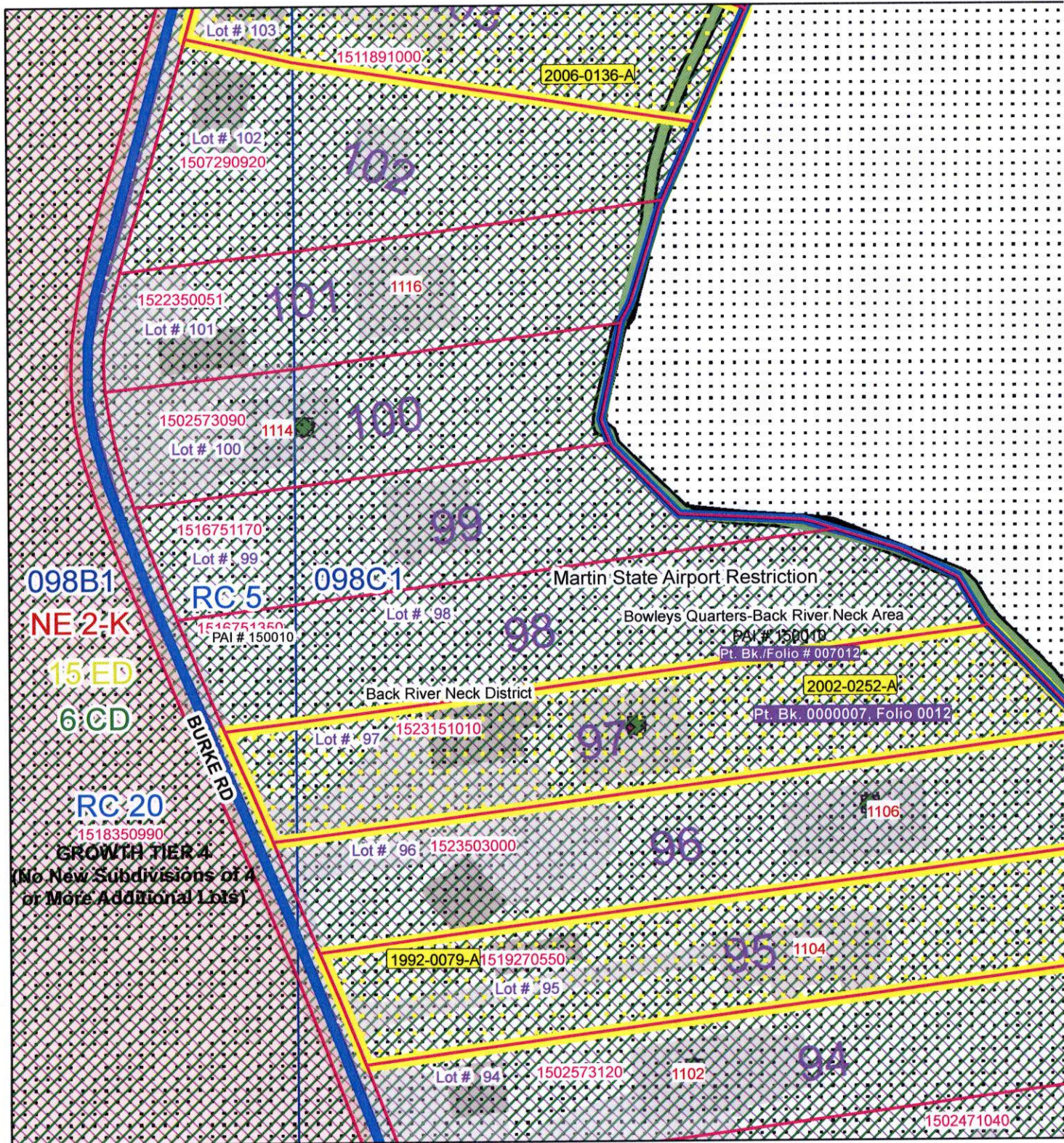


60



61

1110 & 1112 Burke Avenue



Publication Date: 8/15/2016



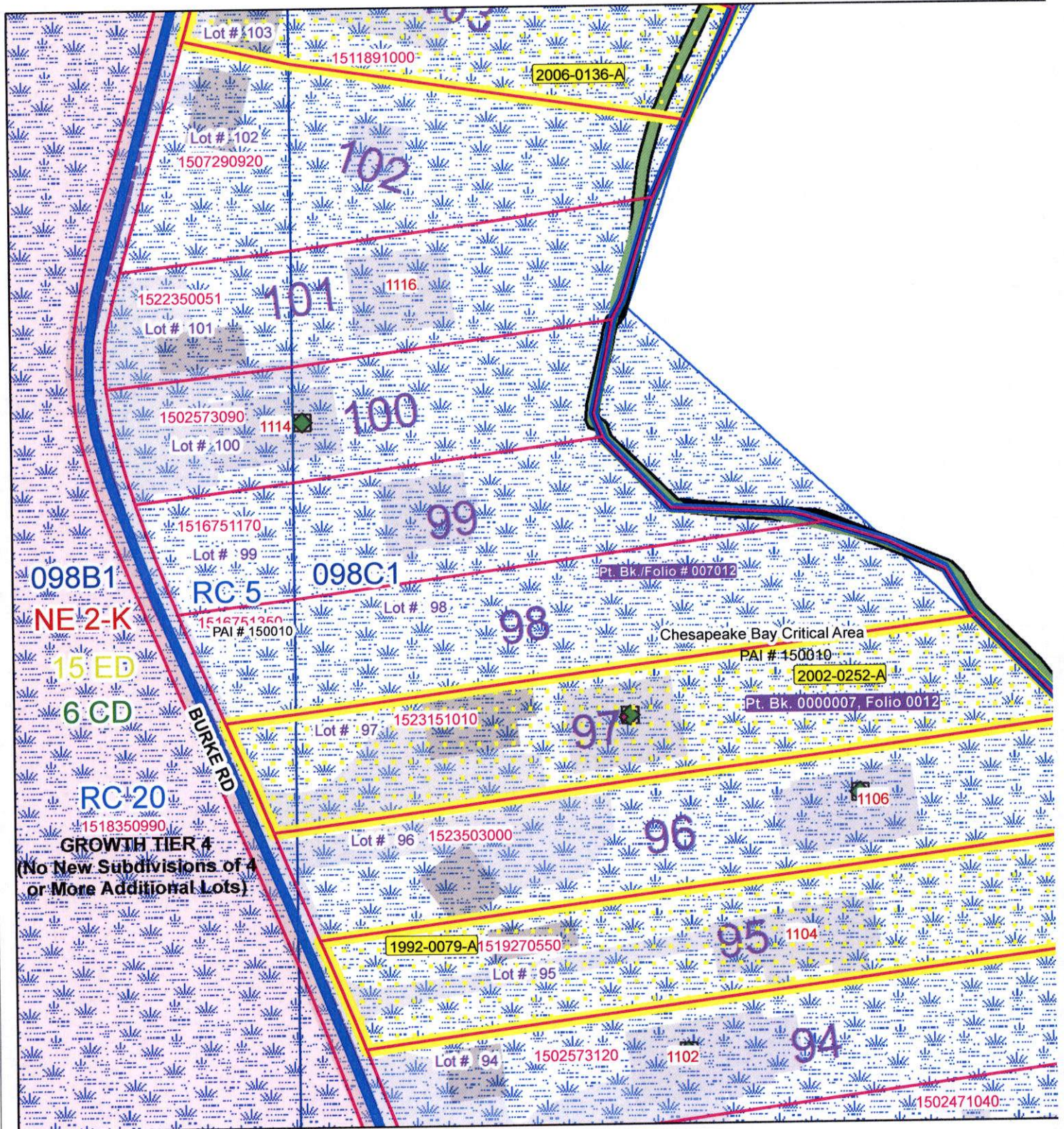
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 60 feet

Item # 0050

Chesapeake Bay Critical Area



Publication Date: 8/15/2016



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

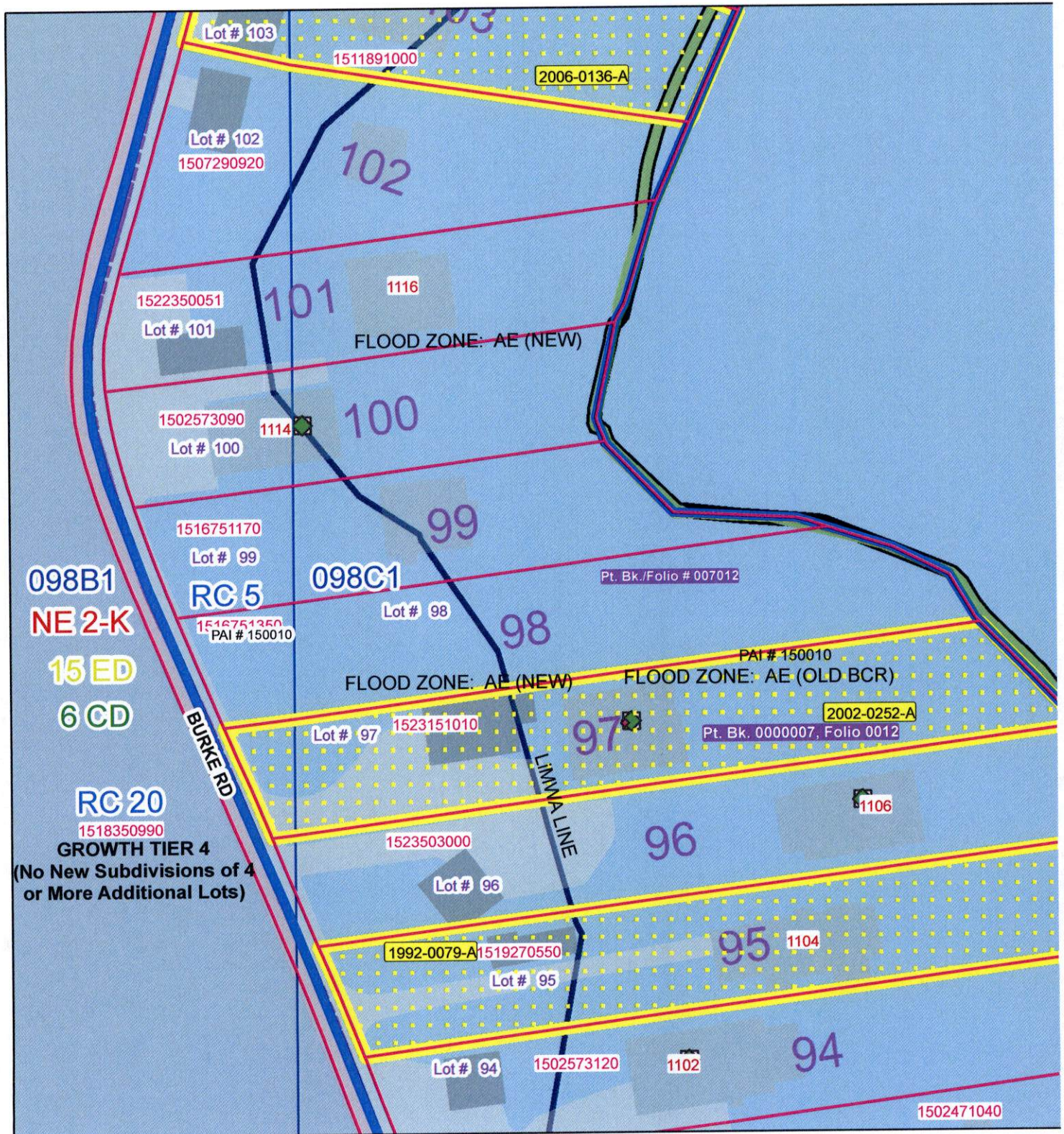


0 15 30 60 90 120 Feet

1 inch = 60 feet

Item #0050

Flood Hazard Area



Publication Date: 8/15/2016



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

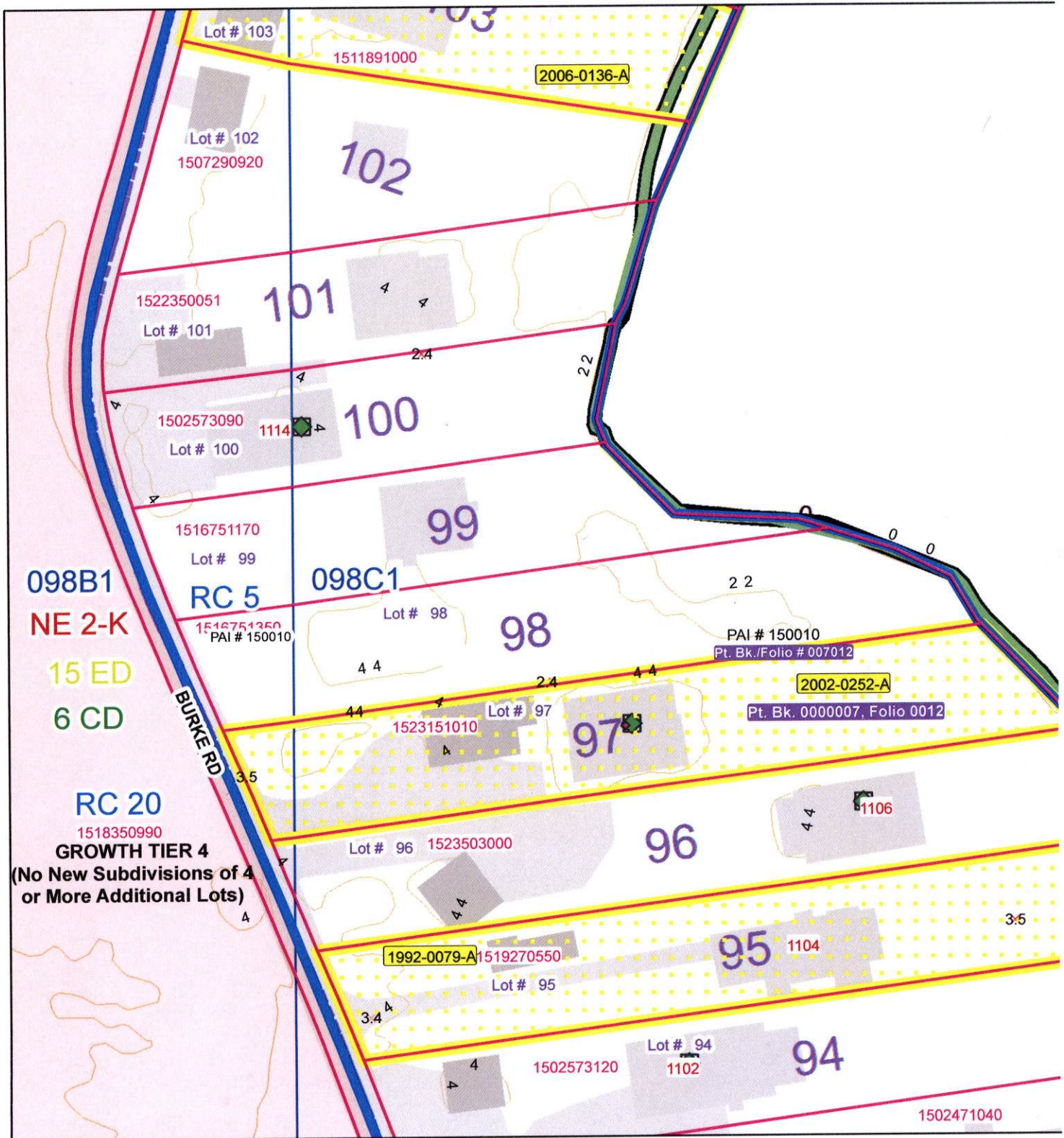


0 15 30 60 90 120 Feet

1 inch = 60 feet

Item # 0050

Elevations



Publication Date: 8/15/2016



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



0 15 30 60 90 120 Feet

1 inch = 60 feet

Item #0050

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier: District - 15 Account Number - 1516751350					
Owner Information					
Owner Name:		GER CONSTRUCTION LLC		Use:	RESIDENTIAL
Mailing Address:		3301 KEYSER RD PIKESVILLE MD 21208-0000		Principal Residence:	NO
				Deed Reference:	/37552/ 00292
Location & Structure Information					
Premises Address:		1110 BURKE RD 0-0000 Waterfront		Legal Description: 1110 BURKE RD BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0098	0004	0004		0000	98
				Assessment Year:	2015
				Plat No:	1
				Plat Ref:	0007/0012
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
					15,741 SF
					County Use
					34
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:		127,400	127,400		
Improvements		9,200	9,200		
Total:		136,600	136,600	136,600	136,600
Preferential Land:		0			0
Transfer Information					
Seller: NANCY ANN GRIMMEL IRREVOCABLE TRUST			Date: 05/25/2016		Price: \$210,000
Type: ARMS LENGTH MULTIPLE			Deed1: /37552/ 00292		Deed2:
Seller: GRIMMEL NANCY			Date: 05/31/2012		Price: \$0
Type: NON-ARMS LENGTH OTHER			Deed1: /32131/ 00466		Deed2:
Seller: PRESIANNI PHILIP M			Date: 08/18/2008		Price: \$0
Type: NON-ARMS LENGTH OTHER			Deed1: /27262/ 00604		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:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Item #0050

17 Google



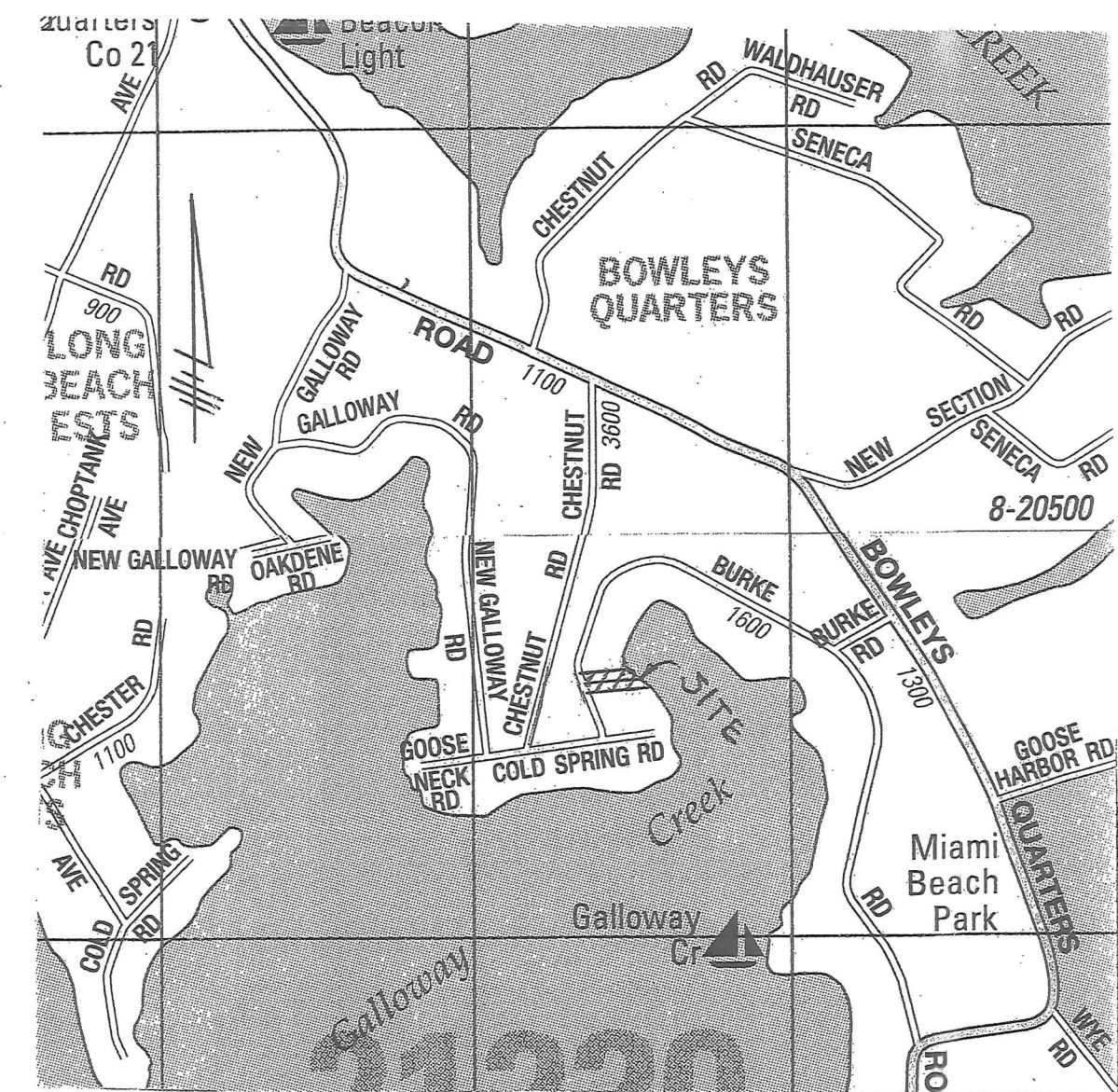
ZONING NOTICE

STATE OF NEW YORK
COUNTY OF [illegible]
[illegible]

[illegible text]

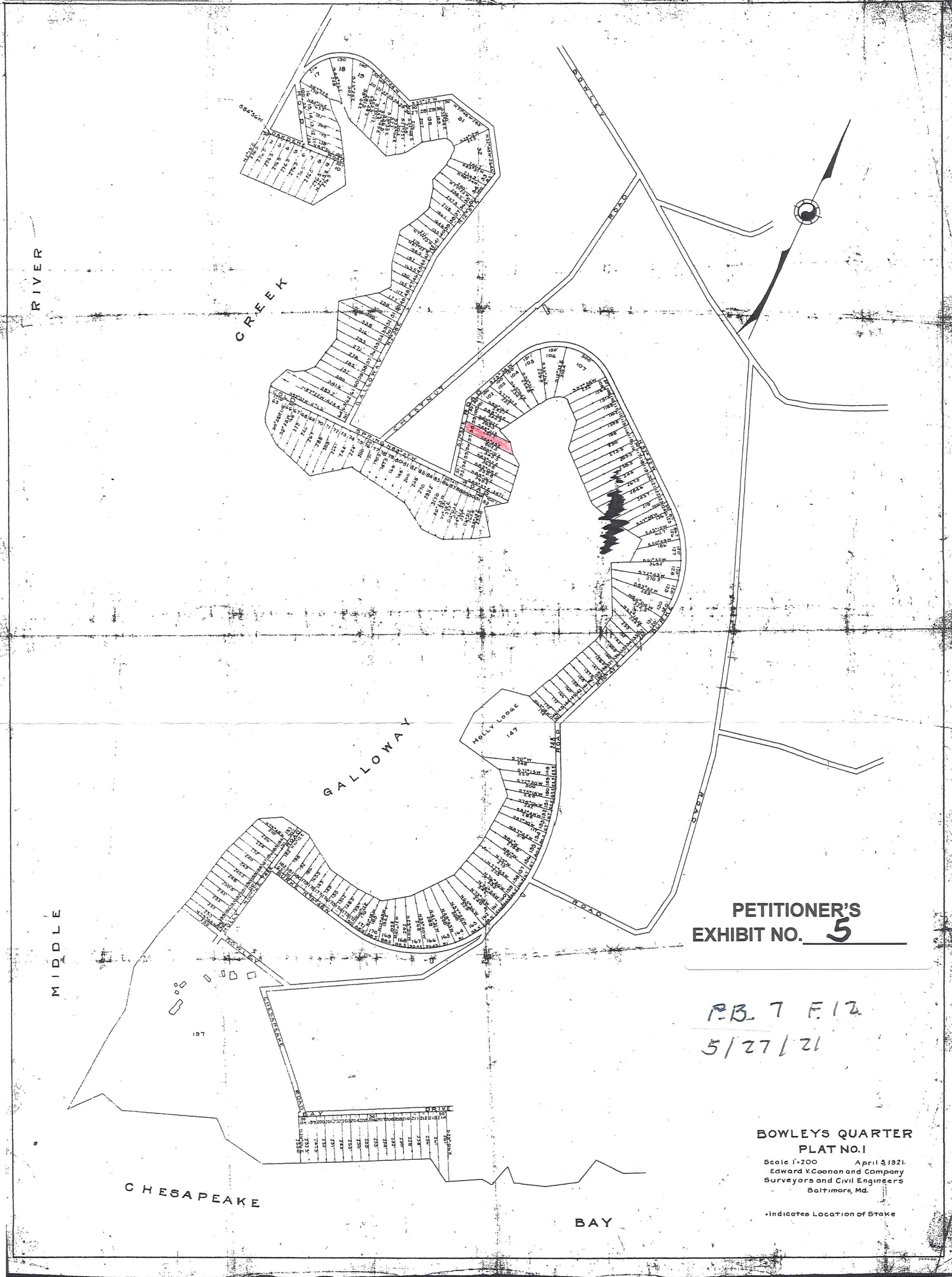
[illegible text]





NOTES:

- CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



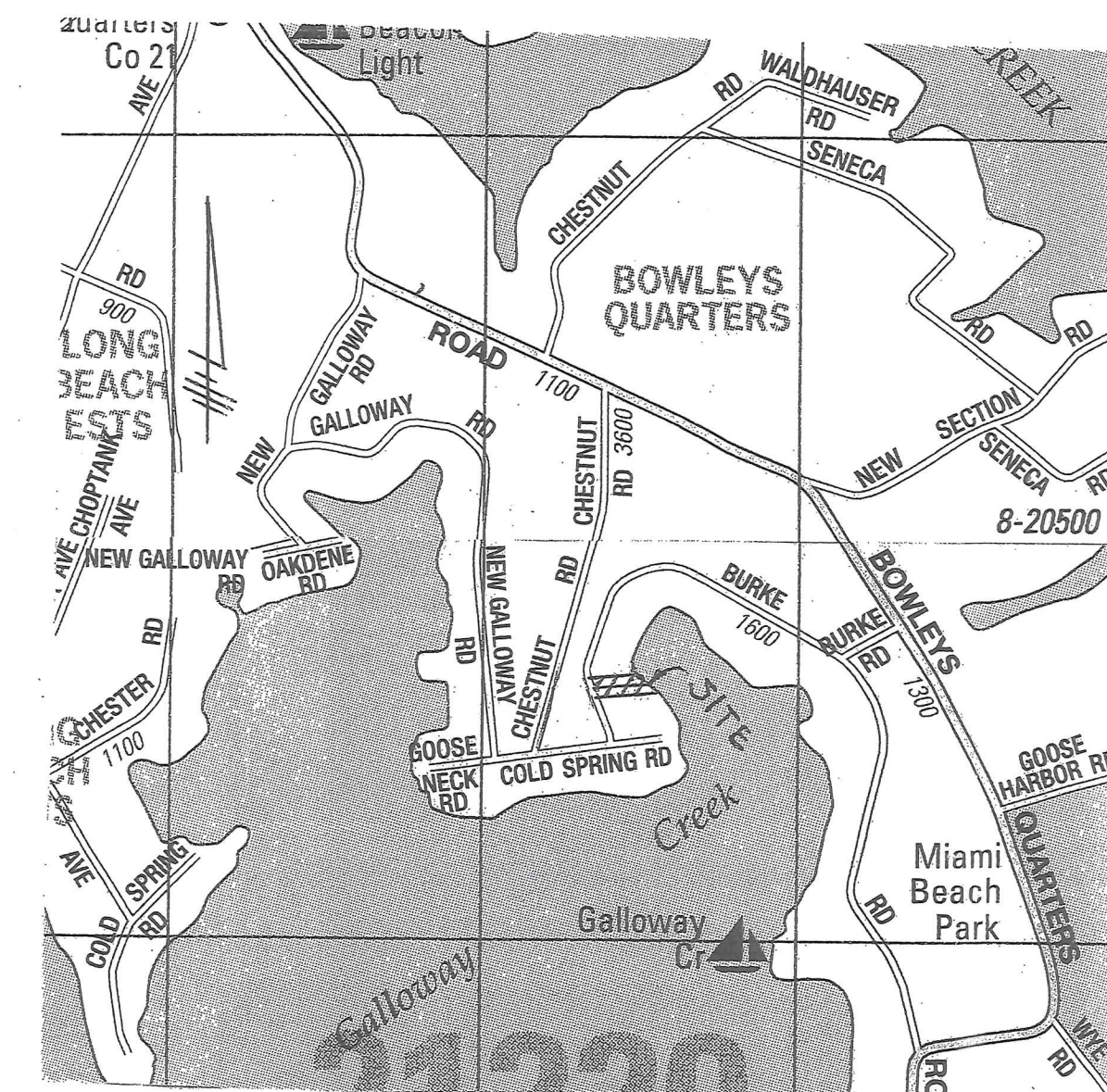
PETITIONER'S
EXHIBIT NO. 5

R.B. 7 F. 12
5/27/21

BOWLEYS QUARTER
PLAT NO.1

Scale 1"=200 April 5, 1921.
Edward V. Coonan and Company
Surveyors and Civil Engineers
Baltimore, Md.

•Indicates Location of Stake



NOTES:

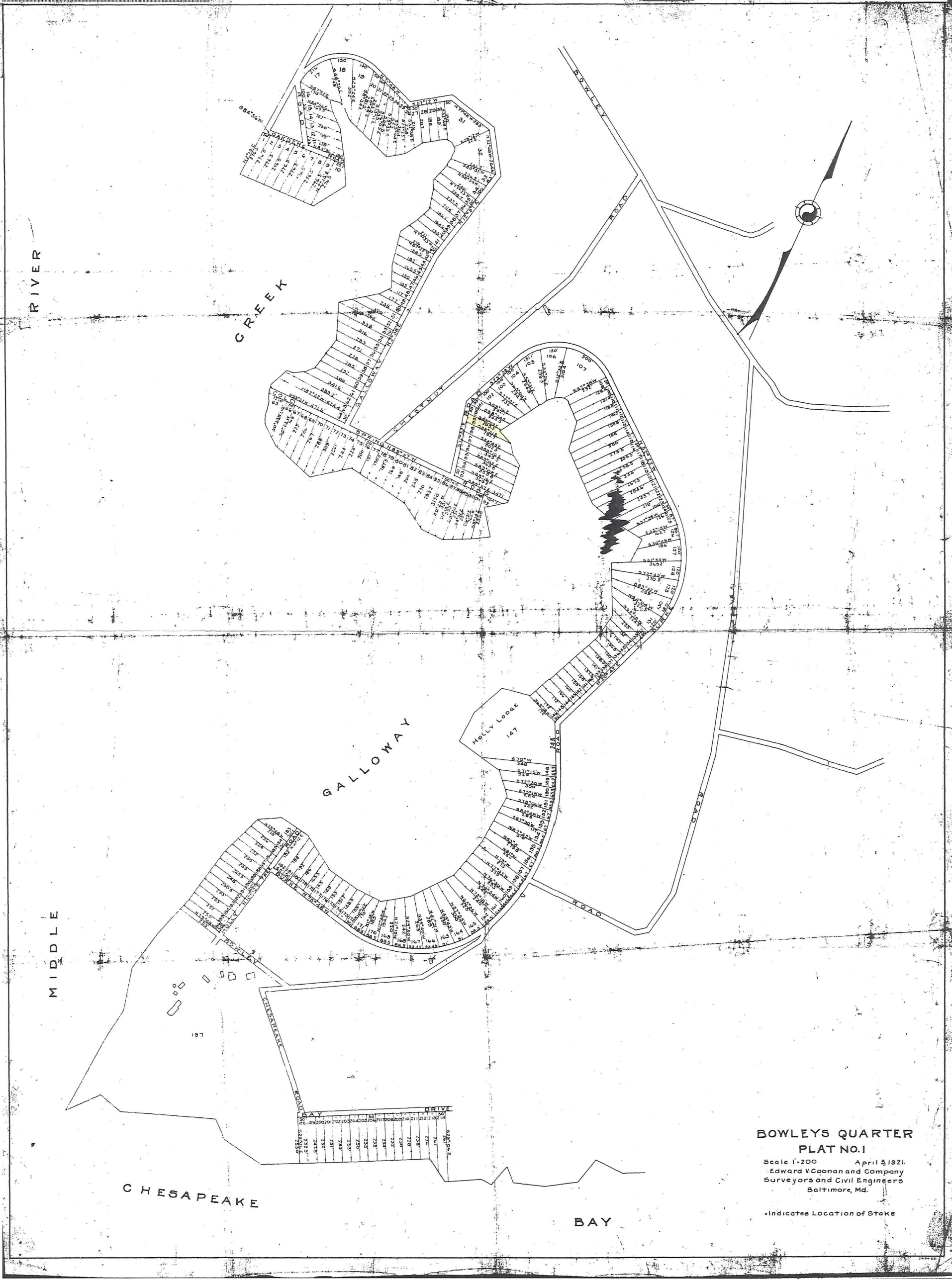
1. ZONING...RCS (MAP NO. 098B1 & 098C1)
2. LOT AREAS..... 1110 BURKE ROAD = 15,660 SF OR 0.358 ACRE
1112 BURKE ROAD = 11,285 SF OR 0.259 ACRE
3. PUBLIC WATER AND SEWER
4. SITE IS LOCATED IN THE CBCA
5. SITE IS LOCATED IN THE 100 YEAR FLOOD ZONE
6. NO PREVIOUS ZONING HISTORY OR VIOLATIONS KNOWN TO THE PREPARER
7. NO HISTORIC STRUCTURES OR UNDERGROUND STORAGE TANKS KNOWN TO THE PREPARER

PHOTOS
PLAT TO ACCOMPANY PETITION FOR
VARIANCES AND SPECIAL HEARING

SCALE: 1 INCH = 30 FEET JULY 1, 2016

OWNER – 1110 BURKE ROAD
GER CONSTRUCTION LLC
3301 KEYSER ROAD
BALTIMORE, MD. 21208
DEED REF: L.37552 F.292
ACCT. NO. 1516751350

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



**BOWLEYS QUARTER
PLAT NO. 1**
Scale 1"=200' April 5, 1921.
Edward V. Coonan and Company
Surveyors and Civil Engineers
Baltimore, Md.
•Indicates Location of Stake

Item #0050