

M E M O R A N D U M

DATE: October 31, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0061-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 28, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(51 Mavista Avenue)
12th Election District *
7th Council District *
Cindy Lou Claudy *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0061-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Cindy Lou Claudy ("Petitioner"). The Petitioner is requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 8 ft. and 5 ft. in lieu of the required 10 ft. and 10 ft. respectively for a one story addition and an enclosed porch. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The property is located within the Chesapeake Bay Critical Area (CBCA) and is subject to Critical Area requirements as noted in the ZAC comment dated September 26, 2016 submitted by the Department of Environmental Protection and Sustainability (DEPS).

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 1, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 9-28-16

By lv

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 28th day of **September, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 8 ft. and 5 ft. in lieu of the required 10 ft. and 10 ft. respectively for a one story addition and an enclosed porch, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Petitioner must comply with the ZAC comments from DEPS, dated September 26, 2016; a copy of which is attached hereto and made a part hereof.

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Date 9-28-16

By low

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 9-28-16

By lw

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



SEP 26 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: September 26, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0061-A
Address 51 Mavista Avenue
(Claudy Property)

Zoning Advisory Committee Meeting of **September 12, 2016.**

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 an Intensely Developed Area (IDA) and is subject to Critical Area requirements. The applicant is proposing to construct two additions, one with with less side yard setback than permitted. The additions are not within the 100-foot buffer. The lot is not waterfront, and the proposed addition must meet all IDA requirements, including the 10% pollutant reduction requirement. If the 10% pollutant reduction requirement 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 not waterfront. If the 10% pollutant reduction requirement is met, then that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

ORDER RECEIVED FOR FILING

C:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet
Files\Content.Outlook\WPHS9SSK\ZAC 17-0061-A-EIR 51 Mavista Avenue.doc

Date 9-28-16
By law

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 10% pollutant reduction requirement can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: September 26, 2016

ORDER RECEIVED FOR FILING

Date 9-28-16

By 123



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 51 MAYISTA AVENUE Currently zoned OR 5.5
 Deed Reference L-288011 F040 10 Digit Tax Account # 1201059780
 Owner(s) Printed Name(s) CINDY LOU CLAUDY

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

1B02.3.C.1 (BCZR) TO PERMIT SIDE YARD SETBACKS OF 8 FEET AND 5 FEET IN LIEU OF THE REQUIRED 10 FEET AND 10 FEET RESPECTFULLY FOR A ONE STORY ADDITION AND AN ENCLOSED PORCH

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

CINDY LOU CLAUDY

Name #1 – Type or Print

Name #2 – Type or Print

Cindy Lou Claudy

Signature #1

Signature #2

51 MAYISTA AVE. BALTO. MD.

Mailing Address

City

State

21222

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

DANIO BILLINGSLEY

Name – Type or Print

Daniel Billingsley

Signature

601 SHARWOOD CT. EDGEWOOD, MD.

Mailing Address

City

State

21040 (410)679-8719 dwb0209@yahoo.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 9 day of August, 2017 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0061-A Filing Date 8/29/16 Estimated Posting Date 9/11/16 Reviewer gh

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 51 MAVISTA AVE BALTO MD 21222
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

SEE ATTACHED

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Cindy Lou Claudy
Signature of Owner (Affiant)

SINDY LOU CLAUDY
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Cindy Lou Claudy

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

4/29/2017
My Commission Expires

I wish to provide an additional bedroom, bathroom and walk in closet space for a family member. It is not practical to construct a second story addition, therefore, the rear yard is the only option. The extension of the eastern building line will reduce the required side yard to 8 feet necessitating the need for the variance request.

I also wish to convert an existing open deck to a screened porch. The existing 5 foot side yard will not be reduced.

Please note that the proposed additions will not include any additional cooking facilities.

ZONING DESCRIPTION 51 MAVISTA AVENUE

Beginning for the same at a point on the south side of Mavista Avenue (40 feet wide) distant 80.5 feet westerly from its intersection with the center of Del Rio Avenue, thence being all of Lot 85 as shown on the plat entitled Inverness Annex No. 1 recorded among the Baltimore County plat records in Plat Book 13 Folio 27.

Containing 6,490 square feet or 0.149 acre of land, more or less..

Being known as 51 Mavista Avenue. Located in the 12TH Election District, 7TH Councilmanic District of Baltimore County, Maryland

2017-0061-A

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

Nº 144007

Date: 8/24/16

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	233	0000		6150						75.00
				1						

Total: 75.00

Rec From: Dave Billingsley

For: Administrative Services

2017-2018-A

51 Maryland Ave.

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME ISN
8/29/2016 8/29/2016 09:20:24 1

REG #201 WALKIN LJR
RECEIPT # 577201 8/29/2016 CFLH

Dept: 3 528 ZONING VERIFICATION
CR NO. 144007

Recpt Tot 175.00
179.00 OT
Baltimore County, Maryland

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

Date: SEPTEMBER 1, 2016

RE: Project Name: 51 MAVISTA AVENUE
Case Number /PAI Number: 2017-0061-A
Petitioner/Developer: CINDY LOU CLAUDY
Date of Hearing/Closing: SEPTEMBER 26, 2016

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 51 MAVISTA AVENUE

The sign(s) were posted on SEPTEMBER 1, 2016
(Month, Day, Year)

David W 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)



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0061 -A Address 51 Mavista Avenue

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/29/16 Posting Date: 9/11/16 Closing Date: 9/26/16

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

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

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2017- 0061 -A Address 51 Mavista Avenue 21222
Petitioner's Name Gindy Lou Claudy Telephone 410-679-8719
Posting Date: 9/11/16 Closing Date: 9/26/16
Wording for Sign: To Permit an enclosed side porch with a side
set back of 5 feet in lieu of the minimum required
10 feet and a proposed rear addition with a side set back
of 8 feet in lieu of the minimum required setback
of 10 feet.

Revised 7/6/16



KEVIN KAMENETZ
County Executive

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

September 26, 2016

Cindy Lou Claudy
51 Mavista Avenue
Baltimore MD 21222

RE: Case Number: 2017-0061 A, Address: 51 Mavista Avenue

Dear Ms. Claudy:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 29, 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: 9/7/16

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. 2017-0061-A.

Administrative Variance
Cindy Lou Clardy
51 Marvista 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 blue ink, appearing to read 'Wendy Wolcott'.

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 12, 2016
Item No. 2017-0055, 0057 and 0061

DATE: September 15, 2016

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC09122016.doc

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: September 26, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0061-A
Address 51 Mavista Avenue
(Claudy Property)

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This property is not waterfront. If the 10% pollutant reduction requirement is 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 10% pollutant reduction requirement can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: September 26, 2016

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-12</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>9-26</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-7</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>9-1-16</u> by <u>B. Sengley</u>	
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 - 12 Account Number - 1207059780							
Owner Information									
Owner Name:		CLAUDY CINDY LOU				Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:		51 MAVISTA AVE BALTIMORE MD 21222-4859				Deed Reference:		/28801/ 00040	
Location & Structure Information									
Premises Address:		51 MAVISTA AVE 0-0000				Legal Description:		51 MAVISTA AVE INVERNESS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0013	0222		0000			85	2015	Plat Ref: 0013/0027
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
1947		1,190 SF					6,490 SF		04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT	SIDING	1 full	1 Detached				
Value Information									
			Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016		As of 07/01/2017		
Land:			51,400	51,400					
Improvements			94,900	87,200					
Total:			146,300	138,600	138,600		138,600		
Preferential Land:			0				0		
Transfer Information									
Seller: MURPHY NICKLAUS A Type: ARMS LENGTH IMPROVED				Date: 10/28/2009 Deed1: /28801/ 00040			Price: \$149,000 Deed2:		
Seller: DEUTSCHE BANK NATIONAL Type: NON-ARMS LENGTH OTHER				Date: 06/23/2009 Deed1: /28283/ 00219			Price: \$75,000 Deed2:		
Seller: WEST JEANNE H Type: NON-ARMS LENGTH OTHER				Date: 11/24/2008 Deed1: /27471/ 00585			Price: \$117,000 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									

2017-0061-A



2



1

2017-0001A

4



3



2017-0061-A



SE 3-F

SE 3-G

DR 10.5

1202058811

Pt. Bk. 0000023, Folio 0113

Pt. Bk./Folio # 023113

R-1955-3649

Pt. Bk. 0000013, Folio 0027

1991-0412-SPH

1962-5866-A
1995-0214-SPH

1984-0160-A

2000-0102-A

1976-0111-A
1979-0031-A

127 PAI # 120036

8202 126

Pt. Bk./Folio # 024065

Pt. Bk. 0000024, Folio 0065

1991-0175-SPHA

AVALON AVE

WISE AVE

SERVICE ROAD

INVERNESS AVE

ALLEY

DR 5.5

Pt. Bk./Folio # 013027

MAVISTA AVE

PAI # 128004

PAI # 128004

Issue # 7-058

(No Development Allowed)

2006-0259-SPHA
1993-0092-A
1959-4663-A
1955-3657-A

2006-0239-A

SE-4-F

SE-4-G

7-CD

12-ED

104A2

KAVANAGH RD

Pt. Bk./Folio # 019008

Pt. Bk. 0000019, Folio 0008

R-1951-1963

Pt. Bk. 0000019, Folio 0025

Pt. Bk./Folio # 019025

DR 10.5

PAI # 120027

PAI # 120027

HASELMERE RD

R-1953-2628

39 8243

40 8247

41 8249

42 8251

43 8253

44 8255

45 8257

46 8259

47 8261

48 8263

49 8265

50 8267

RC 20

Pt. Bk./Folio # 019096

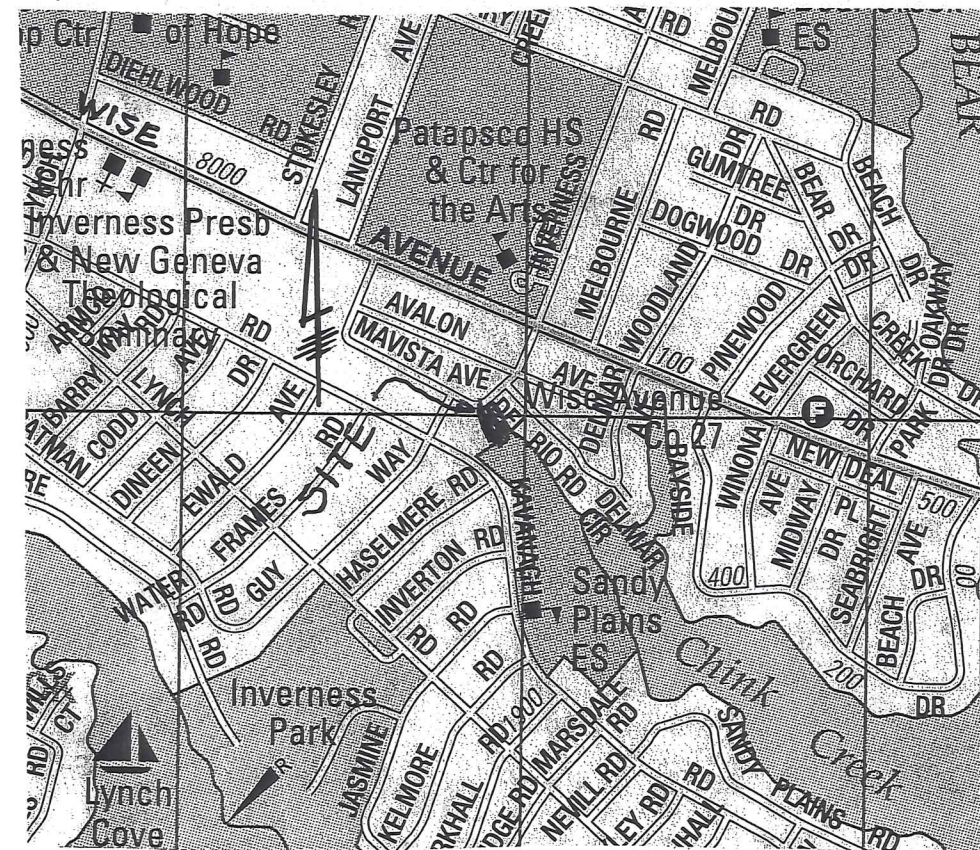
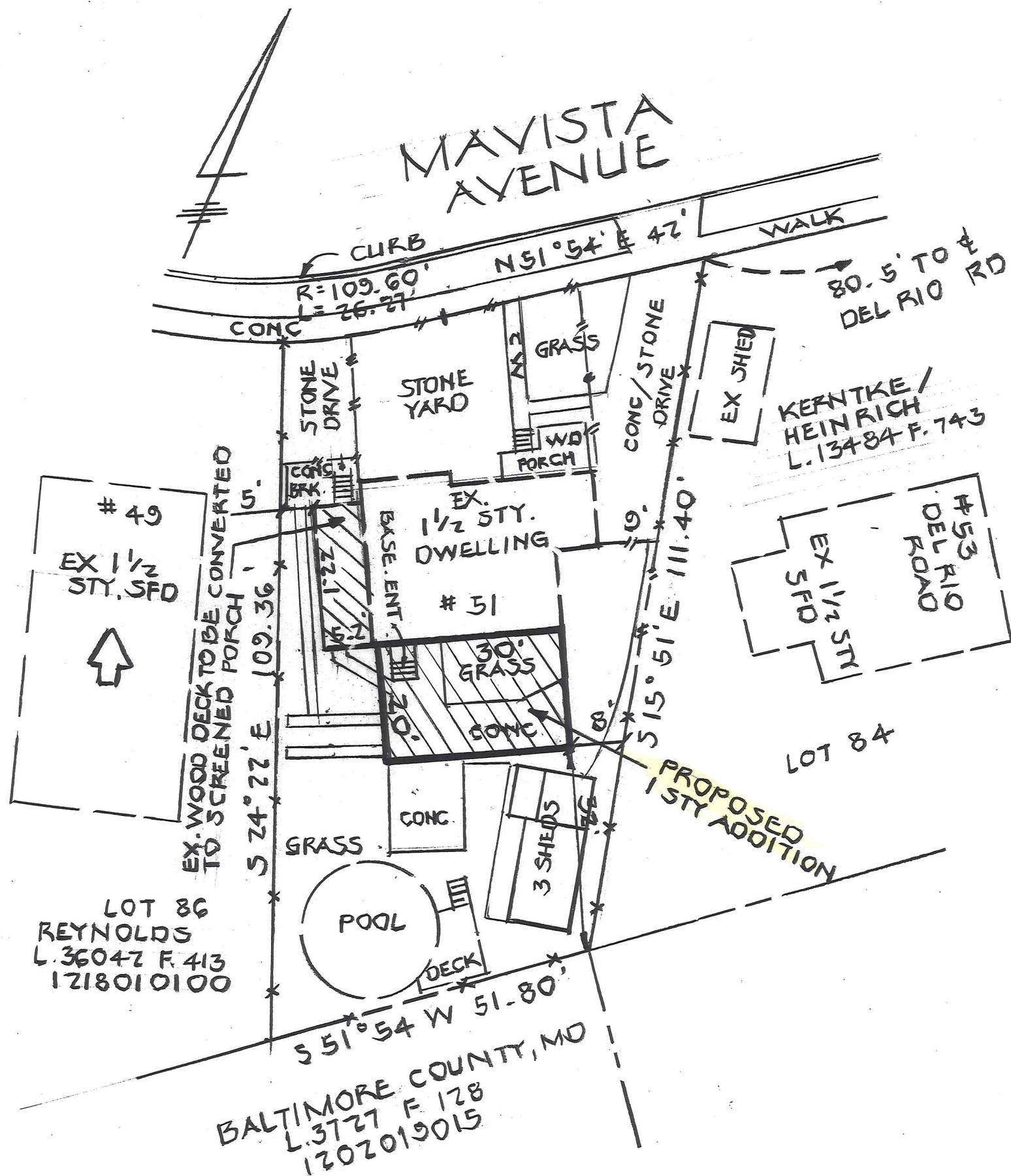
PARCEL B

1202000216

Pt. Bk. 0000019, Folio 0096

ALLEY

2017-0061-A



VICINITY MAP
SCALE 1" = 1000'

NOTES

1. ZONING.....DR 5.5 (MAP 104A2)
2. AREA.....6,490 S.F. = 0.149 ACRE +/-
3. SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.
4. SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
5. PUBLIC WATER AND SEWER
6. TO THE PREPARER'S KNOWLEDGE, NO PREVIOUS ZONING HISTORY, VIOLATIONS, HISTORIC STRUCTURES OR UNDERGROUND STORAGE TANKS EXIST

OWNER
CINDY LOU CLAUDY
51 MAVISTA AVENUE
BALTIMORE, MD. 21222
DEED REF: L.28801 IF.40
ACCT NO. 1207059780

**PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE**
51 MAVISTA AVENUE
LOT 85 INVERNESS ANNEX NO.1 P.B. 13 F. 27
ELECTION DISTRICT 12C7 BALTIMORE COUNTY, MD
SCALE: 1 INCH = 20 FEET AUGUST 1, 2016

2017-0061-A

Pet. Exh. 1