

MEMORANDUM

DATE: August 17, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0334-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 16, 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
(6 Quelet Court)
11th Election District
5th Council District
Stephen T. & Stephanie P. Christ
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2017-0334-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, Stephen T. & Stephanie P. Christ (“Petitioners”). The Petitioners are requesting Variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations (“B.C.Z.R.”) and § V.B.3.b of the Comprehensive Manual of Development Policies (“CMDP”), to permit an addition creating a building to building setback as close as 16 ft. in lieu of the required 30 ft., and to amend the Final Development Plan (“FDP”) of White/Quelet Property, Lot No. 2 only, and amend the Order from Case No. 1994-0203-A. 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 from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 23, 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 7-17-17

By DW

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 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 B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 17th day of **July, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") and § V.B.3.b of the Comprehensive Manual of Development Policies ("CMDP"), to permit an addition creating a building to building setback as close as 16 ft. in lieu of the required 30 ft. and to amend the Final Development Plan ("FDP") of White/Quelet Property, Lot No. 2 only, and amend the Order from Case No. 1994-0203-A, 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.

ORDER RECEIVED FOR FILING

Date 7-17-17

By DW

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 7-17-17

By DLW



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals & Inspections

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

Address 6 Quelet Ct Currently zoned OR 5.5
Deed Reference 16959 / 0223 10 Digit Tax Account # 22 00012041
Owner(s) Printed Name(s) Stephen + Stephanie Christ

(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/plot attached hereto and made a part hereof, hereby petition for an:

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

... Sections 1B02.3.B (BCZR) and V.B.3.b. (CMDP) – to permit an addition creating a building to building setback as close as 16 feet in lieu of the required 30 feet; and to amend the Final Development Plan of WHITE/QUELET PROPERTY, lot #2 only, and amend the Order from case #94-203-A.

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):

Stephen Christ Stephanie Christ
Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
Signature #1 Signature #2
6 Quelet Ct Perryhall MD
Mailing Address City State
21236 443-829-2144 Schist2011@gmail.com
Zip Code Telephone # Email Address

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

Representative to be contacted:

Name- Type or Print

Name – Type or Print

Signature

Signature

Mailing Address City State

Mailing Address City State

Zip Code Telephone # Email Address

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 6 day of July, 2017 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0334-A Filing Date 6/13/17 Estimated Posting Date 6/25/17 Reviewer [Signature]

Affidavit in Support 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: 6 Quet Court Perry Hall Maryland 21236
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)

My wife & I own and reside at 6 Quet Court in
Perry Hall, Md. We are requesting a variance to convert
our single car garage into a double car garage. Currently,
our driveway pad has room for 2 cars, yet we only
have a single car garage. We would like to add a
28'x11' addition to the existing garage. We feel this is a
more feasible option than moving to a new home.

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

Signature of Owner (Affiant) Stephen Christ
Name-Print or Type

Signature of Owner (Affiant) Stephanie Christ
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 12th day of June, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Aristea C. Daniels

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

AS WITNESS my hand and Notaries Seal

Aristea C. Daniels
Notary Public October 13, 2020
My Commission Expires

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.

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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)

My wife and I own and reside at 6 Quail Court in Perry Hall, Md. We are requesting a variance to convert our single car garage into a double car garage. Currently, our driveway pad has room for 2 cars, but yet we only have a single car garage. We would like to add a 28'x11' addition to the existing garage. We feel this is a more feasible option than moving to a new home.

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

Signature of Owner (Affiant)

Stephen Christ
Name-Print or Type

Signature of Owner (Affiant)

Stephanie P. Christ
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 12th day of June, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Aristea C. Daniels

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

AS WITNESS my hand and Notaries Seal

Aristea C. Daniels
Notary Public

October 13, 2020
My Commission Expires



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 6 Quelet Court, Pary Hall, MD 21236 Currently zoned DR 5.5
Deed Reference 16959 100 223 10 Digit Tax Account # 22 000 12041
Owner(s) Printed Name(s) Stephen and Stephanie Christ

(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)

... Sections 1B02.3.B (BCZR) and V.B.3.b. (CMDP) – to permit an addition creating a building to building setback as close as 16 feet in lieu of the required 30 feet; and to amend the Final Development Plan of WHITE/QUELET PROPERTY, lot #2 only, and amend the Order from case #94-203-A.

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):

Name #1 - Type or Print
Stephen Christ

Name #2 - Type or Print
Stephanie Christ

Signature #1
[Signature]

Signature #2
[Signature]

Mailing Address
6 Quelet Ct. Pary Hall MD

City
21236

State
MD

Zip Code
21236

Telephone #
443-827-2144

Email Address
SChrist2011@gmail.com

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

Representative to be contacted:

Name- Type or Print

Name - Type or Print

Signature

Signature

Mailing Address

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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 17-17-17 day of July, 2017, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0334-A

Filing Date 6/13/17

Estimated Posting Date 6/25/17

Reviewer [Signature]

ZONING PROPERTY DESCRIPTION FOR 6 QUELET COURT

Beginning at a point on the east side of Quelet Court, which has a 50-foot right of way, at a distance of +/-150 feet south of the centerline of the nearest improved intersecting street Halbert Avenue, which has a 50-foot right of way. Being Lot #2 in the subdivision of WHITE PROPERTY AND QUELET PROPERTY as recorded in Baltimore County Plat Book #67, Folio #42, containing 6359 square feet. Located in the 11th Election District and 5th Councilmanic District.

Item #0334

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/23/2017

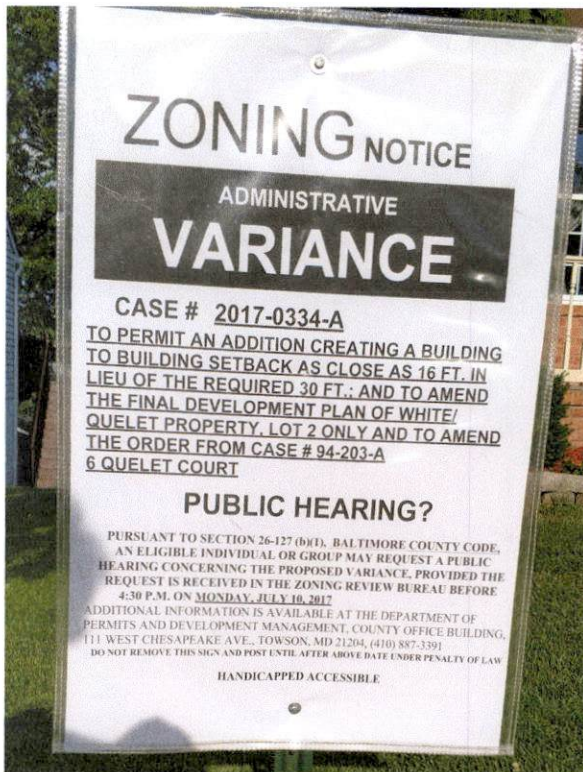
Case Number: 2017-0334-A

Petitioner / Developer: STEVE CHRIST

Date of Hearing (Closing): JULY 10, 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:
6 QUELET COURT

The sign(s) were posted on: JUNE 23, 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 VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0334 -A Address 6 Quelet Ct

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

Filing Date: 6/13/17 Posting Date: 6/25/17 Closing Date: 7/10/17

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2017- 0334 -A Address 6 Quelet Ct

Petitioner's Name Stephen Christ Telephone 443 827 2144

Posting Date: 6/25/17 Closing Date: 7/10/17

Wording for Sign: To Permit an addition creating a building to building setback
as close as 16 feet in lieu of the required 30 feet; and to amend the
Final Development Plan of White/Quelet Property, lot #2 only, and
amend the Order from case #94-203-A

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/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least 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: 2017-0334-A
Property Address: 6 Quelet Ct
Property Description: east side of Quelet Ct, 1/2 150' south
of Halbert Ave
Legal Owners (Petitioners): Stephen + Stephanie Christ
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stephen Christ
Company/Firm (if applicable): _____
Address: 6 Quelet Court
Parky Hall, MD 21236
Telephone Number: 443-829-2144 / 410-529-5927(H)

Revised 7/9/2015

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

No 152999

Date: 6/13/17

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

Total: \$150.00

Rec From: S Christ

For: zoning hearing - case # 2017-0334-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
6/14/2017 6/13/2017 11:49:30 5
REG W505 WALKIN LRR
RECEIPT # 098030 6/13/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 152999
Receipt Tot \$150.00
\$1.00 CK \$160.00 CA
\$10.00 CB
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

July 12, 2017

Stephen & Stephanie Christ
6 Quelet Court
Perry Hall MD 21236

RE: Case Number: 2017-0334 A, Address: 6 Quelet Court

Dear Mr. & Ms. Christ:

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

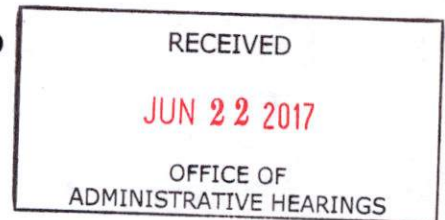
WCR: jaw

Enclosures

c: People's Counsel

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 22, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0334-A
Address 6 Quelet Court
(Christ Property)

Zoning Advisory Committee Meeting of **June 26, 2017**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 6-22-2017

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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

Pete K. Rahn, Secretary
Gregory Slater, Administrator

STATE HIGHWAY
ADMINISTRATION

Date: 6/21/17

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. 2017-0334-A

*Administrative Variance
Stephen & Stephanie Christ
6 Quelet Court.*

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 22, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0334-A
Address 6 Quelet Court
(Christ Property)

Zoning Advisory Committee Meeting of **June 26, 2017**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 6-22-2017

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

_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>6-22</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 6-23-17 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

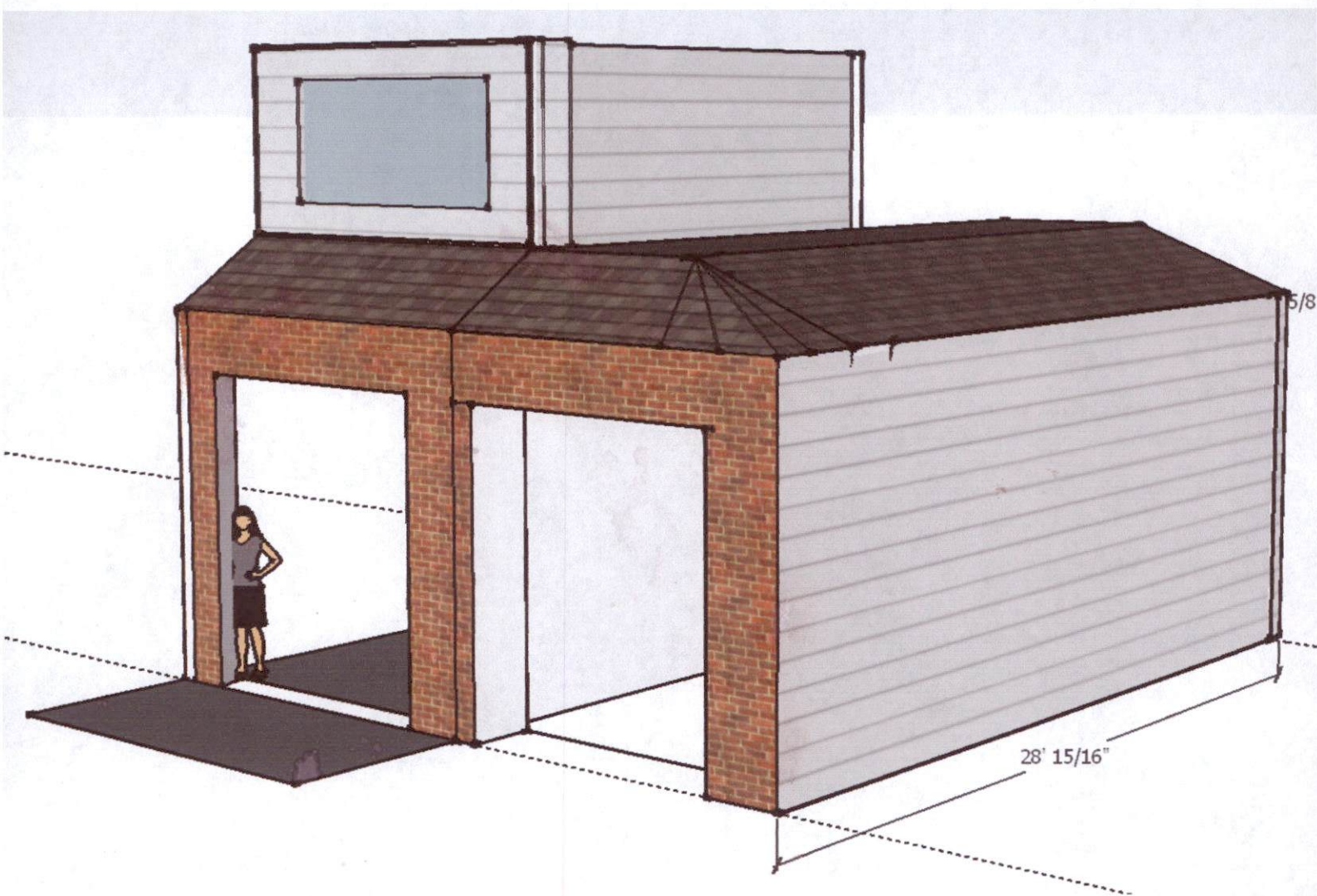
Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2200012041			
Owner Information					
Owner Name:	CHRIST STEPHEN T CHRIST STEPHANIE P		Use:	RESIDENTIAL	
Mailing Address:	6 QUELET PL BALTIMORE MD 21236-1551		Principal Residence:	YES	
			Deed Reference:	/16959/ 00223	
Location & Structure Information					
Premises Address:		6 QUELET CT 0-0000		Legal Description:	.146 AC 6 QUELET CT WHITE PROP & QUELET PROP
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0072	0003	0945		0000	
					Block:
					2
					Lot:
					2
					Assessment Year:
					2015
					Plat No:
					0067/
					Plat Ref:
					0042
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1996		2,476 SF			
				Property Land Area	
				6,359 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2015	07/01/2016	07/01/2017
Land:		90,300	90,300		
Improvements		190,400	280,700		
Total:		280,700	371,000	340,900	371,000
Preferential Land:		0			0
Transfer Information					
Seller: CHRIST STEPHEN T		Date: 10/18/2002		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /16959/ 00223		Deed2:	
Seller: ZOPPO RAPHEL P,JR		Date: 03/23/1999		Price: \$210,900	
Type: ARMS LENGTH IMPROVED		Deed1: /13618/ 00335		Deed2:	
Seller: DUERBECK JEFFREY A		Date: 08/01/1996		Price: \$57,000	
Type: ARMS LENGTH VACANT		Deed1: /11726/ 00335		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 11/10/2010					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No
Application

Date:



Item #0334



Item #0334



Item #0334

Item # 0334





IN RE: PETITION FOR VARIANCE
S/S Halbert Avenue, 420' E of
the c/l of Belair Road
(4217-22 & 4300 Halbert Avenue,
and 3-12 Quelet Court)
11th Election District
5th Councilmanic District

Daniel E. McKew, et ux and
Jeff Duerbeck, et ux, t/a
Scottsdale Development Part.

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-203-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that tract of land comprised of the former Quelet and White properties located adjacent to Halbert Avenue and Quelet Court in the Perry Hall area of Baltimore County. The Petitioners seek a series of blanket variances for the proposed development of this tract with 17 single family dwellings. Specifically, the Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Section 1B01.2.C.6 of the B.C.Z.R. and V.B.3.b of the C.M.D.P. to permit a distance of as little as 20 feet between buildings 25 feet to 30 feet in height in lieu of the required 30 feet for Lots 1 through 7, Lots 9 through 13, and Lots 16 and 17; from Section 1B01.2.C.2.b of the B.C.Z.R. and V.B.6.c of the C.M.D.P. to permit a distance of as little as 20 feet between the centers of facing windows in lieu of the required 40 feet for Lots 1 through 17; from Section 504 of the B.C.Z.R. and V.B.6.b of the C.M.D.P. to permit distances of as little as 7 feet from window to side yard lot lines in lieu of the required 15 feet for Lots 1 through 12, and 15 through 17; and, from Section 1B01.2.C.2.a of the B.C.Z.R. and V.B.5.a of the C.M.D.P. to permit distances from a tract boundary to a window of as little as 30 feet in lieu of the required 35 feet for Lots 1 through 8, and Lots 13, 15

ORDER RECEIVED FOR FILING

Date

By

Item #0334

12/13

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-203-A

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* * *

This matter comes before the Zoning Commissioner as a Petition for Variance for that tract of land comprised of the former Quelet and White properties located adjacent to Halbert Avenue and Quelet Court in the Perry Hall area of Baltimore County. The Petitioners seek a series of blanket variances for the proposed development of this tract with 17 single family dwellings. Specifically, the Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Section 1B01.2.C.6 of the B.C.Z.R. and V.B.3.b of the C.M.D.P. to permit a distance of as little as 20 feet between buildings 25 feet to 30 feet in height in lieu of the required 30 feet for Lots 1 through 7, Lots 9 through 13, and Lots 16 and 17; from Section 1B01.2.C.2.b of the B.C.Z.R. and V.B.6.c of the C.M.D.P. to permit a distance of as little as 20 feet between the centers of facing windows in lieu of the required 40 feet for Lots 1 through 17; from Section 504 of the B.C.Z.R. and V.B.6.b of the C.M.D.P. to permit distances of as little as 7 feet from window to side yard lot lines in lieu of the required 15 feet for Lots 1 through 12, and 15 through 17; and, from Section 1B01.2.C.2.a of the B.C.Z.R. and V.B.5.a of the C.M.D.P. to permit distances from a tract boundary to a window of as little as 30 feet in lieu of the required 35 feet for Lots 1 through 8, and Lots 13, 15

and 17. The relief requested is more particularly described on the site plan submitted to accompany the Petition filed which was accepted into evidence as Petitioner's Exhibit 2. In addition, a schedule has been attached to the Petition identifying the 17 lots in question and the specific relief requested for each lot. That schedule is hereby considered as part and parcel of the Petition.

The Petition was filed by the owners of the property, Daniel E. McKew, Stephanie McKew, Jeff Duerbeck and Ruth Duerbeck, collectively trading as the Scottsdale Development Partnership. Participating in the request as Co-Petitioner was Landcon, Inc., through its president, Richard M. Yaffe.

Messrs. McKew, Duerbeck and Yaffe appeared at the public hearing held in this matter. Also appearing in support of the Petition was Richard E. Matz, Professional Engineer with Colbert Engineering, Inc., who prepared the site plan of the subject property. The Petitioners were represented by Newton A. Williams, Esquire. Gregory Jones, a nearby property owner, appeared as a Protestant.

Testimony and evidence presented established that the subject property is located between Horn Avenue and Belair Road in Perry Hall. The site plan marked as Petitioner's Exhibit 2 discloses that the subject property consists of approximately 4.5 acres in area and is zoned D.R. 5.5. As noted above, the property is actually comprised of two tracts, one formerly owned by the White family and the other by the Quélet family, which have been combined for the purpose of creating a residential subdivision. As indicated on the plan, vehicular access to the property will be via Halbert Avenue, which at the present time, terminates on the east side of the site at a "T" turn-around area. In that direction, the property is

bordered by the Sharondale East subdivision. Extension of Halbert Avenue from the east is contemplated, which extension will dissect the property into two portions. The site plan indicates that eventual connection of Halbert Avenue to that portion of the street which extends from Belair Road will be feasible. However, at the present time, Halbert Avenue will not be a through road. Moreover, a small cul-de-sac, to be known as Quelet Court, is to be constructed. Along Halbert Avenue and Quelet Court are 17 lots which are intended for development with single family dwellings. The property owners have contracted with Landmark Homes to build the proposed dwelling units, which will range in price from \$190,000 to \$230,000. The Petitioners described the proposed development as a community of large, upscale homes with garages. It is to be noted that CRG approval of the plan was issued in April, 1991. Moreover, the available density for this subdivision will permit 23 lots; however, only 17 lots are proposed. Much of the buildable area on this site is lost due to the storm water management reservation area and the construction of Halbert Avenue and Quelet Court.

Testifying on behalf of the Petition was Jeff Duerbeck, a principal in the partnership which owns the property. Mr. Duerbeck is a builder of custom single-family dwellings and has been engaged in that occupation for approximately 21 years. Most of the houses he builds are \$300,000 to \$1.5 million in price and are built not as spec homes, but as custom-built homes for lot owners. Mr. Duerbeck observed that the subject property is an in-fill development which is appropriate for residential use. Most of the area around the property has been built out, including the adjacent Sharondale East subdivision. Mr. Duerbeck noted that the CRG plan has been approved for this site and that the density permitted under the appli-

cable D.R. 5.5 regulations was greater than that actually utilized. He also noted that when the original CRG plan was approved, the building envelopes shown were much smaller than those presently proposed. After CRG approval, the owner apparently offered the site for development to numerous builders. Landmark Homes was eventually chosen because of their superior reputation and product. Landmark Homes is a quality builder which has developed a number of subdivisions in the Baltimore Metropolitan area. Landmark offers a variety of models from which to choose but does not build custom homes; however, Mr. Duerbeck testified that in order for Landmark Homes to build any of their models on this particular site, the building envelopes shown on the CRG plan must be expanded. These increased building envelopes mandate the requested variances. Mr. Duerbeck also noted that most of the variances relate to internal distances between specific lots in the subdivision. Thus, he believes that construction as proposed will allow a uniform subdivision with large, single-family homes which are now desirable in the housing market. He does not believe that a granting of the requested variances will adversely impact any of the surrounding subdivisions, including the Sharondale East community east of the subject site.

Also testifying in support of the Petition was Richard Matz, a Professional Engineer. Mr. Matz did not prepare the initial CRG plan but was brought in later by the Petitioners to prepare the site plan. Mr. Matz emphasized that the size of the proposed lots restricts the flexibility of the builder. That is, only five or six of their models will fit on any of the lots. Even after restricting itself to its smaller models, the requested variances are necessary. Mr. Matz noted that the proposed subdivision will be a first-class development and that there would be a strong

market for the homes constructed therein. In fact, he noted that deposits had already been received for 5 of the 17 lots.

Also testifying on behalf of the Petition was Richard Yaffe, a principal with Landmark Homes. He fully described the homes which are contemplated for this development and offered a brochure, marked as Petitioner's Exhibit 4, which depicts the models proposed. Mr. Yaffe also observed that some of the infrastructure, including utilities, has already been constructed and opined that a denial of the variances requested would be detrimental to the property owners and constitute a true practical difficulty. Moreover, he believes that there will be no adverse impact upon any of the neighboring properties.

The last witness heard from was Gregory Jones, who resides in the Sharondale East subdivision. He did not discuss the requested variances, per se, but is mainly concerned about potential traffic congestion in the area as a result of the proposed subdivision. Indeed, many of the concerns raised by him more properly relate to the approval of the CRG plan. As noted above, this plan was approved nearly three years ago. In any event, Mr. Jones observed that the intersection of Joppa and Belair Roads is presently rated a "D" level of service and believes that the additional traffic that will be generated by the proposed subdivision will worsen traffic congestion on Belair Road. In his view, the number of houses in this development should be reduced so as to lessen the impact of this subdivision. He also noted, from his personal observations, that utilities were not placed on the site until August, 1993.

In addition to considering the testimony and evidence offered at the public hearing, I have also reviewed the Zoning Plans Advisory Committee (ZAC) comments for this case. This Committee is comprised of a number

of agencies of Baltimore County whose charge is to review proposed development. All plans and Petitions for zoning relief are reviewed by members of that Committee and comments on the merits of those proposals are offered. In this case, a comment was received from the Office of Planning and Zoning (OPZ) dated November 30, 1993. That comment, which is contained in the case file and speaks for itself, recommends denial of the plan. As the comment correctly notes, this site was approved for development by the CRG in 1991. At that time, a different version of the C.M.D.P. was in effect from that which exists today. The Manual was comprehensively redesigned and amended in 1992. However, in that this project was approved in 1991, the old C.M.D.P. is applicable to this development.

Generally speaking, the new C.M.D.P. is less restrictive than the old version. Many setback distances have been reduced and others eliminated altogether. In fact, Mr. Matz testified that some of the variances requested would not be necessary under today's C.M.D.P. However, as the OPZ comments note, there was a certain trade-off for the development community when the new C.M.D.P. was enacted. Although setback distances were modified or eliminated, other design standards were imposed. In fact, the OPZ comments suggest that had the CRG plan been offered for approval under the current development process, it would not have been approved.

Included with its recommended denial of the variances, OPZ suggests that the Developer start from scratch and submit a new plan. They aver that the property should be resubdivided under the current development process and updated C.M.D.P. In their November 30, 1993 comment, OPZ requests a denial of the Petitioners' blanket variance approach. Obviously, the Petitioner is opposed to this suggestion. Resubdivision would no doubt be costly and delay the project. Moreover, the Petitioners suggest

that the CRG plan already approved is the only practical method of subdividing this site. Specifically, Mr. Matz noted that only development by way of Halbert Avenue and the construction of Quelet Court is practical. He argued that site constraints coupled with vehicular access points to same, prohibits development in any manner other than as proposed under the CRG plan. Moreover, he points out that utilities have already been installed on the site.

This case presents a most difficult issue to decide. From the Petitioners' perspective, approval was obtained for a 17-lot subdivision. The houses to be constructed are indeed a better product than what was originally contemplated. It is not the role of this Zoning Commissioner to determine market strategy for any particular subdivision. If the Petitioners believe that a more larger and expensive home will be a better product and will sell readily in this environment, the wisdom of that decision will ultimately be decided by the prospective buyers and not by this Zoning Commissioner. Moreover, it is indeed true that the current C.M.D.P. has reduced setback requirements and the spirit of the C.M.D.P. seemingly encourages development as proposed on this site.

On the other hand, I cannot help but wonder if the Petitioner has not created its own difficulty. A side by side comparison of the previously approved CRG plan with the plan submitted herein as Petitioner's Exhibit 2, depicts major differences in the size of the homes proposed. For example, one need only consider Lot 11 which is located adjacent to the intersection of Halbert Avenue and Quelet Court. On the CRG plan, a house with a 27-foot side yard setback is shown to the adjacent property known as Lot 12; however, on the site plan submitted in this case, a mere 16-foot side setback is shown for a significantly larger house. On Lot 10, the

same situation exists. The CRG plan shows a 35-foot rear yard setback and a 15-foot side yard setback towards Lot 11; however, on the site plan, only a 15-foot rear yard setback and a 9-foot side yard setback are proposed. The house is significantly larger and yard space significantly decreased. Moreover, when studying the Petitioner's specific floor plans set forth in Petitioner's Exhibit 4, the potential for additional development comes to light. Lot 10, as referenced above, proposes the construction of an Andrew Harris model home. The Andrew Harris floor plan shows as part of the dwelling a deck to the rear of the property. That deck extends from the house a distance of approximately 8 feet. Assuming that the homeowner wants a deck, a safe assumption for any buyer paying in excess of \$200,000 for a dwelling, the deck will intrude into the backyard within 7 feet of the property line. If the owners of Lot 12 also want a deck, the implications are obvious. The distances between them will be minuscule.

Although this Zoning Commissioner professes no expertise about the real estate market, it is difficult to imagine the customer who would pay in excess of \$200,000 for a single family home on a small lot, with a deck less than 10 yards away from his neighbor. However, again, I repeat that I am not a real estate marketing expert and cannot consider those factors. Rather, I am guided by the law as it relates to the zoning regulations.

When reviewing this project, the Office of Planning and Zoning was particularly concerned about the proposed development for Lots 10, 11, 12 and 13. As noted above, the building envelopes for those lots were such that in the event those homes were built with decks, the distances between same would be minimal. The Petitioners took this concern into consideration and subsequent to the hearing, submitted a revised site plan for Lots

10, 11, 12 and 13. That plan, which has been identified herein as Petitioner's Exhibit 5, depicts a lot line shift for each of the four lots in question and ultimately provides for greater distances between each building envelope. By letter dated February 1, 1994, the Office of Planning and Zoning approved the revised plan for these four lots, contingent upon additional landscaping being provided along the property line between Lots 10, 11 and 12, and particularly the rear property line between Lots 10 and 12 to offset the smaller rear yards.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, and the revised site plan for Lots 10, 11, 12 and 13, it appears that the relief requested, as modified, should be granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that practical difficulty or unreasonable hardship will result if the variances

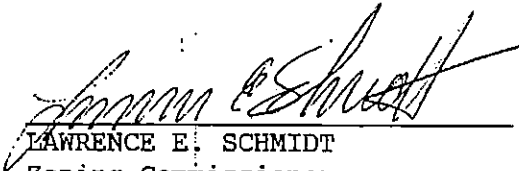
are not granted. In addition, the variances requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested, as modified, should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of March, 1994 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: From Section 1B01.2.C.6 of the B.C.Z.R. and V.B.3.b of the C.M.D.P. to permit a distance of as little as 20 feet between buildings 25 feet to 30 feet in height in lieu of the required 30 feet for Lots 1 through 7, Lots 9 through 13, and Lots 16 and 17; from Section 1B01.2.C.2.b of the B.C.Z.R. and V.B.6.c of the C.M.D.P. to permit a distance of as little as 20 feet between the centers of facing windows in lieu of the required 40 feet for Lots 1 through 17; from Section 504 of the B.C.Z.R. and V.B.6.b of the C.M.D.P. to permit distances of as little as 7 feet from window to side yard lot lines in lieu of the required 15 feet for Lots 1 through 12, and 15 through 17; and, from Section 1B01.2.C.2.a of the B.C.Z.R. and V.B.5.a of the C.M.D.P. to permit distances from a tract boundary to a window of as little as 30 feet in lieu of the required 35 feet for Lots 1 through 8, and Lots 13, 15 and 17, in accordance with Petitioner's Exhibits 1 and the revised site plan for Lots 10, 11, 12, and 13, identified herein as Petitioner's Exhibit 5, be and is hereby GRANTED, subject to the following restrictions:

- 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 relief granted herein shall be rescinded.
- 2) Prior to the issuance of any building permits, the Petitioners shall submit a Landscape Plan for Lots 10, 11 and 12 to the Office of Planning and Zoning for review and approval.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

LES:bjs

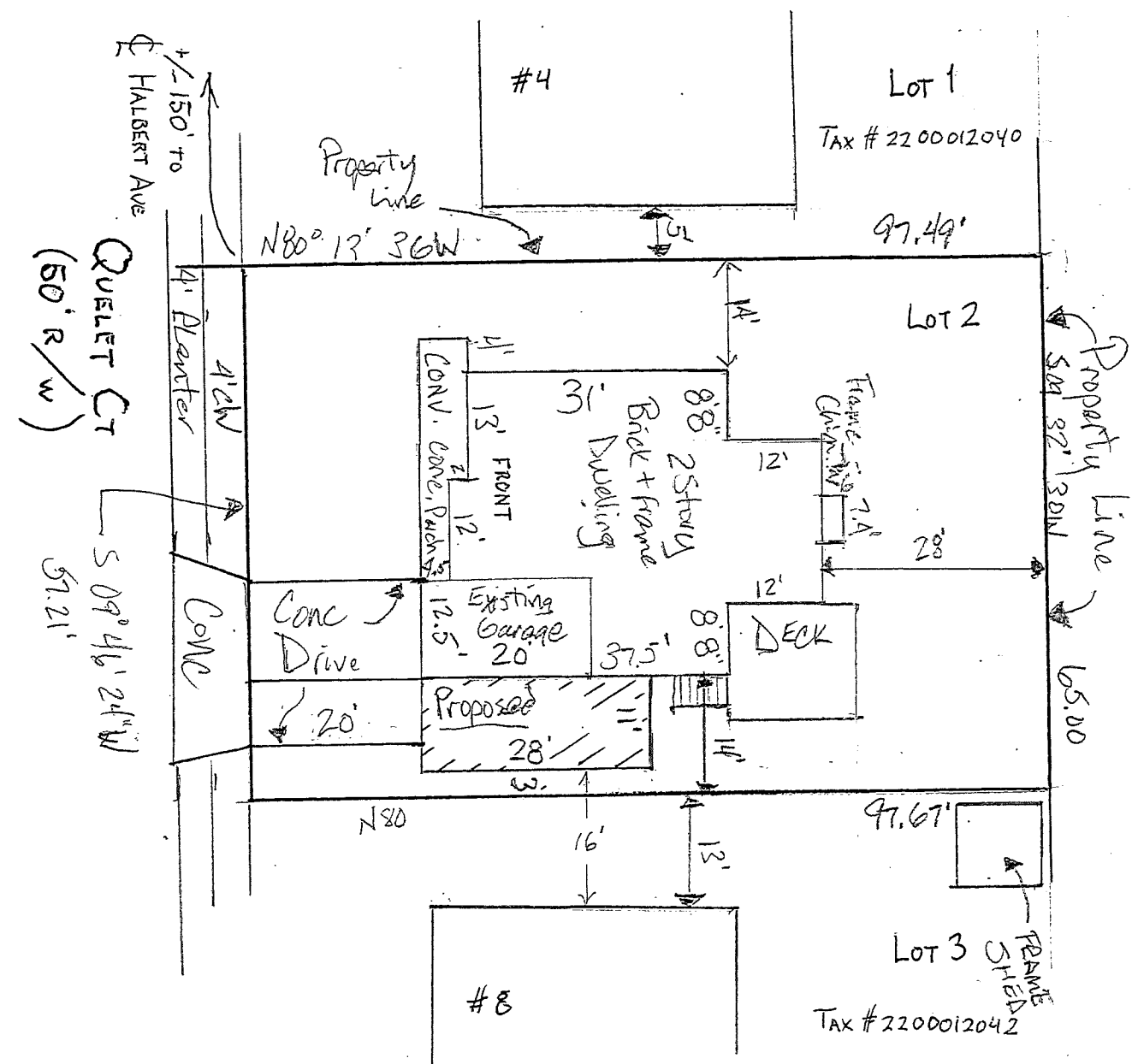


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

2017-0334-A

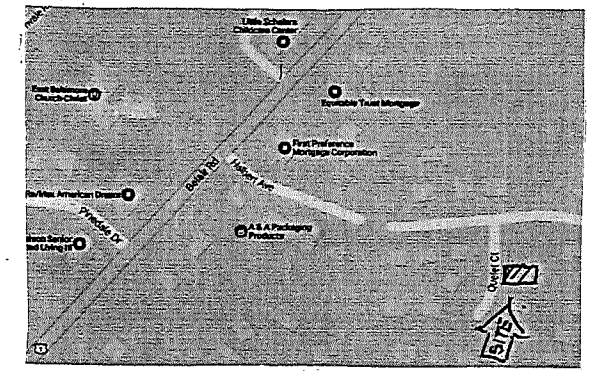
MS

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 6 Quiet Court OWNER(S) NAME(S) Stephan and Stephanie Christ
SUBDIVISION NAME White Property and Quiet Property LOT # 2 BLOCK # SECTION #
PLAT BOOK # 67 FOLIO # 42 10 DIGIT TAX # 2200012041 DEED REF. # 16959100223



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP

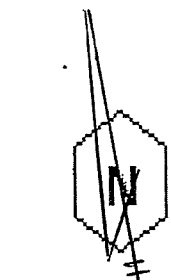
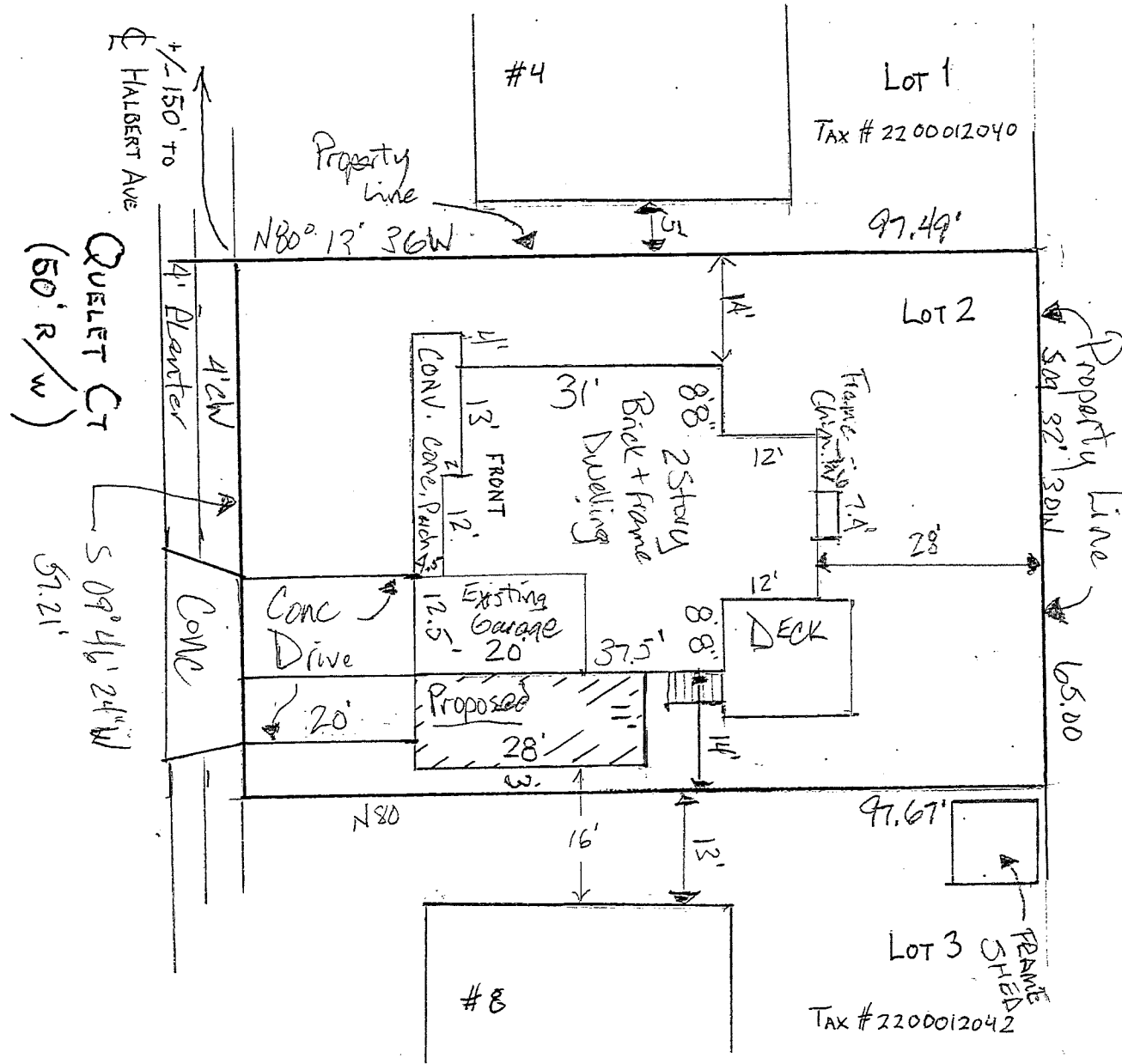


MAP IS NOT TO SCALE
ZONING MAP# 072 B1
SITE ZONED Residential D.R.55
ELECTION DISTRICT 11th
COUNCIL DISTRICT 5th
LOT AREA ACREAGE 0.14
OR SQUARE FEET 6,359
HISTORIC? N/A
IN CBCA? N/A
IN FLOOD PLAIN? N/A
UTILITIES? MARK WITH X
WATER IS: PUBLIC X PRIVATE _____
SEWER IS: PUBLIC X PRIVATE _____
PRIOR HEARING? _____
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
1999-0374-A
1994-0703-A
VIOLATION CASE INFO: _____

2017-0334-A

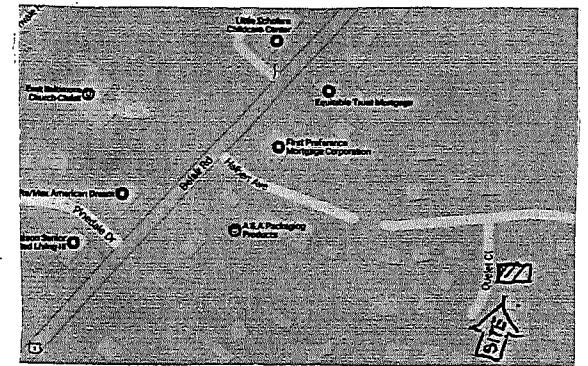
MAP

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 6 Quiet Court OWNER(S) NAME(S) Stephan and Stephanie Christ
SUBDIVISION NAME "White Property and Quiet Property" LOT # 2 BLOCK # SECTION #
PLAT BOOK # 67 FOLIO # 42 10 DIGIT TAX # 2200012041 DEED REF. # 16959100223



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

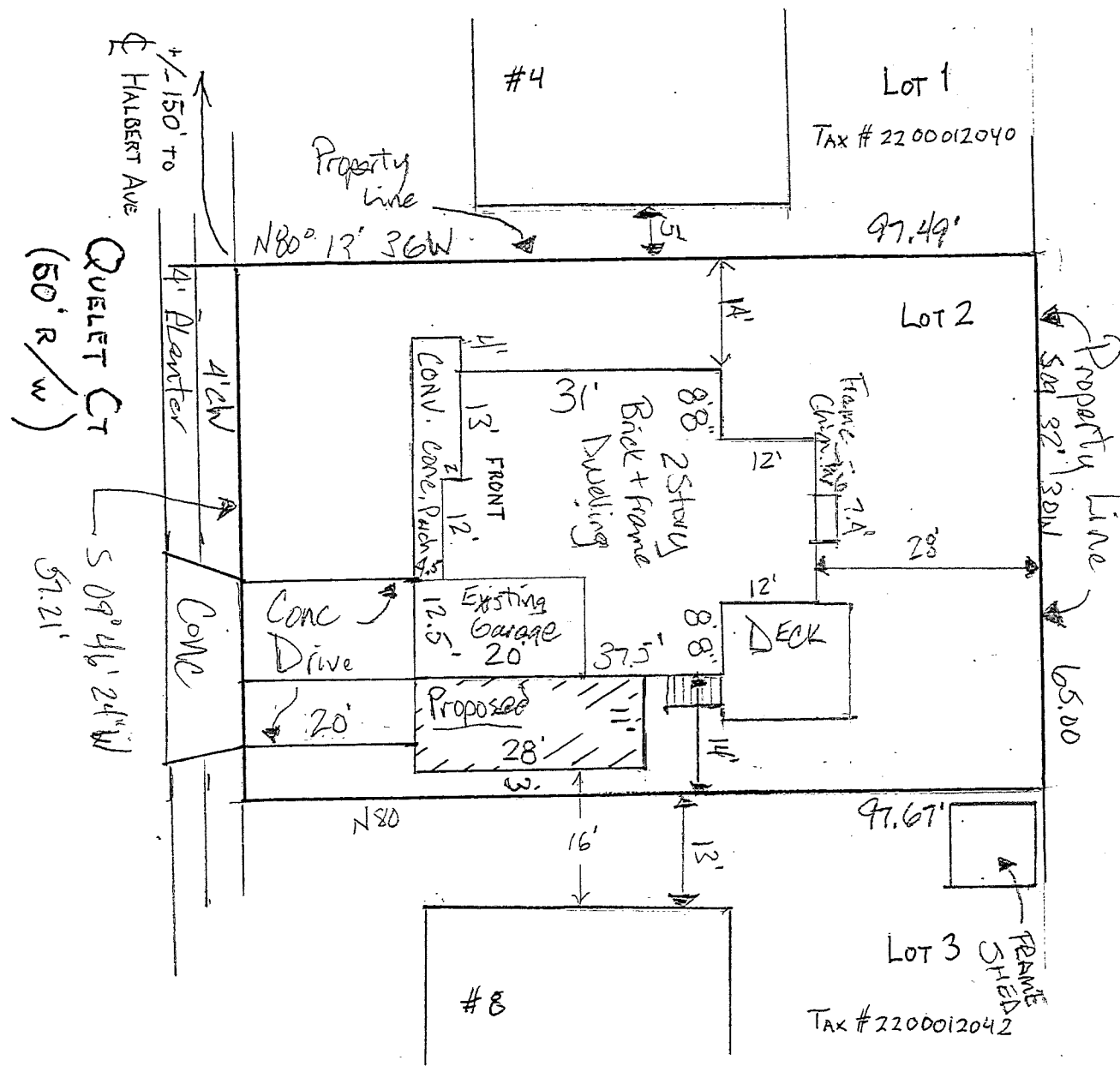
ZONING MAP# 072 B1
SITE ZONED Residential D.R.55
ELECTION DISTRICT 11th
COUNCIL DISTRICT 5th
LOT AREA ACREAGE 0.14
OR SQUARE FEET 6,359
HISTORIC? N/A
IN CBCA? N/A
IN FLOOD PLAIN? N/A
UTILITIES? MARK WITH X
WATER IS: PUBLIC ☒ PRIVATE _____
SEWER IS: PUBLIC ☒ PRIVATE _____
PRIOR HEARING? _____
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
1999-0374-A
1994-0203-A

VIOLATION CASE INFO: _____

2017-0334-A

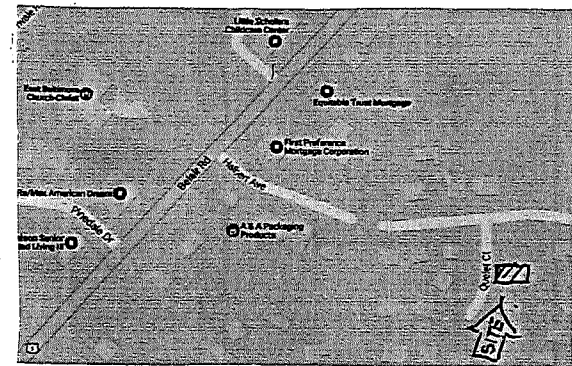
WV

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 6 Quiet Court OWNER(S) NAME(S) Stephan and Stephanie Christ
 SUBDIVISION NAME "White Property and Quiet Property" LOT # 2 BLOCK # SECTION #
 PLAT BOOK # 67 FOLIO # 42 10 DIGIT TAX # 2200012041 DEED REF. # 16959100223



PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP

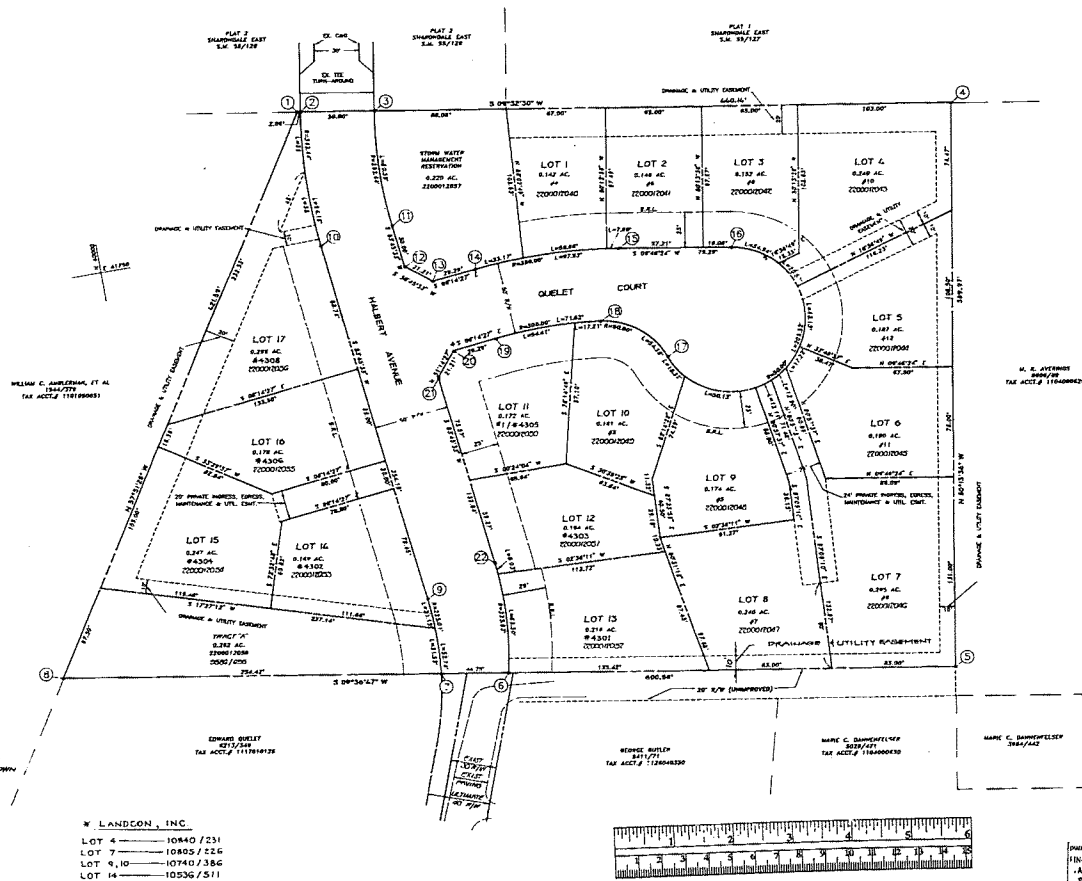


MAP IS NOT TO SCALE

ZONING MAP# 072 B1
 SITE ZONED Residential D.R.55
 ELECTION DISTRICT 11th
 COUNCIL DISTRICT 5th
 LOT AREA ACREAGE 0.14
 OR SQUARE FEET 6,359
 HISTORIC? N/A
 IN CBCA? N/A
 IN FLOOD PLAIN? N/A
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC ☒ PRIVATE ☐
 SEWER IS: PUBLIC ☒ PRIVATE ☐
 PRIOR HEARING?
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
1999-0374-A
1994-0203-A

VIOLATION CASE INFO: Pet. Exh. 1

POINT#	NORTH	EAST
1	37949.73	41835.38
2	37967.72	41835.54
3	37971.62	41816.52
4	37872.52	41782.82
5	37841.89	41737.91
6	37749.09	41687.84
7	37693.50	41646.11
8	37657.50	41603.68
9	37621.57	41568.73
10	37580.40	41541.41
11	37542.50	41514.85
12	37499.74	41477.05
13	37460.50	41434.75
14	37416.50	41387.25
15	37365.33	41335.93
16	37315.13	41280.17
17	37264.33	41221.50
18	37212.91	41158.48
19	37161.50	41092.73
20	37109.77	41024.54
21	37058.75	40953.50
22	37007.50	40880.25



NO	DATE	REVISION	BY

M&H DEVELOPMENT
ENGINEERS, INC.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21286

OWNER
JERRY A. & RUTH L. DIERBECK, LT AL.
P.O. BOX 711
MINNEAPOLIS, MINN. 55401

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT BASED ON THE FOLLOWING TRIANGLE STATIONS:

X-6109	N 39580.85	E 41291.39
X-4110	N 39484.22	E 41161.20

LANDCON, INC. - LOTS 7, 9, 10 (14, 4

GARY S. HOUSTON

EDWARD M. GIELET

MAY C. QUELET

OWNERS CERTIFICATE CONTINUED:

11-9-94

Daniel E. McKey 11-9-99
DANIEL E. MCKEY DATE

Stephanie L. McKey 11-9-99
STEPHANIE MCKEY DATE

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNER OF LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, NEARLY AS SAME CONCERNING THE MARKING OF THE PLAT AND SUFFERING OF THE MARKINGS.

<u>Jeffrey A. Duerbeck</u>	11-8-94
JOSEPH A. DUERBECK	DATE
<u>Robert A. Duerbeck</u>	11-8-94
RUTH A. DUERBECK	DATE

SURVEYORS CERTIFICATE
 I, the undersigned, a REGISTERED PROPERTY LINE SURVEYOR OF THE
 STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE
 SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON
 THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN
 PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108
 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
 PARTICULARLY NOTORIOUS AND CONCERNING THE MAKING OF THE PLAT
 AND SETTING OF THE MARKERS.
William D. Snodgrass, Jr.
 WILLOUGHMAN SNODGRASS, JR. (REG. NO. 114) 11/8/94
 DATE

[illegible]

SECOND AMENDED
SUBDIVISION PLAT
WHITE PROPERTY
AND QUELET PROPERTY
(Previously Recorded: S.M. 42/63, 6/9/82)
(Previously Recorded: S.M. 42/63, 6/9/82)
11TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
TAX MAP: 72 GRID: 3 PARCEL: 945
SCALE: 1" = 40' DATE: NOVEMBER 7, 1994

APPROVED FOR THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE
PLANNING ZONING: *Thomas A. Ramey* 12/14/84
DIRECTOR OF PUBLIC WORKS

APPROVED: *J. Gene Dierks* 12/15/84
DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

Item # 0334