MEMORANDUM

DATE: December 15, 2016

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2017-0103-A- Appeal Period Expired

The appeal period for the above-referenced case expired on December 14, 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	*	BEFORE THE
(610 Fuselage Avenue)		
15th Election District	*	OFFICE OF ADMINISTRATIVE
6th Council District		
George U. McFadden, Jr. &	*	HEARINGS FOR
Mary R. McFadden		
Petitioners	*	BALTIMORE COUNTY
	*	**CASE NO. 2017-0103-A**

* * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, George U. McFadden, Jr. and Mary R. McFadden ("Petitioners"). The Petitioners are requesting Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard addition with a rear setback of 17 ft. in lieu of the required 30 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 22, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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 the file to indicate that the requested variance would adversely affect the health, safety or general

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Date 11-14-16

By

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 Petitioners.

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 **14th** day of **November, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard addition with a rear setback of 17 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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 11-14-16

By

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 610 FUSELAGE AVE Currently zoned DR 5.5
Deed Reference 08297 / 00366 10 Digit Tax Account # 1900014487
Owner(s) Printed Name(s) GEORGE AND MARY MCFADDEN

(SELECT THE HEARING(S) BY MARKING X 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) ____

BCZR: 1b01.2.C.1.b. → To permit a rear yard addition with a rear setback of 17 feet in lieu of the required 30 feet.

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):

GEORGE MCFADDEN / MARY MCFADDEN
Name #1 – Type or Print / Name #2 – Type or Print

Signature #1 / Signature # 2

610 FUSELAGE AV BALT MD
Mailing Address / City / State

21221 / 667 214 1259 / MMCFADDEN@
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: MMCIP.VMM.EDU

CHRISTIAN CLIFTON
Name – Type or Print

Signature

5625 ASHBOURNE RD BALTO. MD
Mailing Address / City / State

21227 / 443 865 6500 / INFO@CARDINALMARYLAND.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 _____day of _____, _____ 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 2017-0103-A Filing Date 10/13/16 Estimated Posting Date 10/23/16 Reviewer JS

Rev 5/8/2014

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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: 610 FUSELAGE AVE — BALTIMORE — MD — 21221

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)

CONSTRUCT A FIRST FLOOR ADDITION 17' WIDE X 14' DEEP

CONSTRUCT A SECOND FLOOR DECK W/STEPS TO GRADE

(SPLIT LEVEL HOME) 20' WIDE X 12' DEEP

WE SEEK TO EXPAND LIVING SPACE BOTH OUTDOOR + INDOOR

OUR HOME HAS NO BASEMENT SPLIT LEVEL

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

Signature of Owner (Affiant) — Signature of Owner (Affiant)

GEORGE MCFADDEN — MARY MCFADDEN

Name- Print or Type — 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 6th day of OCTOBER, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: GEORGE & MARY MCFADDEN

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires 7/2/19

REV. 5/8/2014

Zoning Property Description for 610 Fuselage Avenue

Beginning at a point on the south side of Fuselage Avenue 50 feet wide at a distance of 378.87 foot west of the right of way of Sandhill Road 60 foot wide being Lot # 408, Plat 2 Section 4 of the subdivision of Goldentree recorded in Baltimore County Plat Book # 51, Folio # 86, containing 8,198 square feet located in the 15th Election District and 6th Council District.

2017-0103-A

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0103-A

PETITIONER/DEVELOPER

MC FADDEN

DATE OF HEARING/CLOSING:

11/7/16

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

ATTENTION:

LADIES AND GENTLEMEN:

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

610 FUSELAGE AVE

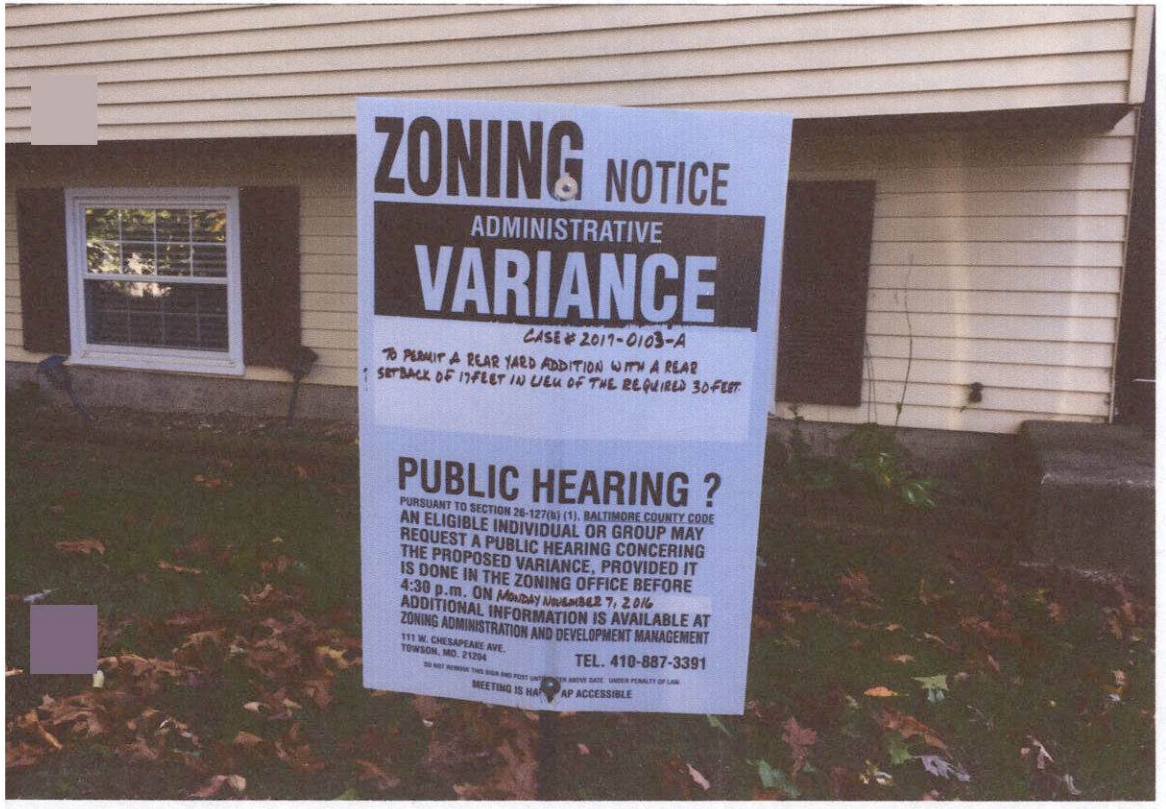
THIS SIGN(S)WERE POSTED ON October 22, 2016
(MONTH,DAY,YEAR)

SINCERELY,

10/22/16

SIGNATURE OF SIGN POSTER AND DATE:

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


ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 2017-0103-A
TO PERMIT A REAR YARD ADDITION WITH A REAR SETBACK OF 17FEET IN LIEU OF THE REQUIRED 30FEET
PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MONDAY NOVEMBER 7, 2016
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 410-887-3391
MEETING IS HANDICAP ACCESSIBLE

10/22/16

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0103 -A Address 610 FUSELAGE AVE., 21221

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/13/16 **Posting Date:** 10/23/16 **Closing Date:** 11/7/16

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

1. **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.

2. **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.

3. **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.

4. **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- 0103 -A Address 610 FUSELAGE AVE., 21221

Petitioner's Name McFADDEN Telephone 667-214-1259

Posting Date: 10/23/16 **Closing Date:** 11/7/16

Wording for Sign: To Permit A REAR YARD ADDITION WITH A REAR SETBACK OF 17 FEET IN LIEU OF THE REQUIRED 30 FEET

Revised 7/6/16

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) 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: 2017-0103-A

Property Address: 610 FUSELAGE AVE., 21221

Property Description: _____

Legal Owners (Petitioners): MARY + GEORGE McFADDEN

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARY & GEORGE McFADDEN

Company/Firm (if applicable): _____

Address: 610 FUSELAGE AVE
BALTIMORE MD 21221

Telephone Number: 667 214 1259

Revised 7/9/2015

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

No. 141429

Date: 10/13/16

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

Total: $75.00

Rec From: McFADDEN

For: 2017-0103-A

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
10/17/2016	10/13/2016	11:41:04	1

MISC 0601 WALKIN LJR
>RECEIPT # 686147 10/13/2016 OFLN
Dept 5 528 ZONING VERIFICATION
CH NO. 141429
Recpt Tot $75.00
$75.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
County Executive

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

November 9, 2016

George & Mary McFadden
610 Fuselage Avenue
Baltimore MD 21221

RE: Case Number: 2017-0103 A, Address: 610 Fuselage Avenue

Dear Mr. & Ms. McFadden:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 13, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Christian Clifton, 5625 Ashbourne Road, Baltimore MD 21227

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

State Highway Administration
Maryland Department of Transportation

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

Date: 10/19/16

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. 2017-0103-A
Administrative Variance
George & Mary McFadden
610 Fuselage 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,

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

WW/RAZ

RECEIVED
NOV 1 2016
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 28, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For October 24, 2016
Item No. 2017-0099, 0102, 0103 and 0106

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\ZAC10242016.doc

CASE NO. 2017- 0103-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
10-28	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NC
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
10-19	STATE HIGHWAY ADMINISTRATION	No objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 92-303-A)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 10-22-16 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w2) | Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District - 15 Account Number - 1900014487**

Owner Information

Owner Name:	MCFADDEN GEORGE U JR MCFADDEN MARY R	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	610 FUSELAGE AVE BALTIMORE MD 21221-3127	**Deed Reference:**	/08297/ 00366

Location & Structure Information

Premises Address:	610 FUSELAGE AVE 0-0000	**Legal Description:**	8198 SQ FT .1882 AC GOLDENTREE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2
0090	0009	1277		0000	4		408	2015	Plat Ref:	0051/ 0086

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1985	1,568 SF		8,198 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	NO	SPLIT LEVEL	SIDING	1 full	1 Carport	

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016	As of 07/01/2017
Land:	77,600	77,600		
Improvements	118,100	115,900		
Total:	195,700	193,500	193,500	193,500
Preferential Land:	0			0

Transfer Information

Seller: HEINERICHS DONALD WALTER,SR Type: ARMS LENGTH IMPROVED	Date: 10/13/1989 Deed1: /08297/ 00366	Price: $116,000 Deed2:
Seller: Type:	Date: Deed1:	Price: Deed2:
Seller: Type:	Date: Deed1:	Price: 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: Approved 02/03/2009

Prev. Order 1992

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE S/S Fuselage Avenue, 400 ft. W of c/l Sandhill Road 610 Fuselage Avenue 15th Election District 6th Councilmanic District George U. McFadden, Jr., et ux Petitioners	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 92-303-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Sections 504 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and V.B.6.b. (CMDP) to allow a 1 ft. 6 inch setback, in lieu of the required 11 ft. 4 inch setback, for a proposed carport and to amend the last approved final development plan for Golden Tree Section 4, Lot #408, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in 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 Zoning Commissioner, 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 Petitioners.

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.

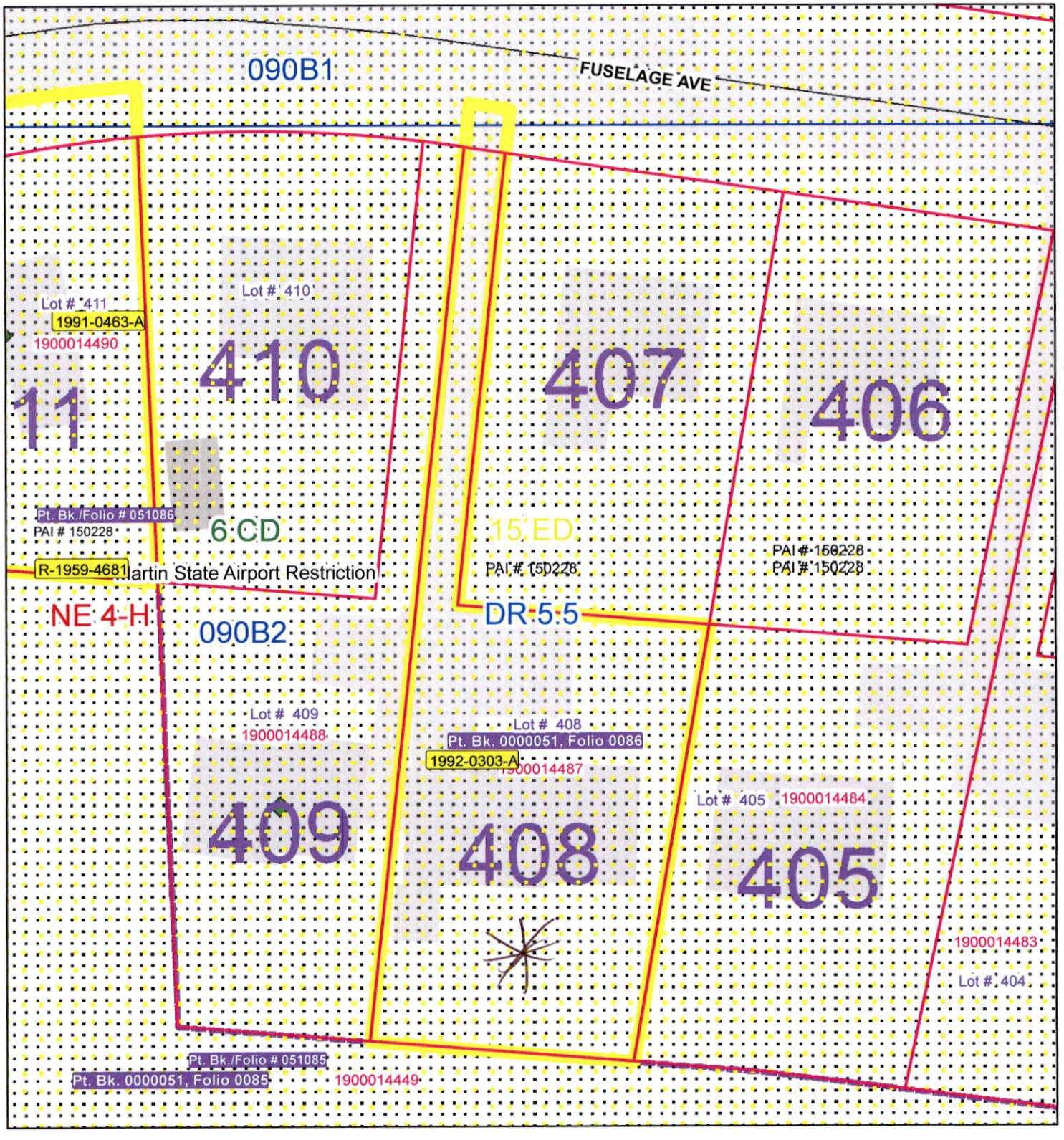
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of March 1992 that the Petition for a Zoning Variance from Sections 504 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and V.B.6.b. (CMDP) to allow a 1 ft. 6 inch setback, in lieu of the required 11 ft. 4 inch setback, for a proposed carport and to amend the last approved final development plan for Golden Tree Section 4, Lot #408, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

610 Fuselage Avenue



Publication Date: 10/6/2016

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

N
W E
S

0 5 10 20 30 40
Feet

1 inch = 33.333333 feet

MEMORANDUM

DATE: December 15, 2016

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2017-0103-A- Appeal Period Expired

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Mary R. McFadden		
Petitioners	*	BALTIMORE COUNTY
	*	**CASE NO. 2017-0103-A**

* * * * * *

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JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 11-14-16

By

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 610 FUSELAGE AVE Currently zoned DR 5.5
Deed Reference 08297 / 00366 10 Digit Tax Account # 1900014487
Owner(s) Printed Name(s) GEORGE AND MARY MCFADDEN

(SELECT THE HEARING(S) BY MARKING X 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)

BCZR: 1b01.2.C.1.b. → To permit a rear yard addition with a rear setback of 17 feet in lieu of the required 30 feet.

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):

GEORGE MCFADDEN / MARY MCFADDEN
Name #1 – Type or Print / Name #2 – Type or Print

Signature #1 / Signature # 2

610 FUSELAGE AV BALT MD
Mailing Address / City / State

21221 / 667 214 1259 / MMCFADDEN@MMCP.UMN.EDU
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:

CHRISTIAN CLIFTON
Name – Type or Print

Signature

5635 ASHBOURNE RD BALTO. MD
Mailing Address / City / State

21227 / 443 365 6500 / INFO@CARDINALMARYLAND.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 _____day of _____, _____ 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 2017-0103-A Filing Date 10/13/16 Estimated Posting Date 10/23/16 Reviewer SS

Rev 5/8/2014

ORDER RECEIVED FOR FILING

Date 11-14-16

By

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: 610 FUSELAGE AVE — BALTIMORE — MD — 21221

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)

CONSTRUCT A FIRST FLOOR ADDITION 17' WIDE X 14' DEEP

CONSTRUCT A SECOND FLOOR DECK W/STEPS TO GRADE

(SPLIT LEVEL HOME) 20' WIDE X 12' DEEP

WE SEEK TO EXPAND LIVING SPACE BOTH OUTDOOR + INDOOR

OUR HOME HAS NO BASEMENT SPLIT LEVEL

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

Signature of Owner (Affiant) — Signature of Owner (Affiant)

GEORGE MCFADDEN — MARY MCFADDEN

Name- Print or Type — 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 6th day of OCTOBER, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: GEORGE & MARY MCFADDEN

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires 7/2/19

REV. 5/8/2014

Zoning Property Description for 610 Fuselage Avenue

Beginning at a point on the south side of Fuselage Avenue 50 feet wide at a distance of 378.87 foot west of the right of way of Sandhill Road 60 foot wide being Lot # 408, Plat 2 Section 4 of the subdivision of Goldentree recorded in Baltimore County Plat Book # 51, Folio # 86, containing 8,198 square feet located in the 15th Election District and 6th Council District.

2017-0103-A

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0103-A

PETITIONER/DEVELOPER

MC FADDEN

DATE OF HEARING/CLOSING:

11/7/16

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

ATTENTION:

LADIES AND GENTLEMEN:

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

610 FUSELAGE AVE

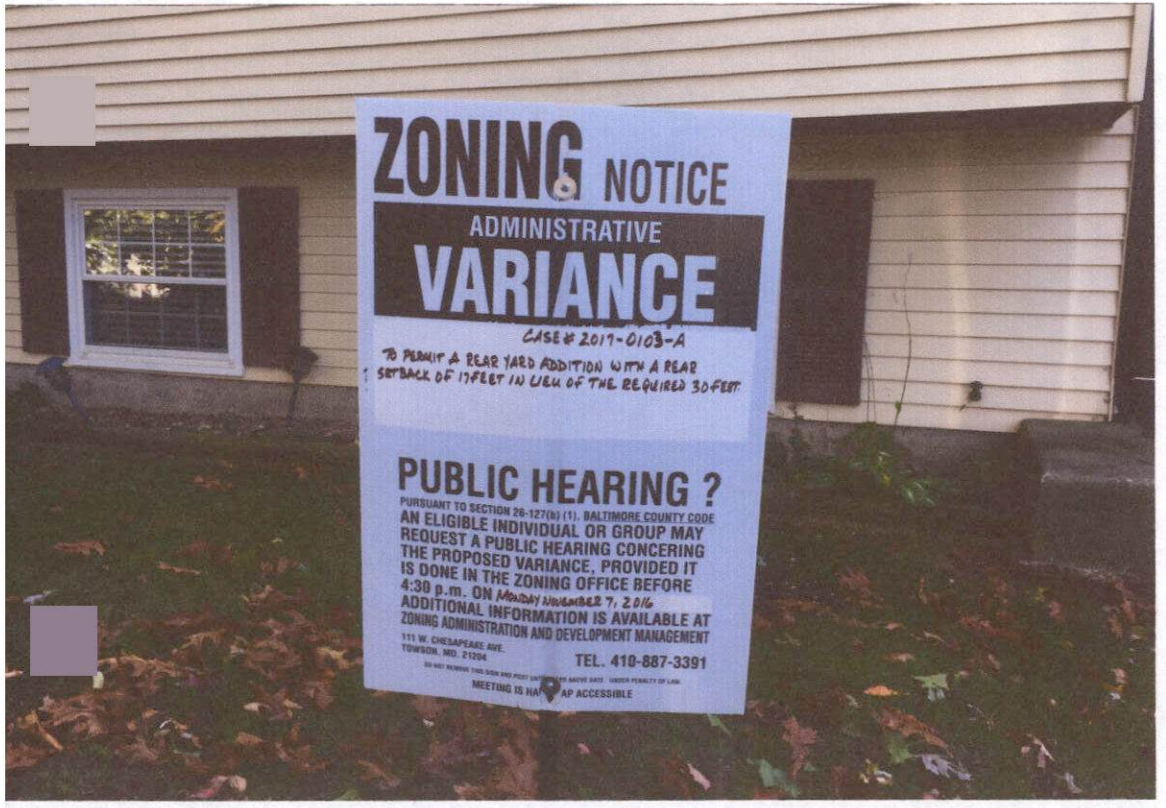
THIS SIGN(S)WERE POSTED ON October 22, 2016
(MONTH,DAY,YEAR)

SINCERELY,

10/22/16

SIGNATURE OF SIGN POSTER AND DATE:

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


ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 2017-0103-A
TO PERMIT A REAR YARD ADDITION WITH A REAR SETBACK OF 17FEET IN LIEU OF THE REQUIRED 30FEET.
PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MONDAY NOVEMBER 7, 2016
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 410-887-3391
MEETING IS HANDICAP ACCESSIBLE

10/22/16

BALTIMORE COUNTY DI RTMENT OF PERMITS, APPRO S AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0103 -A Address 610 FUSELAGE AVE., 21221

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/13/16 **Posting Date:** 10/23/16 **Closing Date:** 11/7/16

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

1. **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.

2. **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.

3. **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.

4. **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- 0103 -A Address 610 FUSELAGE AVE., 21221

Petitioner's Name McFADDEN Telephone 667-214-1259

Posting Date: 10/23/16 **Closing Date:** 11/7/16

Wording for Sign: To Permit A REAR YARD ADDITION WITH A REAR SETBACK OF 17 FEET IN LIEU OF THE REQUIRED 30 FEET

Revised 7/6/16

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) 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: 2017-0103-A

Property Address: 610 FUSELAGE AVE., 21221

Property Description: _____

Legal Owners (Petitioners): MARY + GEORGE McFADDEN

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARY & GEORGE McFADDEN

Company/Firm (if applicable): _____

Address: 610 FUSELAGE AVE
BALTIMORE, MD 21221

Telephone Number: 667 214 1259

Revised 7/9/2015

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

No. 141429

Date: 10/13/16

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

Rec From: McFADDEN

For: 2017-0103-A

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
10/17/2016	10/13/2016	11:41:04	1

REG WS01 WALKIN LJR
RECEIPT # 686147 10/13/2016 OFLH
Dept 5 526 ZONING VERIFICATION
CI NO. 141429
Rcpt Tot $75.00
$75.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
County Executive

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

November 9, 2016

George & Mary McFadden
610 Fuselage Avenue
Baltimore MD 21221

RE: Case Number: 2017-0103 A, Address: 610 Fuselage Avenue

Dear Mr. & Ms. McFadden:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 13, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Christian Clifton, 5625 Ashbourne Road, Baltimore MD 21227

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

State Highway Administration
Maryland Department of Transportation

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

Date: 10/19/16

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. 2017-0103-A
Administrative Variance
George & Mary McFadden
610 Fuselage 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,

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

WW/RAZ

RECEIVED
NOV 1 2016
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 28, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For October 24, 2016
Item No. 2017-0099, 0102, 0103 and 0106

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\ZAC10242016.doc

CASE NO. 2017-0103-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
10-28	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NC
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
10-19	STATE HIGHWAY ADMINISTRATION	No objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 92-303-A)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 10-22-16 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w2) | Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District - 15 Account Number - 1900014487**

Owner Information

Owner Name:	MCFADDEN GEORGE U JR MCFADDEN MARY R	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	610 FUSELAGE AVE BALTIMORE MD 21221-3127	**Deed Reference:**	/08297/ 00366

Location & Structure Information

Premises Address:	610 FUSELAGE AVE 0-0000	**Legal Description:**	8198 SQ FT .1882 AC GOLDENTREE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2
0090	0009	1277		0000	4		408	2015	Plat Ref:	0051/ 0086

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1985	1,568 SF		8,198 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	NO	SPLIT LEVEL	SIDING	1 full	1 Carport	

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016	As of 07/01/2017
Land:	77,600	77,600		
Improvements	118,100	115,900		
Total:	195,700	193,500	193,500	193,500
Preferential Land:	0			0

Transfer Information

Seller: HEINERICHS DONALD WALTER,SR	Date: 10/13/1989	Price: $116,000
Type: ARMS LENGTH IMPROVED	Deed1: /08297/ 00366	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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: Approved 02/03/2009

Prev. Order 1992

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE S/S Fuselage Avenue, 400 ft. W of c/l Sandhill Road 610 Fuselage Avenue 15th Election District 6th Councilmanic District George U. McFadden, Jr., et ux Petitioners	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 92-303-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Sections 504 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and V.B.6.b. (CMDP) to allow a 1 ft. 6 inch setback, in lieu of the required 11 ft. 4 inch setback, for a proposed carport and to amend the last approved final development plan for Golden Tree Section 4, Lot #408, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in 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 Zoning Commissioner, 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 Petitioners.

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.

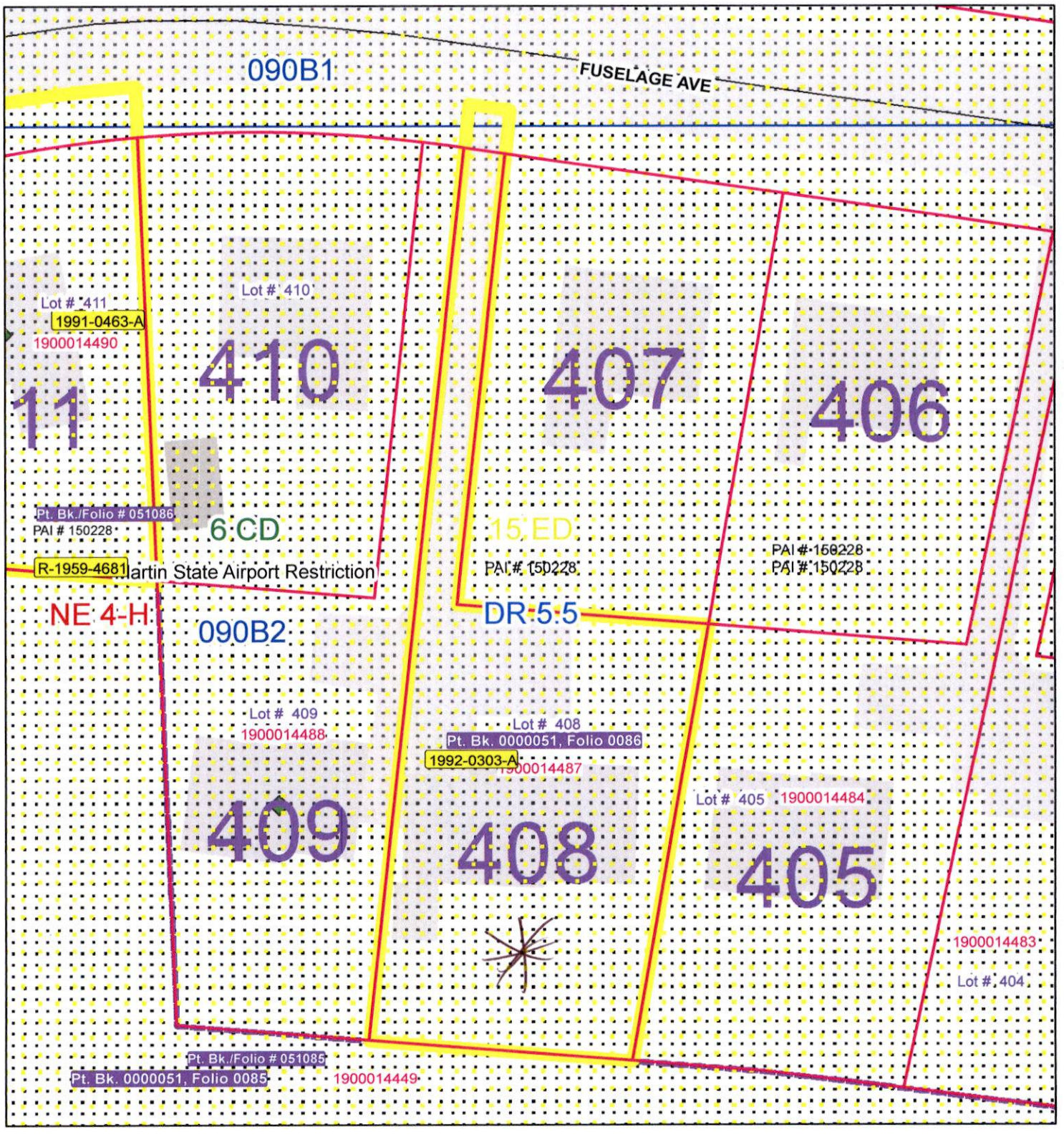
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of March, 1992 that the Petition for a Zoning Variance from Sections 504 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and V.B.6.b. (CMDP) to allow a 1 ft. 6 inch setback, in lieu of the required 11 ft. 4 inch setback, for a proposed carport and to amend the last approved final development plan for Golden Tree Section 4, Lot #408, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

610 Fuselage Avenue



Publication Date: 10/6/2016

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

N
W E
S

0 5 10 20 30 40
Feet

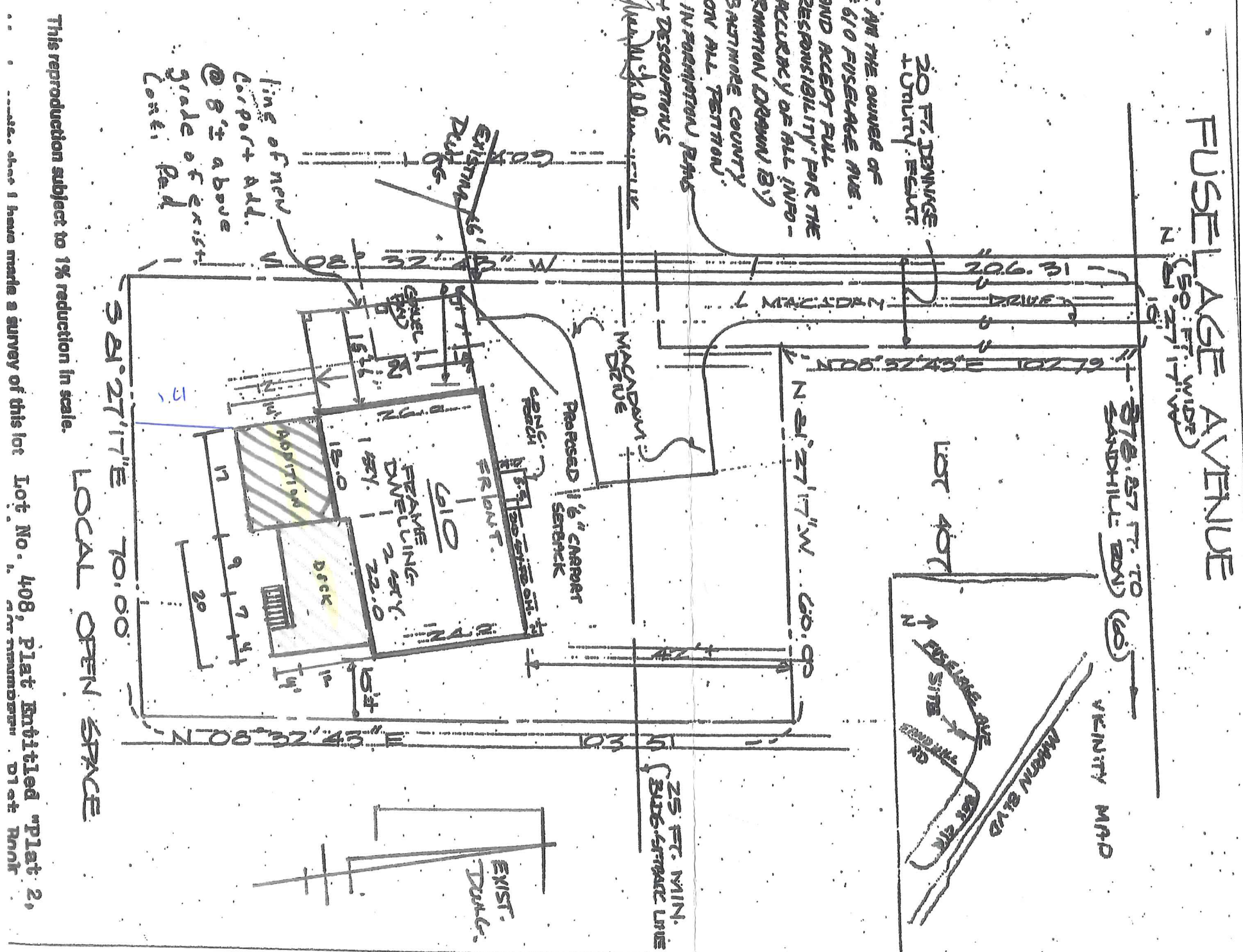
1 inch = 33.333333 feet

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

ADDRESS 610 FUSELAGE AVENUE 21221 OWNER(S) NAME(S) MARY + GEORGE McFADDEN

SUBDIVISION NAME GOLDEN TREE LOT # 408 BLOCK # ____ SECTION # 4

PLAT BOOK # 0051 FOLIO # 0086 10 DIGIT TAX # 1 9 0 0 0 1 4 4 8 7 DEED REF. # 0 8 2 9 7 / 0 0 3 6 6

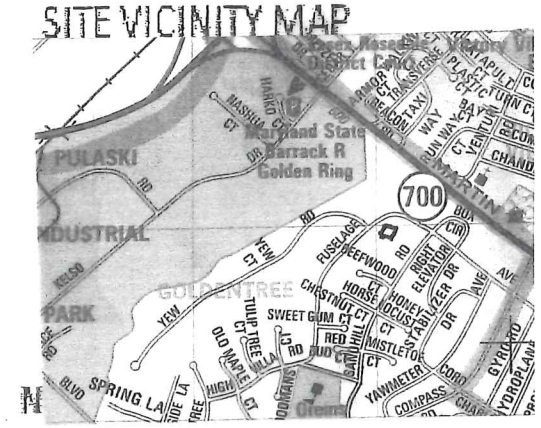


This reproduction subject to 1% reduction in scale.

I, the undersigned, do hereby certify that I have made a survey of this lot Lot No. 408, Plat Entitled "Plat 2, Golden Tree" Plat Book

PLAN DRAWN BY MANK & KUNST DATE 1-28-92 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 090B2

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE –

OR SQUARE FEET 8,198

HISTORIC ? No

IN CBCA ? No

IN FLOOD PLAIN ? No

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC ✓ PRIVATE ____

SEWER IS:

PUBLIC ✓ PRIVATE ____

PRIOR HEARING ? Yes

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VARIANCE 92-303-A

REQUEST FOR CARPORT

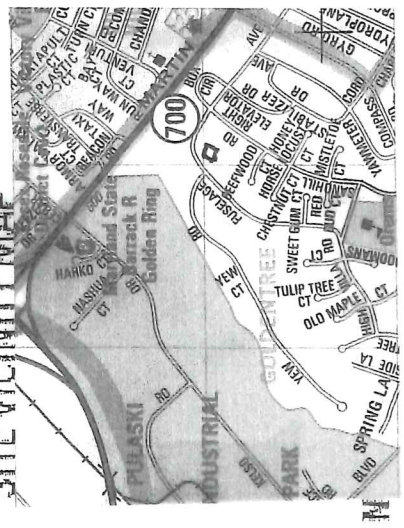
APPROVED

VIOLATION CASE INFO:

Pet. Exh. 1

2017-0103-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 09082

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE –

OR SQUARE FEET 8198

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ✓ PRIVATE

SEWER IS:

PUBLIC ✓ PRIVATE

PRIOR HEARING? Yes

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

Variance 92-303-A

Request for carport

Approved

VIOLATION CASE INFO:

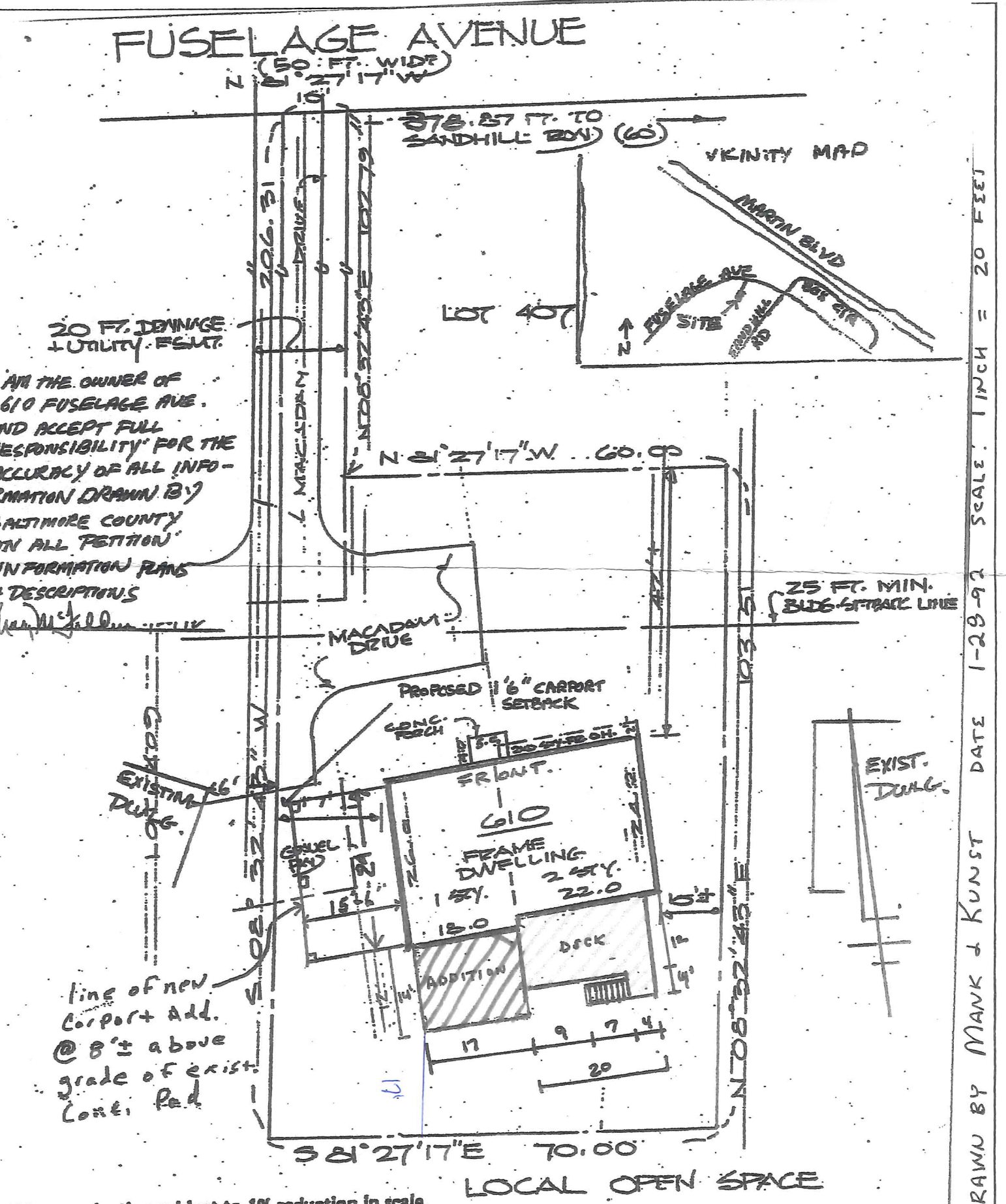
2017-0403-A

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

ADDRESS 610 Fuselage Avenue 21221 OWNER(S) NAME(S) Mary + George McFadden

SUBDIVISION NAME Golden Tree LOT # 408 BLOCK # ___ SECTION # 4

PLAT BOOK # 0051 FOLIO # 0086 10 DIGIT TAX # 1900014487 DEED REF. # 08297/00366



"AM THE OWNER OF 610 FUSELAGE AVE. AND ACCEPT FULL RESPONSIBILITY FOR THE ACCURACY OF ALL INFORMATION DRAWN BY BALTIMORE COUNTY ON ALL PETITION INFORMATION PLANS + DESCRIPTIONS"

This reproduction subject to 1% reduction in scale.

I certify that I have made a survey of this lot Lot No. 408, Plat Entitled "Plat 2, [illegible] GOLDENTREE" Plat Book

PLAN DRAWN BY Mark + Kunst DATE 1-28-92