

## MEMORANDUM

DATE: August 29, 2017  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2017-0323-A – Appeal Period Expired

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The appeal period for the above-referenced case expired on August 28, 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: PETITION FOR ADMIN. VARIANCE \***  
**(10805 A Linson Road)**  
3<sup>rd</sup> Election District  
2<sup>nd</sup> Council District  
Sean Berenholtz  
Petitioner

BEFORE THE  
OFFICE OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
**CASE NO. 2017-0323-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Sean Berenholtz ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") [Section III, C, 2 – 1945-55 regulations], to permit a proposed addition (bedroom and bathroom) with a front yard setback of 20 ft. in lieu of the required 25 ft. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) on June 15, 2017, indicating that Ground Water Management must review any proposed building permit (for an addition) since the property is served by well and septic, and a well variance would be required since the plan shows the addition would be less than 30 feet from the existing well.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 16, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 7/24/17

By Sen

The Petitioner has filed the supporting affidavits as required by § 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 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 § 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 27<sup>th</sup> day of **July, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") [Section III, C, 2 – 1945-55 regulations], to permit a proposed addition (bedroom and bathroom) with a front yard setback of 20 ft. in lieu of the required 25 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the ZAC comments submitted by DEPS, dated June 15, 2017; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date

7/27/17

By

slh

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 7/27/17  
By slh

**C H E C K L I S T**

| <u>Comment<br/>Received</u>     | <u>Department</u>                                                     | <u>Support/Oppose/<br/>Conditions/<br/>Comments/<br/>No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------|
| _____                           | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | _____                                                               |
| <u>6-15</u>                     | DEPS<br>(if not received, date e-mail sent _____)                     | <u>C</u>                                                            |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                               |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                               |
| <u>6-14</u>                     | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                                 |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                               |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                               |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                               |
| <hr/>                           |                                                                       |                                                                     |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                                     |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                                     |
| SIGN POSTING                    | Date: <u>7-16</u>                                                     | by <u>O'Keefe</u>                                                   |
| <hr/>                           |                                                                       |                                                                     |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| Comments, if any: _____         |                                                                       |                                                                     |
| _____                           |                                                                       |                                                                     |
| _____                           |                                                                       |                                                                     |

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 7/16/2017

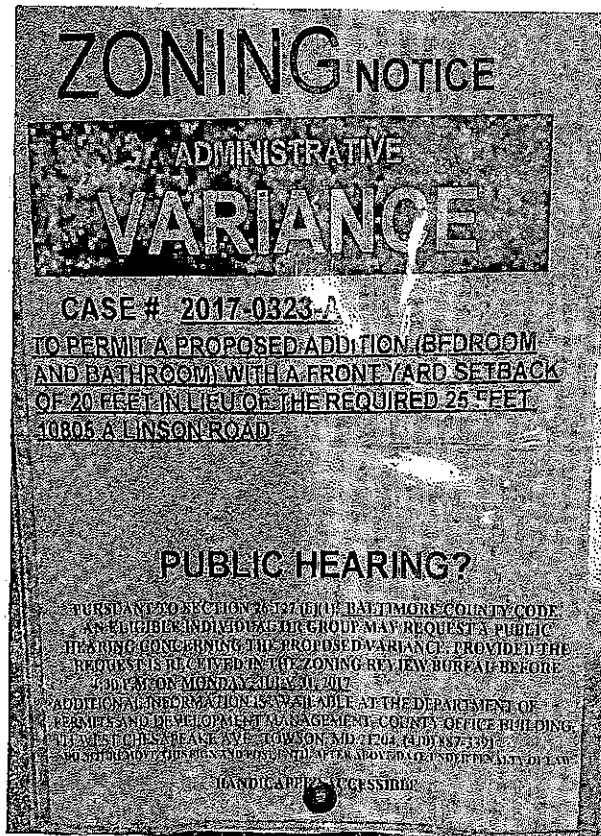
**Case Number:** 2017-0323-A

**Petitioner / Developer:** SEAN BERENHOLTZ ~ STEPHEN FORNEY

**Date of Hearing (Closing):** JULY 31, 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:  
10805 A\*LINSON ROAD

**The sign(s) were posted on:** JULY 16, 2017



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)



# 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 10805 A LINSON RD. OWINGS MILL, MD 21117 (currently zoned)  
Deed Reference 0020 0012 10 Digit Tax Account # 1700003413  
Owner(s) Printed Name(s) BERENHOLTZ, SEAN

(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)

... Sections 1B02.3.B (section III, C, 2 - 1945-55 regulations) - to permit a proposed addition (bedroom and bathroom) with a front yard setback of 20 feet in lieu of the required 25 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)

SEAN BERENHOLTZ

Name - Type or Print

Name # 2 - Type or Print

Signature #1

Signature #2

10805 A LINSON RD OWINGS MILL, MD.

Mailing Address

City

State

21117

410 733 3153

sberenhoo@hni.edu

Zip Code

Telephone #

Email Address

AGENT

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

STEPHEN FORNEY

Name - Type or Print

Stephen Forney

Signature

3368 BRANTLY CT GLENWOOD, MD.

Mailing Address

City

State

21738

410-977-1328

hrbuilder@comcast.net

Zip Code

Telephone #

Email Address

Representative to be contacted:

STEPHEN FORNEY

Name - Type or Print

Stephen Forney

Signature

3368 BRANTLY CT GLENWOOD, MD.

Mailing Address

City

State

21738

410-977-1328

hrbuilder@comcast.net

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 2017-0323A

Filing Date 6/5/17

Estimated Posting Date

Reviewer RSD

Rev 5/5/2015

ORDER RECEIVED FOR FILING

Date 7/27/17

By Sen

**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: 10805A LINSON Rd OWINGS MILL MARYLAND 21117  
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 SHEET  
#1

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

Signature of Owner (Affiant)

SEAN BERENHOLTZ

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

CITY  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of April, 2017, before me a Notary of Maryland, in and for the CITY aforesaid, personally appeared:

Print name(s) here:

Sean Berenholtz

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

AS WITNESS my hand and Notaries Seal

BARRY L. MILLER  
NOTARY PUBLIC  
CITY OF BALTIMORE  
MARYLAND  
My Commission Expires  
Aug. 17, 2018

Notary Public

My Commission Expires

#1

We wish to add a one-story addition on the property at 10805 A Linson Road Owings Mill, Maryland 2117. The only logical location is to the right side of the main home. Because of the location of the well and the septic, this location works the best. The layout of the home allows us to eliminate a closet to form a hallway to the new master bedroom and bathroom. The addition is for my parents because of their age and inability to negotiate stairs. This location keeps everyone on one floor. Any other location would more impact the well and septic.

Item # 0323



# 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 10805 A LINSON RD. OWINES MILL, MD 21117 (already zoned)  
 Deed Reference 0020 / 0012 10 Digit Tax Account # 1700003413  
 Owner(s) Printed Name(s) BERENHOLTZ, SEAN

(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)

... Sections 1B02.3.B (section III, C, 2 – 1945-55 regulations) – to permit a proposed addition (bedroom and bathroom) with a front yard setback of 20 feet in lieu of the required required 25 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.

If 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)

SEAN BERENHOLTZ

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

10805 A LINSON RD OWINES MILL, MD.

Mailing Address City State

21117 410-733-3153 sberenhog@hmi.edu

Zip Code Telephone # Email Address

AGENT

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

STEPHEN FORNEY

Name - Type or Print

Stephen Forney

Signature

3368 BRANTLY CT GLENWOOD, MD.

Mailing Address City State

21738 410-977-1328 hrbuilder@comcast.net

Zip Code Telephone # Email Address

Representative to be contacted:

STEPHEN FORNEY

Name - Type or Print

Stephen Forney

Signature

3368 BRANTLY CT GLENWOOD, MD.

Mailing Address City State

21738 410-977-1328 hrbuilder@comcast.net

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 2017-0323 A Filing Date 6.5.17 Estimated Posting Date / / Reviewer RAD

Rev 5-5-2016

ORDER RECEIVED FOR FILING

Date

7/27/17

By

sen

# 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: 10805A LINSON Rd OWINGS MILL MARYLAND 21117  
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 SHEET  
#1

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

Signature of Owner (Affiant)

SEAN BERENHOLTZ

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

CITY  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of April, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Sean Berenholtz

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

AS WITNESS my hand and Notaries Seal

BARRY L. MILLER  
NOTARY PUBLIC  
CITY OF BALTIMORE  
MARYLAND  
My Commission Expires  
Aug. 17, 2018

Notary Public

My Commission Expires

REV. 5/5/2016

## ZONING PROPERTY DESCRIPTION FOR 10805A LINSON ROAD

Beginning at a point on the east side of Linson Road, which has a 50-foot right of way, at a distance of 575 feet south of the centerline of the nearest improved intersecting street Caves Road, which has a 60-foot right of way. Being Lots #X7 and #X6 in the subdivision of Linson as recorded in Baltimore County Plat Book #20, Folio #12, containing 3.465 acres. Located in the 3<sup>rd</sup> Election District and 2<sup>nd</sup> Councilmanic District.

Item #0323



KEVIN KAMENETZ  
*County Executive*

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

July 3, 2017

Sean Berenholtz  
10805 A Linson Road  
Owings Mills MD 21117

RE: Case Number: 2017-0323 A, Address: 10805 A Linson Road

Dear Mr. Berenholtz:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 5, 2017. 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  
Stephen Forney, 3368 Brantly Court, Glenwood MD 21738

73

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: June 15, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0323-A  
Address 10805-A Linson Road  
(Berenholtz Property)

Zoning Advisory Committee Meeting of **June 19, 2017**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed building permit (for an addition), since the property is served by well and septic. Also, a well variance would be required since the plan shows the addition would be less than 30 feet from the existing well there.

Reviewer: Dan Esser

Date: 6/13/17

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: June 15, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0323-A  
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Reviewer: Dan Esser

Date: 6/13/17

ORDER RECEIVED FOR FILING

Date 7/27/17

By sen

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

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION

Pete K. Rahn, Secretary  
Gregory Slater, Administrator

STATE HIGHWAY  
ADMINISTRATION

Date: 6/14/17

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. 2017-0323-A

*Administrative Variance  
Sean Berenholz  
10805 A Linson 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,



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

WW/RAZ

Maryland Department of Transportation  
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030

410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

**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: June 15, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0323-A  
Address 10805-A Linson Road  
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Zoning Advisory Committee Meeting of **June 19, 2017**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed building permit (for an addition), since the property is served by well and septic. Also, a well variance would be required since the plan shows the addition would be less than 30 feet from the existing well there.

Reviewer: Dan Esser Date: 6/13/17

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2017- 0323 -A Address 10805A Linson Rd

Contact Person: David Duvall Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 6/5/17 Posting Date: 6/25/17 Closing Date: 7/03/17

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- 0323 -A Address 10805A Linson Rd

Petitioner's Name Sean Berenholtz Telephone 410 977 1328

Posting Date: 6/25/17 Closing Date: 7/03/17

Wording for Sign: To Permit a proposed addition (bedroom and bathroom)  
with a front yard setbacks of 20 feet in lieu of the  
required 25 feet

Revised 7/9/15

**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.**

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**For Newspaper Advertising:**

Case Number: 2017-0323-A  
Property Address: 10805 A LINSON ROAD  
Property Description: OWINGS MILL, MARYLAND 21117  
SINGLE STORY RESIDENTIAL HOME  
Legal Owners (Petitioners): BERENHOLTZ, SEAN  
Contract Purchaser/Lessee: STEPHEN FORNEY 410-977-1328

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEPHEN FORNEY  
Company/Firm (if applicable): GREENLEAF BUILDERS, LLC.  
Address: 3368 BRANTLY COURT  
GLENWOOD, MD 21738  
  
Telephone Number: 410-977-1328 CELL

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

No 153085

Date: June 5 2017

PAID RECEIPT

BUSINESS ACTUAL TIME DMW  
6/06/2017 6/05/2017 12:13:00 5  
REG 1805 WALKIN LRE  
RECEIPT # 877636 6/05/2017 OFLN  
Dept 5 528 ZONING VERIFICATION  
CR NO. 153085

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|----------------|-------------|----------|---------|--------|
| 001  | 806  | 0000 |          | 6150           |             |          |         | 375    |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |

Total: 375

Rec From:

For: zoning hearing - case # 2017-0323-A

DISTRIBUTION

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

CASHIER'S  
VALIDATION

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                                         |                 | View GroundRent Redemption                       |                      | View GroundRent Registration  |                                      |
|------------------------------------------------------------------|-----------------|--------------------------------------------------|----------------------|-------------------------------|--------------------------------------|
| <b>Account Identifier:</b>                                       |                 | <b>District - 03 Account Number - 1700003413</b> |                      |                               |                                      |
| Owner Information                                                |                 |                                                  |                      |                               |                                      |
| <b>Owner Name:</b>                                               |                 | BERENHOLTZ SEAN                                  |                      | <b>Use:</b>                   | RESIDENTIAL                          |
| <b>Mailing Address:</b>                                          |                 | 10805A LINSON ROAD<br>OWINGS MILL MD 21117-      |                      | <b>Principal Residence:</b>   | YES                                  |
|                                                                  |                 |                                                  |                      | <b>Deed Reference:</b>        | /33017/ 00101                        |
| Location & Structure Information                                 |                 |                                                  |                      |                               |                                      |
| <b>Premises Address:</b>                                         |                 | 10805A LINSON RD<br>OWINGS MILLS 21117-          |                      | <b>Legal Description:</b>     | 3.465 AC<br>LT X7 PT LT X6<br>LINSON |
| <b>Map:</b>                                                      | <b>Grid:</b>    | <b>Parcel:</b>                                   | <b>Sub District:</b> | <b>Subdivision:</b>           | <b>Section:</b>                      |
| 0058                                                             | 0024            | 0342                                             |                      | 0000                          |                                      |
|                                                                  |                 |                                                  |                      |                               | <b>Block:</b>                        |
|                                                                  |                 |                                                  |                      |                               | X7                                   |
|                                                                  |                 |                                                  |                      |                               | <b>Lot:</b>                          |
|                                                                  |                 |                                                  |                      |                               | 2017                                 |
|                                                                  |                 |                                                  |                      |                               | <b>Assessment Year:</b>              |
|                                                                  |                 |                                                  |                      |                               | Plat No:                             |
|                                                                  |                 |                                                  |                      |                               | Plat Ref:                            |
|                                                                  |                 |                                                  |                      |                               | 0020/<br>0012                        |
| <b>Special Tax Areas:</b>                                        |                 |                                                  | <b>Town:</b>         |                               |                                      |
|                                                                  |                 |                                                  | NONE                 |                               |                                      |
|                                                                  |                 |                                                  | <b>Ad Valorem:</b>   |                               |                                      |
|                                                                  |                 |                                                  | <b>Tax Class:</b>    |                               |                                      |
| <b>Primary Structure Built</b>                                   |                 | <b>Above Grade Living Area</b>                   |                      | <b>Finished Basement Area</b> |                                      |
| 1955                                                             |                 | 2,182 SF                                         |                      | 1200 SF                       |                                      |
|                                                                  |                 |                                                  |                      | <b>Property Land Area</b>     |                                      |
|                                                                  |                 |                                                  |                      | 3.4650 AC                     |                                      |
|                                                                  |                 |                                                  |                      | <b>County Use</b>             |                                      |
|                                                                  |                 |                                                  |                      | 04                            |                                      |
| <b>Stories</b>                                                   | <b>Basement</b> | <b>Type</b>                                      | <b>Exterior</b>      | <b>Full/Half Bath</b>         | <b>Garage</b>                        |
| 1 1/2                                                            | YES             | STANDARD UNIT                                    | BRICK                | 3 full/ 1 half                | 1 Attached                           |
| Last Major Renovation                                            |                 |                                                  |                      |                               |                                      |
| Value Information                                                |                 |                                                  |                      |                               |                                      |
|                                                                  |                 | <b>Base Value</b>                                | <b>Value</b>         | <b>Phase-in Assessments</b>   |                                      |
|                                                                  |                 |                                                  | As of                | As of                         | As of                                |
|                                                                  |                 |                                                  | 01/01/2017           | 07/01/2016                    | 07/01/2017                           |
| <b>Land:</b>                                                     |                 | 179,500                                          | 179,500              |                               |                                      |
| <b>Improvements</b>                                              |                 | 444,800                                          | 473,600              |                               |                                      |
| <b>Total:</b>                                                    |                 | 624,300                                          | 653,100              | 624,300                       | 633,900                              |
| <b>Preferential Land:</b>                                        |                 | 0                                                |                      |                               | 0                                    |
| Transfer Information                                             |                 |                                                  |                      |                               |                                      |
| <b>Seller:</b> FUSTING JAMES F                                   |                 | <b>Date:</b> 01/08/2013                          |                      | <b>Price:</b> \$630,000       |                                      |
| <b>Type:</b> ARMS LENGTH IMPROVED                                |                 | <b>Deed1:</b> /33017/ 00101                      |                      | <b>Deed2:</b>                 |                                      |
| <b>Seller:</b> WATTS SEWELL S,JR                                 |                 | <b>Date:</b> 06/28/1985                          |                      | <b>Price:</b> \$270,000       |                                      |
| <b>Type:</b> ARMS LENGTH IMPROVED                                |                 | <b>Deed1:</b> /06943/ 00094                      |                      | <b>Deed2:</b>                 |                                      |
| <b>Seller:</b>                                                   |                 | <b>Date:</b>                                     |                      | <b>Price:</b>                 |                                      |
| <b>Type:</b>                                                     |                 | <b>Deed1:</b>                                    |                      | <b>Deed2:</b>                 |                                      |
| Exemption Information                                            |                 |                                                  |                      |                               |                                      |
| <b>Partial Exempt Assessments:</b>                               |                 | <b>Class</b>                                     | 07/01/2016           | 07/01/2017                    |                                      |
| <b>County:</b>                                                   | 000             |                                                  | 0.00                 |                               |                                      |
| <b>State:</b>                                                    | 000             |                                                  | 0.00                 |                               |                                      |
| <b>Municipal:</b>                                                | 000             |                                                  | 0.00 0.00            | 0.00 0.00                     |                                      |
| <b>Tax Exempt:</b>                                               |                 | <b>Special Tax Recapture:</b>                    |                      |                               |                                      |
| <b>Exempt Class:</b>                                             |                 | NONE                                             |                      |                               |                                      |
| Homestead Application Information                                |                 |                                                  |                      |                               |                                      |
| <b>Homestead Application Status:</b> No Application              |                 |                                                  |                      |                               |                                      |
| Homeowners' Tax Credit Application Information                   |                 |                                                  |                      |                               |                                      |
| <b>Homeowners' Tax Credit Application Status:</b> No Application |                 |                                                  |                      |                               |                                      |
| <b>Date:</b>                                                     |                 |                                                  |                      |                               |                                      |

## Debra Wiley

---

**From:** June Wisnom  
**Sent:** Friday, July 21, 2017 11:33 AM  
**To:** Debra Wiley  
**Subject:** FW: Message from "RNP002673BFB3B1"  
**Attachments:** 20170721113429831.pdf

Hi Deb, this just came in. Nothing for 326 yet. I'll keep an eye out!

-----Original Message-----

**From:** cpr111@baltimorecountymd.gov [mailto:cpr111@baltimorecountymd.gov]  
**Sent:** Friday, July 21, 2017 11:34 AM  
**To:** June Wisnom <jwisnom@baltimorecountymd.gov>  
**Subject:** Message from "RNP002673BFB3B1"

This E-mail was sent from "RNP002673BFB3B1" (MP 4054).

Scan Date: 07.21.2017 11:34:29 (-0400)  
Queries to: cpr111@baltimorecountymd.gov

## Debra Wiley

---

**From:** Debra Wiley  
**Sent:** Tuesday, July 18, 2017 2:19 PM  
**To:** June Wisnom  
**Cc:** Kristen L Lewis  
**Subject:** Administrative Variances - Closing Date: 7/17

Hi June,

Just want to remind you that I am still holding 2 files (323 & 326) that were originally for the closing date of 7/3 but did not fulfill sign posting requirements. I believe they were given a new closing date for 7/17. If that is still the case, I need the sign postings and their listings to be changed in the database.

I think Kristen mentioned that 340 should be in that listing as well but nothing came up for me today.

I will be out of the office tomorrow (Wed.) but will pull the list together on Thursday.

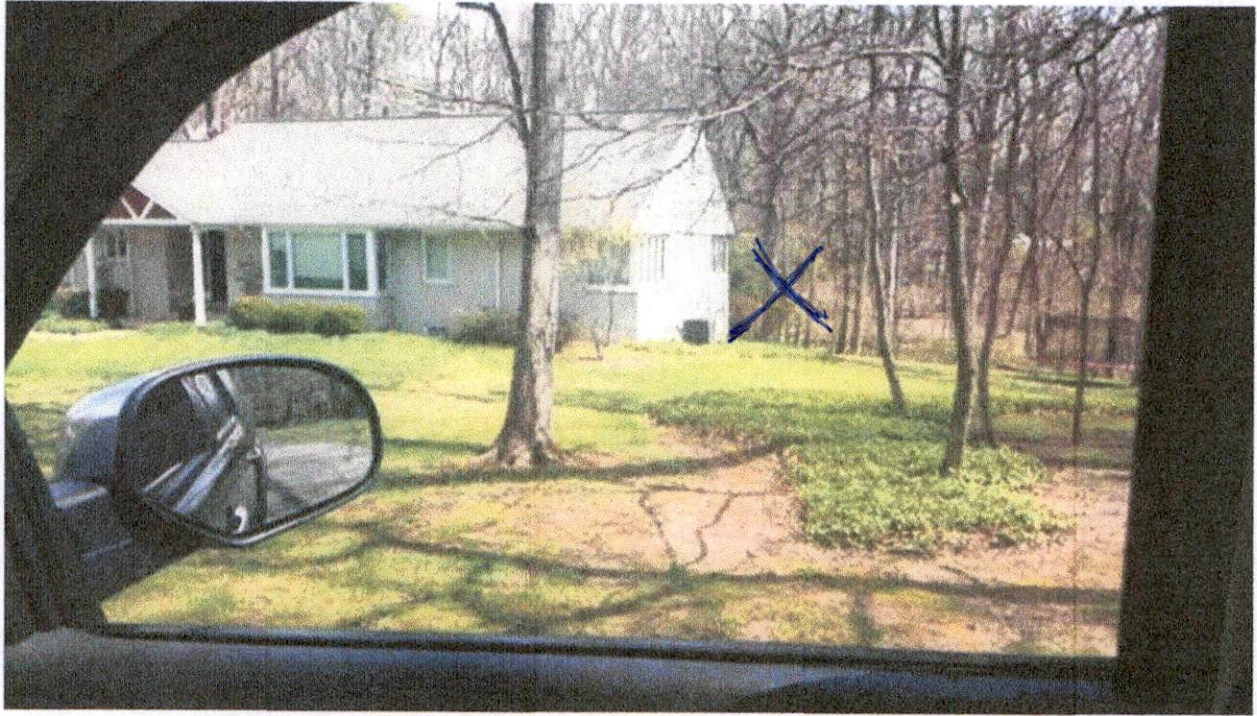
Thanks in advance.

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

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                                         |                                | View GroundRent Redemption                       |                           | View GroundRent Registration |                                      |
|------------------------------------------------------------------|--------------------------------|--------------------------------------------------|---------------------------|------------------------------|--------------------------------------|
| <b>Account Identifier:</b>                                       |                                | <b>District - 03 Account Number - 1700003413</b> |                           |                              |                                      |
| Owner Information                                                |                                |                                                  |                           |                              |                                      |
| <b>Owner Name:</b>                                               |                                | BERENHOLTZ SEAN                                  |                           | <b>Use:</b>                  | RESIDENTIAL                          |
| <b>Mailing Address:</b>                                          |                                | 10805A LINSON ROAD<br>OWINGS MILL MD 21117-      |                           | <b>Principal Residence:</b>  | YES                                  |
|                                                                  |                                |                                                  |                           | <b>Deed Reference:</b>       | /33017/ 00101                        |
| Location & Structure Information                                 |                                |                                                  |                           |                              |                                      |
| <b>Premises Address:</b>                                         |                                | 10805A LINSON RD<br>OWINGS MILLS 21117-          |                           | <b>Legal Description:</b>    | 3.465 AC<br>LT X7 PT LT X6<br>LINSON |
| <b>Map:</b>                                                      | <b>Grid:</b>                   | <b>Parcel:</b>                                   | <b>Sub District:</b>      | <b>Subdivision:</b>          | <b>Section:</b>                      |
| 0058                                                             | 0024                           | 0342                                             |                           | 0000                         |                                      |
|                                                                  |                                |                                                  |                           |                              | <b>Block:</b>                        |
|                                                                  |                                |                                                  |                           |                              | X7                                   |
|                                                                  |                                |                                                  |                           |                              | <b>Lot:</b>                          |
|                                                                  |                                |                                                  |                           |                              | 2017                                 |
|                                                                  |                                |                                                  |                           |                              | <b>Assessment Year:</b>              |
|                                                                  |                                |                                                  |                           |                              | 2017                                 |
|                                                                  |                                |                                                  |                           |                              | <b>Plat No:</b>                      |
|                                                                  |                                |                                                  |                           |                              | 0020/                                |
|                                                                  |                                |                                                  |                           |                              | <b>Plat Ref:</b>                     |
|                                                                  |                                |                                                  |                           |                              | 0012                                 |
| <b>Special Tax Areas:</b>                                        |                                |                                                  | <b>Town:</b>              |                              |                                      |
|                                                                  |                                |                                                  | NONE                      |                              |                                      |
|                                                                  |                                |                                                  | <b>Ad Valorem:</b>        |                              |                                      |
|                                                                  |                                |                                                  | <b>Tax Class:</b>         |                              |                                      |
| <b>Primary Structure Built</b>                                   | <b>Above Grade Living Area</b> | <b>Finished Basement Area</b>                    | <b>Property Land Area</b> | <b>County Use</b>            |                                      |
| 1955                                                             | 2,182 SF                       | 1200 SF                                          | 3.4650 AC                 | 04                           |                                      |
| <b>Stories</b>                                                   | <b>Basement</b>                | <b>Type</b>                                      | <b>Exterior</b>           | <b>Full/Half Bath</b>        | <b>Garage</b>                        |
| 1 1/2                                                            | YES                            | STANDARD UNIT                                    | BRICK                     | 3 full/ 1 half               | 1 Attached                           |
| <b>Last Major Renovation</b>                                     |                                |                                                  |                           |                              |                                      |
|                                                                  |                                |                                                  |                           |                              |                                      |
| Value Information                                                |                                |                                                  |                           |                              |                                      |
|                                                                  |                                | <b>Base Value</b>                                | <b>Value</b>              | <b>Phase-in Assessments</b>  |                                      |
|                                                                  |                                |                                                  | As of                     | As of                        | As of                                |
|                                                                  |                                |                                                  | 01/01/2017                | 07/01/2016                   | 07/01/2017                           |
| <b>Land:</b>                                                     |                                | 179,500                                          | 179,500                   |                              |                                      |
| <b>Improvements</b>                                              |                                | 444,800                                          | 473,600                   |                              |                                      |
| <b>Total:</b>                                                    |                                | 624,300                                          | 653,100                   | 624,300                      | 633,900                              |
| <b>Preferential Land:</b>                                        |                                | 0                                                |                           |                              | 0                                    |
| Transfer Information                                             |                                |                                                  |                           |                              |                                      |
| <b>Seller:</b> FUSTING JAMES F                                   |                                | <b>Date:</b> 01/08/2013                          |                           | <b>Price:</b> \$630,000      |                                      |
| <b>Type:</b> ARMS LENGTH IMPROVED                                |                                | <b>Deed1:</b> /33017/ 00101                      |                           | <b>Deed2:</b>                |                                      |
| <b>Seller:</b> WATTS SEWELL S,JR                                 |                                | <b>Date:</b> 06/28/1985                          |                           | <b>Price:</b> \$270,000      |                                      |
| <b>Type:</b> ARMS LENGTH IMPROVED                                |                                | <b>Deed1:</b> /06943/ 00094                      |                           | <b>Deed2:</b>                |                                      |
| <b>Seller:</b>                                                   |                                | <b>Date:</b>                                     |                           | <b>Price:</b>                |                                      |
| <b>Type:</b>                                                     |                                | <b>Deed1:</b>                                    |                           | <b>Deed2:</b>                |                                      |
| Exemption Information                                            |                                |                                                  |                           |                              |                                      |
| <b>Partial Exempt Assessments:</b>                               | <b>Class</b>                   |                                                  |                           | 07/01/2016                   | 07/01/2017                           |
| <b>County:</b>                                                   | 000                            |                                                  |                           | 0.00                         |                                      |
| <b>State:</b>                                                    | 000                            |                                                  |                           | 0.00                         |                                      |
| <b>Municipal:</b>                                                | 000                            |                                                  |                           | 0.00 0.00                    | 0.00 0.00                            |
| <b>Tax Exempt:</b>                                               | <b>Special Tax Recapture:</b>  |                                                  |                           |                              |                                      |
| <b>Exempt Class:</b>                                             | NONE                           |                                                  |                           |                              |                                      |
| Homestead Application Information                                |                                |                                                  |                           |                              |                                      |
| <b>Homestead Application Status:</b> No Application              |                                |                                                  |                           |                              |                                      |
| Homeowners' Tax Credit Application Information                   |                                |                                                  |                           |                              |                                      |
| <b>Homeowners' Tax Credit Application Status:</b> No Application |                                |                                                  | <b>Date:</b>              |                              |                                      |



ADDITION ON RIGHT SIDE  
ONE STORY w/ CRAWL BELOW  
X MARKS THE SPOT

Item #0323

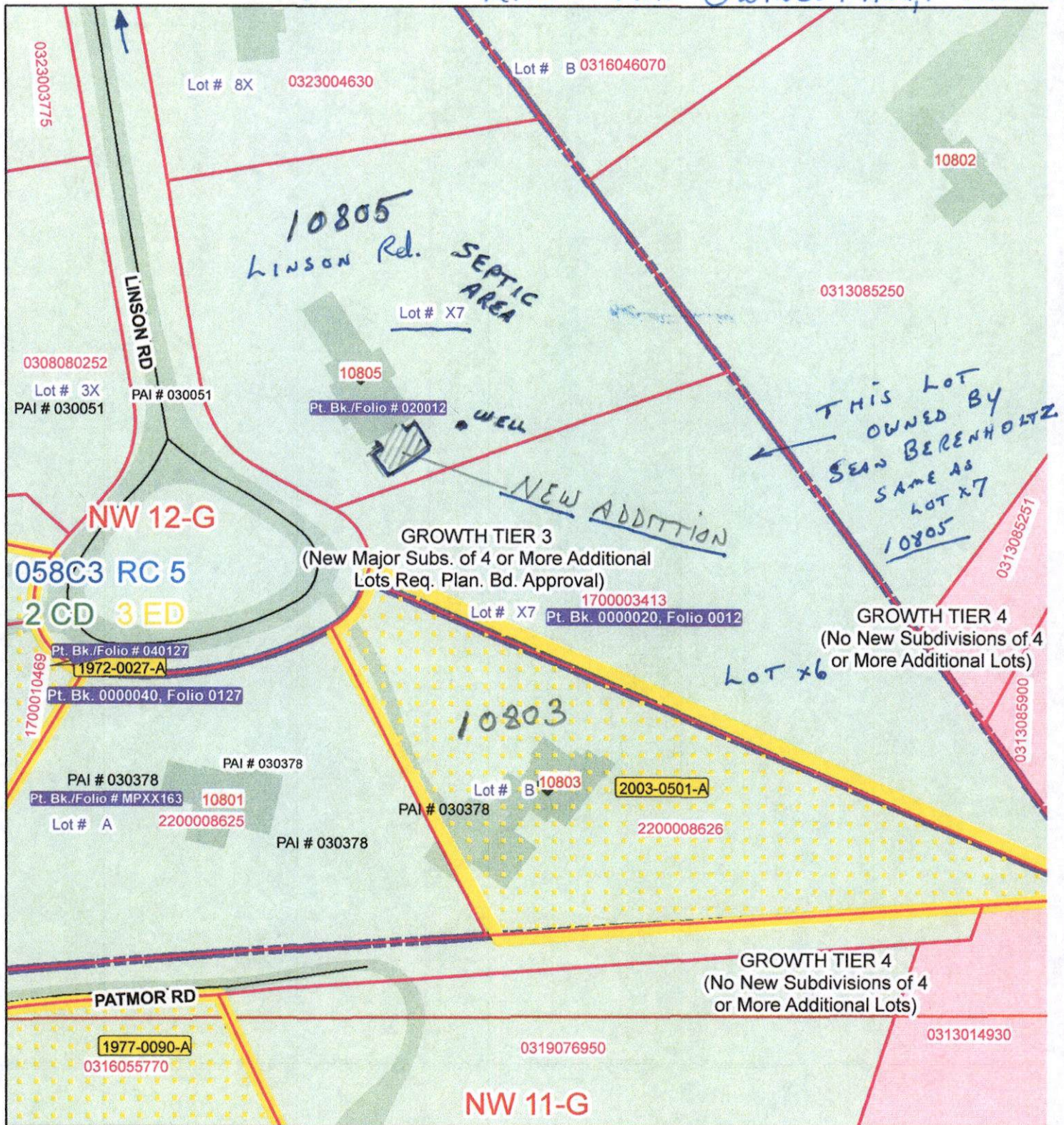


Item #0323

CAVES RD.

Enter Property Address Here

10805A LINSON Rd. OWINGS MILL, MD. 21117



Publication Date: 4/7/2017



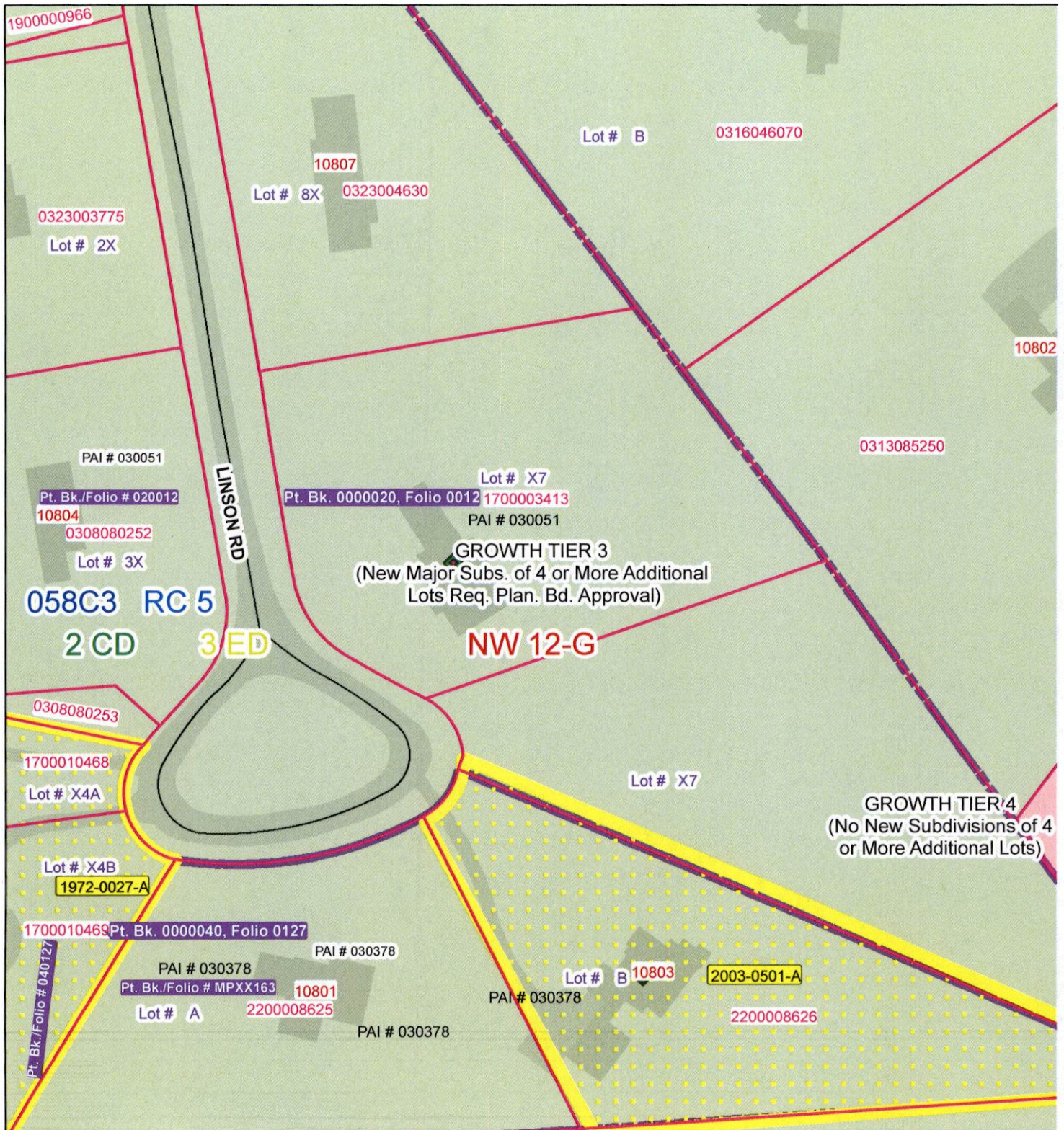
Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

# 10805A Linson Road



Publication Date: 6/5/2017



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



0 25 50 100 150 200  
Feet

1 inch = 100 feet

Item #0323

# LINSON SUB DIVISION

PROPERTY IN QUESTION LOT X7 10805 LINSON RD.

OWNER: SEAN BERENHOLTZ 60' R/W

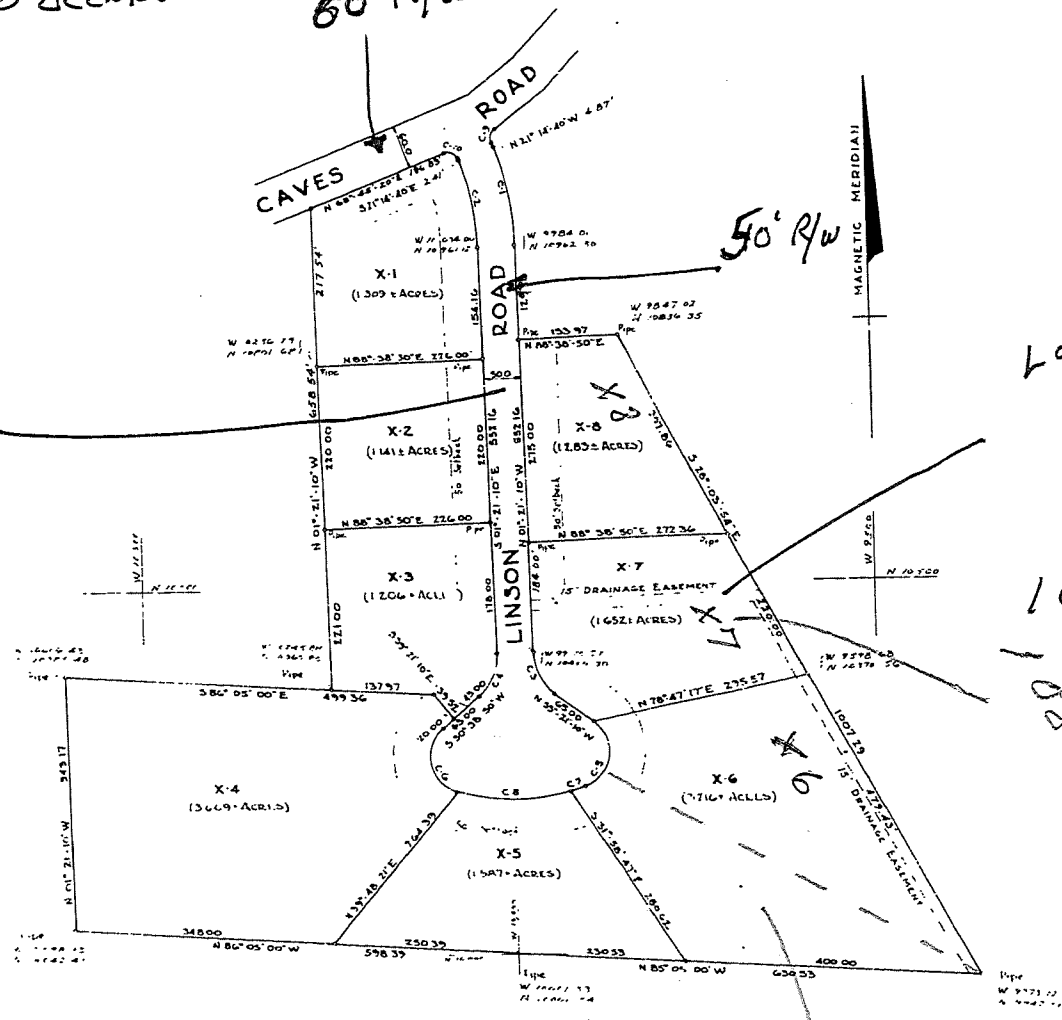
\* LINSON ROAD 50' R/W

7207, 05  
1337-15

LOT SIZE  
3.465 AC.

PROPERTY  
10805 LINSON RD  
LOT X7  
THEY ALSO OWN  
LOT X6

- ① SUBDIVISION: LINSON
- ② NAME OF STREET WHERE PROPERTY FRONTS: LINSON ROAD
- ③ DISTANCE OF LOT FROM CAVES RD:  $\frac{1}{2}$  575'
- ④ 3RD ELECTION DISTRICT  
2ND COUNCIL DISTRICT
- ⑤ PLAT BOOK: # 20
- ⑥ FOLIO: # 12



| CURVE DATA |        |             |       |        |        |
|------------|--------|-------------|-------|--------|--------|
| CURVE      | RADIUS | Δ           | TAN   | LENGTH | CHORD  |
| 1          | 41.66  | 17° 13' 30" | 7.14  | 58.67  | 106.17 |
| 2          | 150.00 | 17° 13' 30" | 41.77 | 171.51 | 340.90 |
| 3          | 75.00  | 17° 13' 30" | 20.88 | 85.76  | 171.80 |
| 4          | 75.00  | 17° 13' 30" | 20.88 | 85.76  | 171.80 |
| 5          | 50.00  | 17° 13' 30" | 14.25 | 57.14  | 106.17 |
| 6          | 50.00  | 17° 13' 30" | 14.25 | 57.14  | 106.17 |
| 7          | 261.04 | 14° 04' 37" | 10.66 | 20.06  | 71.10  |
| 8          | 261.04 | 14° 04' 37" | 10.66 | 20.06  | 71.10  |
| 9          | 1.77   | 24° 3' 00"  | 1.41  | 1.93   | 18.4   |
| 10         | 1.77   | 24° 3' 00"  | 1.41  | 1.93   | 18.4   |

OWNER'S CERTIFICATE  
The requirements of the Act of 1945, as far as they relate to the making of this plat and to the selling of the land shown hereon, have been complied with.  
THE CAVES VALLEY CONSTRUCTION CO.  
Owner of Land Shown Hereon  
By William J. Hudson  
President

ENGINEER'S CERTIFICATE  
I hereby certify that the plan shown hereon is correct, that it is a subdivision of the lands conveyed by Stewart Lindsey and wife to the Caves Valley Construction Co. by deed dated December 17, 1953, and recorded in Liber GLB 2406, folio 489, and by William J. Hudson to the Caves Valley Construction Co. by deed dated December 17, 1953 and recorded in Liber GLB 2406, folio 491, all of the above being land records of Baltimore County, Maryland, and that all pipes have been located and additional pipes placed as shown.  
William J. Hudson  
Registered Professional Engineer and Land Surveyor Md Lic. No 576

APPROVED: James H. ...  
Date: ...  
Director, Baltimore County Planning Commission

APPROVED: ...  
Date: ...  
Roads Engineer, Baltimore County Highways Department

NOTE  
The streets and/or roads as shown hereon and the portion thereof in deeds are for the purpose of description only, and the same are not intended to be dedicated to public use. The fee simple title to the lands insofar as it is expressly reserved in the grants of the deed to which this plat is attached their heirs and assigns.

Origin of coordinates a traverse station  
Coordinates assumed W 10,000.00 N 10,000.00

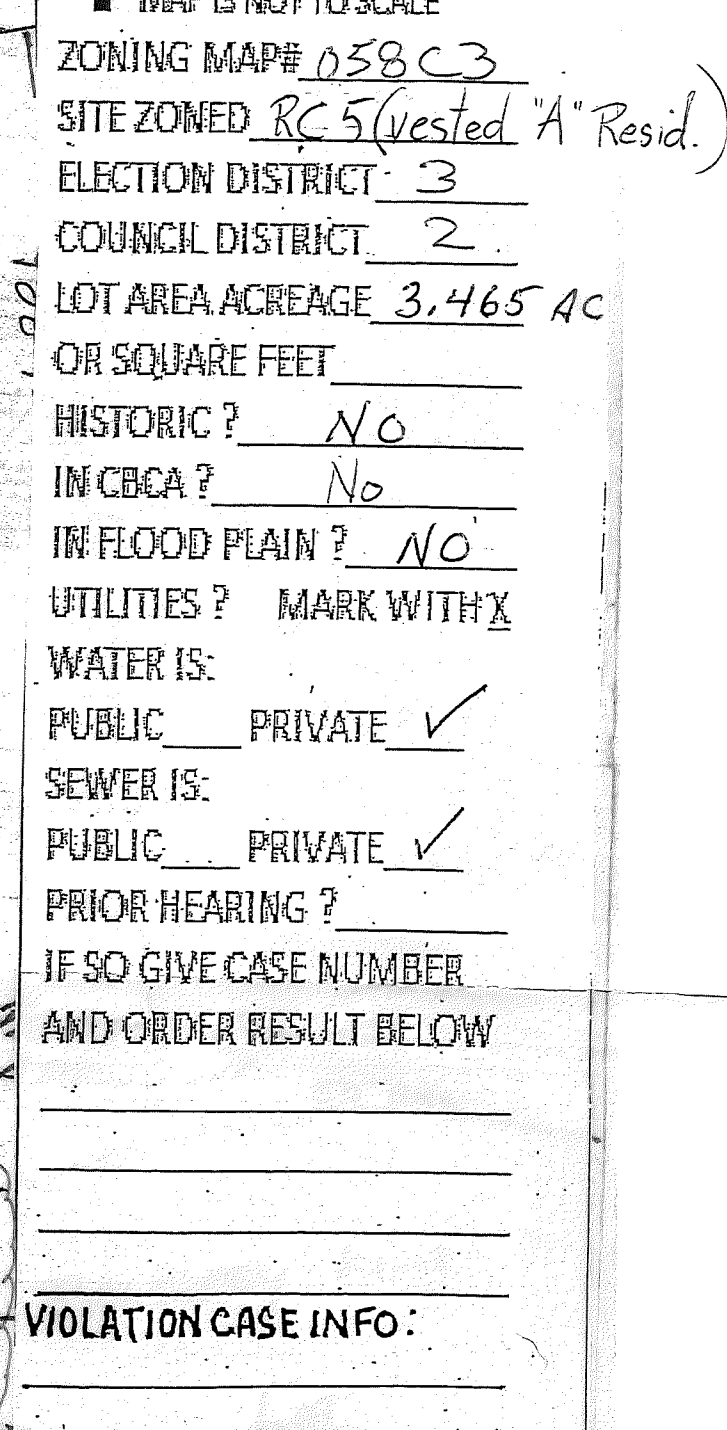
Magnetic bearings established from bearing of south property line (N 85° 05' W) as shown on plat prepared by E. V. Coonan & Co., Surveyors & Engineers, dated March 25, 1955

RECORD PLAT  
LINSON  
DISTRICT NO 3  
BALTIMORE COUNTY, MARYLAND  
THE CAVES VALLEY CONSTRUCTION CO.  
KLYSER BUILDING  
BALTIMORE, MARYLAND  
R. BROOKS MAXWELL & ASSOCIATES  
LANDSCAPE ARCHITECTS & ENGINEERS  
DIVERVILLE, MARYLAND  
Scale 1" = 100'  
JANUARY 5, 1954  
FILE B 1319

MSR551226-988

Item #0323

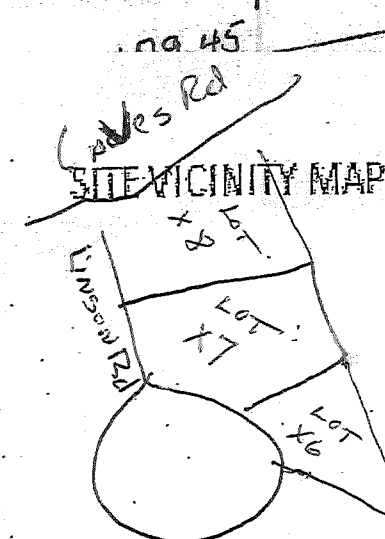
R2



#2017-0323-A

RD7

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)  
ADDRESS 10805 LINSON ROAD OWNER(S) NAME(S) SEAN BERENNOLTZ  
SUBDIVISION NAME LINSON LOT # X6+X7 BLOCK #      SECTION #       
PLAT BOOK # 20 FOLIO # 12 10 DIGIT TAX # 1700003413 DEED REF. # 3301790101



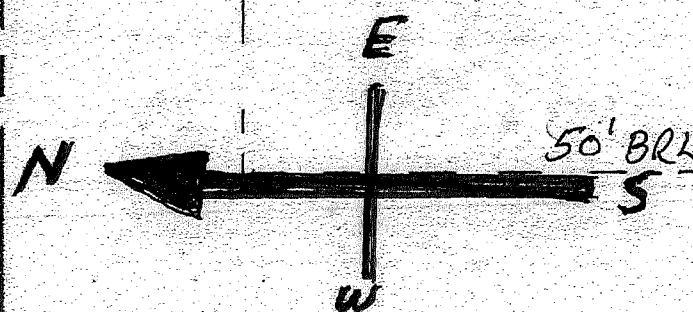
MAP IS NOT TO SCALE  
ZONING MAP # 058C3  
SITE ZONED RC5 (vested "A" Resid)  
ELECTION DISTRICT 3  
COUNCIL DISTRICT 2  
LOT AREA ACREAGE 3.465 AC  
OR SQUARE FEET       
HISTORIC? NO  
IN CBCA? NO  
IN FLOOD PLAIN? NO  
UTILITIES? MARK WITH X  
WATER IS: PUBLIC      PRIVATE ☒  
SEWER IS: PUBLIC      PRIVATE ☒  
PRIOR HEARING?       
IF SO GIVE CASE NUMBER  
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

10805 A LINSON ROAD  
BERENNOLTZ RESIDENCE  
SITE PLAN WITH  
PROPOSED HOUSE ADDITION  
FEBRUARY 3, 2017  
SCALE: 1" = 20'

Sub Division  
LINSON

LOT X 8



LINSON ROAD

PLAN DRAWN BY STEPHEN FORNEY DATE 5-15-2017 SCALE: 1 INCH = 20 FEET

Pet. Exp. 1