



DONALD I. MOHLER III
County Executive

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

October 24, 2018

Gerald & Eileen Fieden
2708 Holly Beach Road
Essex, MD 21221

Dear Mr. & Mrs. Fieden,

RE: Spirit and Intent Request, Case # 2017-0342-A, 2708 Holly Beach Road, 15th Election District

Your recent letter to Arnold Jablon, Director of Permits, Approvals and Inspections, was forwarded to me for reply. Based on the information provided therein and my review of the available zoning records, the following has been determined:

1. The proposed red-lined modifications to the site plan in Case # 2017-0342-A is APPROVED as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR), subject to Conditions # 2 & #3 as contained in the Hearing Officer's order.
2. A copy of your request letter and the red-lined site plan (both of which have the approval signatures of the adjacent property owners), as well as a copy of this response, will be recorded and made a permanent part of the zoning case file.
3. You must include a verbatim copy of this response letter in the details of all building permit application plans.
4. This approval is for zoning purposes only, and you will be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Jason Seidelman
Planner II, Zoning Review

c: Zoning Hearing File # 2017-0342-A

IN RE: PETITION FOR VARIANCE

(2708 Holly Beach Road)

15th Election District

7th Council District

Gerard & Eileen Fieden

Legal Owners

Petitioners

*

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*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0342-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Gerard & Eileen Fieden, owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to permit a lot area of 0.316 acres in lieu of the permitted 1.5 acres; (2) to permit side yard setbacks of 5 ft. and 13 ft. in lieu of the permitted 50 ft.; (3) to permit a lot coverage of 31.25% in lieu of the permitted 15%; (4) to permit an open projection (porch) with side yard setbacks of 5 ft. and 13 ft. in lieu of the permitted 37.5 ft.; and (5) to permit a proposed garage height of 20 ft. in lieu of the permitted 15 ft. A site plan was marked as Petitioners' Exhibit 1.

Bernadette Moskunas, whose firm prepared the site plan, appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP), the Bureau of Development Plans Review (DPR) and Department of Environmental Protection and Sustainability (DEPS). Conditions will be included in the final Order to address the concerns

raised by these agencies.

ORDER RECEIVED FOR FILING

Date 8-2-17

By 192

The site is approximately 13,800 square feet in size and zoned RC 5. The property is improved with a single-family dwelling constructed in 1923. Petitioners propose to raze the existing dwelling and in its place construct a new home, although zoning relief is required to do so.

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

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The lot was created by a plat recorded before the adoption of the B.C.Z.R., and the lot is narrow (approximately 50 ft.) and deep (approximately 281 ft.). As such it is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct a modern dwelling on the lot. Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition. In fact, Petitioners submitted a copy of the site plan whereon their adjoining neighbors indicated they did not object to the requests. Petitioners' Exhibit 7.

THEREFORE, IT IS ORDERED, this 2nd day of **August, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance as follows: (1) to permit a lot area of 0.316 acres in lieu of the required 1.5 acres; (2) to permit side yard setbacks of 5 ft. and 13 ft. in lieu of the required 50 ft.; (3) to permit a lot coverage of 31.25% in lieu of the permitted 15%; (4) to permit an open projection (porch) with side yard setbacks of 5 ft. and 13 ft. in lieu of the required

ORDER RECEIVED FOR FILING

Date 8-2-17

By EW

37.5 ft.; and (5) to permit a proposed garage height of 20 ft. in lieu of the maximum 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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.
2. Prior to issuance of permits Petitioners must comply with critical area and flood protection regulations.
3. Petitioners must provide vegetative screening (to the satisfaction of the DOP) between the proposed accessory structure and the common property boundary with 2710 Holly Beach Road.

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:slm

ORDER RECEIVED FOR FILING

Date 8-2-17

By [Signature]

CBCA

FLOOD



PETITION FOR ZONING HEARING(S)

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

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

Address 2708 Holly Beach Road which is presently zoned RCS
Deed References: 19074/377 10 Digit Tax Account # 1508650090
Property Owner(s) Printed Name(s) Gerard and Eileen Fieden

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s)

See attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

"to be presented at hearing"

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Gerard Fieden , Eileen Fieden
Name #1 - Type or Print Name #2 - Type or Print
Gerard Fieden , Eileen Fieden
Signature #1 Signature #2
1919 Coughlin St BAIT MD
Mailing Address City State
21231 4102767669
Zip Code Telephone # Email Address

Representative to be contacted:

Bernadette Moskunas Site Rite Surveying, Inc.
Name - Type or Print
Bernadette Moskunas
Signature
200 E. Joppa Road, Room 101 Towson, MD
Mailing Address City State
21286 410.828.9060 site.rite.inc@aol.com
Zip Code Telephone # Email Address

CASE NUMBER 2017-0342-A Filing Date 6/24/2017 Do Not Schedule Dates: _____ Reviewer W

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date 8-2-17

By aw

**Variances for proposed replacement house and garage at
2708 Holly Beach Road
2017-0342-A**

Sections: 1A04.3C.1.a; To permit a lot area of 0.316 acres in lieu of the permitted 1.5Acres.

1A04.3.B.2.b; To permit side yard setback of 5' and 13' in lieu of the permitted 50'.

1A04.3.B3; To permit a lot coverage of 31.25% in lieu of the permitted 15%.

301.1.A; To permit and open projection (porch) with side yard setbacks of 5' and 13' in lieu of the permitted 37.5'.

400.3 To permit a proposed garage height of 20' in lieu of the permitted 15'.

And any other relief as deemed necessary by the Administrative Law Judge.

Zoning Property Description for #2708 Holly Beach Road

Beginning at a point on the north side of Holly Beach Road which is 40 feet wide (plat) at the distance of 1434 feet east of the centerline of Henrietta Avenue which is 40 feet wide (plat). Being Lot 11 in the subdivision of "Plat of Survey of Broring Point" as recorded in Baltimore County Land Records Liber No. 2562, folio No. 252, containing 13,800 square feet, more or less. Located in the 15th Election District, 7th Council District.



Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175
Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060

2017-0342-A



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5064887

Sold To:

Gerard Fieden - CU00608586
1919 Gough St
Baltimore, MD 21231-2613

Bill To:

Gerard Fieden - CU00608586
1919 Gough St
Baltimore, MD 21231-2613

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

Jul 11, 2017

NOTICE OF ZONING HEARING

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

Case: # 2017-0342-A
2708 Holly Beach Road
N/s Holly Beach Road, 1434 ft. E/of centerline of
Henrietta Avenue
15th Election District - 7th Councilmanic District
Legal Owner(s) Gerard & Eileen Felden

Variance: to permit a lot area of 0.316 acres in lieu of the permitted 1.5 acres. To permit a side yard setback of 5 ft. and 13 ft. in lieu of the permitted 50 ft. To permit a lot coverage of 31.25% in lieu of the permitted 15%. To permit an open projection (porch) with side yard setbacks of 5 ft. and 13 ft., in lieu of the permitted 37.5 ft. To permit a proposed garage height of 20 ft. in lieu of the permitted 15 ft. Any other relief as deemed necessary by the Administrative Law Judge.

Hearing: Tuesday, August 1, 2017 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

JT 7/676 July 11

5064887

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0342-A

PETITIONER/DEVELOPER

SITE RITE SURVEYING INC.

DATE OF HEARING/CLOSING:

AUGUST 1, 2017

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

ATTENTION:

LADIES AND GENTLEMEN:

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

2708 HOLLY BEACH ROAD

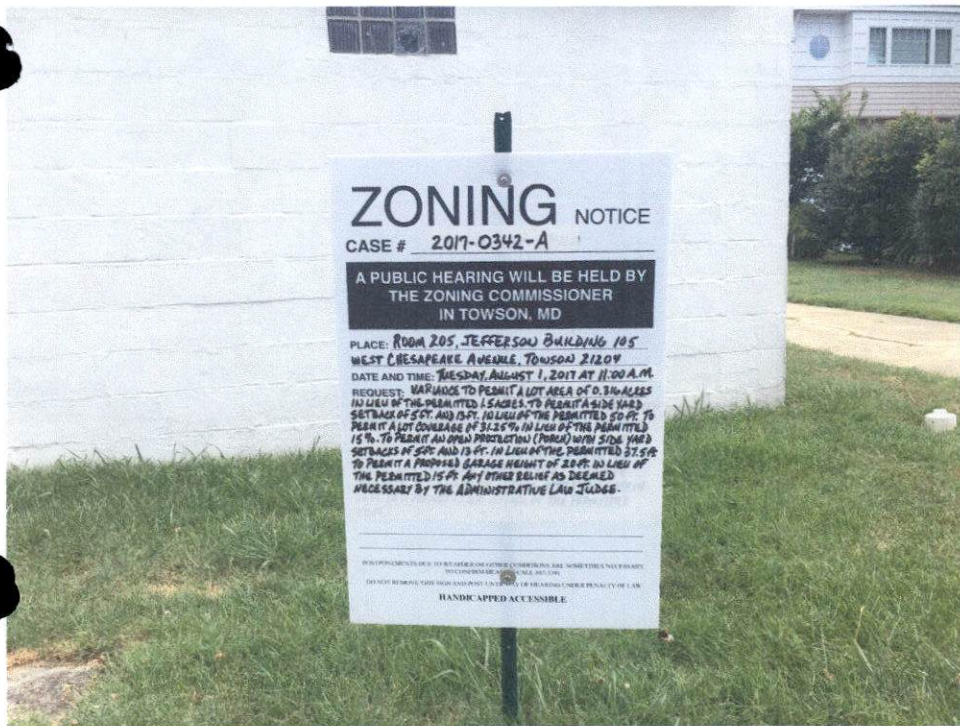
THIS SIGN(S) WERE POSTED ON July 11, 2017
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/11/17
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)

9912 MADBROOK
BALTIMORE, MD 21234
PHONE NUMBER: 443-629-3411



ZONING NOTICE

CASE # 2017-0342-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 205, JEFFERSON BUILDING, 185
WEST CHESAPEAKE AVENUE, TOWSON 21204
DATE AND TIME: TUESDAY, AUGUST 1, 2017 AT 11:00 A.M.
REQUEST: VARIANCE TO PERMIT A LOT AREA OF 0.34-ACRES
IN LIEU OF THE PERMITTED 1.5-ACRES TO PERMIT A SIDE YARD
SETBACK OF 50 FT. AND 15 FT. IN LIEU OF THE PERMITTED 50 FT. TO
PERMIT A LOT COVERAGE OF 31.25% IN LIEU OF THE PERMITTED
15% TO PERMIT AN OPEN PROTECTION (PARK) WITH SIDE YARD
SETBACKS OF 50 FT. AND 15 FT. IN LIEU OF THE PERMITTED 50 FT.
TO PERMIT A PROPOSED GARAGE HEIGHT OF 20 FT. IN LIEU OF
THE PERMITTED 15 FT. AND OTHER BEING AS DEEMED
NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.

DISAPPROPRIATELY PLACED OR MISPLACED SIGNAGE MAY BE REMOVED WITHOUT NOTICE.
YOU UNDERSTAND AND AGREE TO THE ABOVE.

DO NOT REMOVE THIS SIGN AND POST CATEGORY OR REASON UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

Michael Gle 7/11/17



KEVIN KAMENETZ
County Executive

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

July 6, 2017

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2017-0342-A

2708 Holly Beach Road
N/s Holly Beach Road, 1434 ft. E/of centerline of Henrietta Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Gerard & Eileen Feiden

Variance to permit a lot area of 0.316 acres in lieu of the permitted 1.5 acres. To permit a side yard setback of 5 ft. and 13 ft. in lieu of the permitted 50 ft. To permit a lot coverage of 31.25% in lieu of the permitted 15%. To permit an open projection (porch) with side yard setbacks of 5 ft. and 13 ft. in lieu of the permitted 37.5 ft. To permit a proposed garage height of 20 ft. in lieu of the permitted 15 ft. Any other relief as deemed necessary by the Administrative law Judge.

Hearing: Tuesday, August 1, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Feiden, 1919 Gough Street, Baltimore 21231
Bernadette Moskunus, 200 E. Joppa Road, Rm. 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 12, 2017.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 11, 2017 Issue - Jeffersonian

Please forward billing to:
Gerard Fieden
1919 Gough Street
Baltimore, MD 21231

410-276-7669

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2017-0342-A

2708 Holly Beach Road
N/s Holly Beach Road, 1434 ft. E/of centerline of Henrietta Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Gerard & Eileen Feiden

Variance to permit a lot area of 0.316 acres in lieu of the permitted 1.5 acres. To permit a side yard setback of 5 ft. and 13 ft. in lieu of the permitted 50 ft. To permit a lot coverage of 31.25% in lieu of the permitted 15%. To permit an open projection (porch) with side yard setbacks of 5 ft. and 13 ft. in lieu of the permitted 37.5 ft. To permit a proposed garage height of 20 ft. in lieu of the permitted 15 ft. Any other relief as deemed necessary by the Administrative law Judge.

Hearing: Tuesday, August 1, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
2708 Holly Beach Road; N/S Holly Beach Road, *
1434' E of Henrietta Avenue * OF ADMINISTRATIVE
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Gerard & Eileen Fieden * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2017-342-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JUN 29 2017

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of June, 2017, a copy of the foregoing Entry of Appearance was mailed to Bernadette Moskunus, Site Rite Surveying, Inc, 200 East Joppa Road, Room 101, Towson, Maryland 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2017-0342-A
Property Address: 2708 Holly Beach Road
Property Description: North side of Holly Beach Road east of Hennetza
Avenue
Legal Owners (Petitioners): Gerard and Eileen Fieden
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Gerard Fieden
Company/Firm (if applicable): N/A
Address: 2708 Holly Beach Road
Baltimore, MD 21221
Telephone Number: (410) 276-7669

Revised 7/9/2015

for
410 828-9066



KEVIN KAMENETZ
County Executive

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

July 27, 2017

Gerard & Eileen Fieden
1919 Gough Street
Baltimore MD 21231

RE: Case Number: 2017-0342 A, Address: 2708 Holly Beach Road

Dear Mr. & Ms. Fieden:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 22, 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
Bernadette Moskunus, Site Rite Surveying, 200 E Joppa Road, Rm 101, Towson MD 21286

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



Pete K. Rahn, Secretary
Gregory Slater, Administrator

STATE HIGHWAY
ADMINISTRATION

Date: 6/28/17

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. 2017-0342-A

*Variance
Gerard & Eileen Frieden
2708 Holly Beach 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

8-1

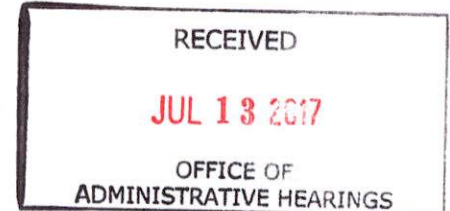
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-342

DATE: 7/11/2017



INFORMATION:

Property Address: 2708 Holly Beach Road
Petitioner: Gerard Fieden, Eileen Fieden
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a proposed single family dwelling on a lot having an area of 0.316 acres with side yard (property line) setbacks of 5' and 13' in lieu of the required 1.5 acres and 50'; to permit 31.25% lot coverage in lieu of the required 15%; to permit an open projection with side yard (property line) setbacks of 5' and 13' in lieu of the permitted 37.5'; and to permit a detached accessory structure (garage) height of 20' in lieu of the required 15'.

A site visit was conducted on June 30, 2017.

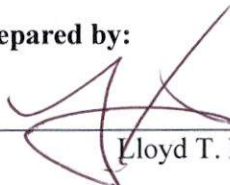
The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Provide landscape screening between the proposed accessory structure and the common lot line with 2710 Holly Beach Road.

Be advised that this site is subject to the RC 5 Performance Standards as listed in Section 1A04.4 of the BCZR. Architectural elevations must be submitted to the Department of Planning for review at the time of building permit application.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka
c: Krystle Patchak
Bernadette Moskunus, Site Rite Surveying, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (DEPS) - Development Coordination

DATE: June 30, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0342-A
Address 2708 Holly Beach Road
(Fieden, Gerard & Eileen Property)

Zoning Advisory Committee Meeting of **July 3, 2017**.

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

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

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to construct a replacement dwelling and detached garage with zoning relief for lot size, lot coverage defined by Zoning, setbacks, and height. The proposed development must meet LDA and MBA requirements for lot coverage. Based on the property area above mean high water, the maximum Critical Area defined lot coverage allowance for this property is 31.25% with mitigation for any new amount over 25%. If the applicant can meet these requirements, and meet all mitigation requirements for lot coverage and buffer impacts, the relief requested can result in minimal adverse impacts to water quality. Please be advised that Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17).

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property located at the mouth of Middle River at the Chesapeake Bay with the required Critical Area buffer covering almost half of the property. Meeting the modified buffer area requirements, lot coverage requirements, tree requirements, and any mitigation requirements for buffer impacts will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

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

If the development of this property can meet all modified buffer area, lot coverage, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

Date: June 29, 2017

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
MC2
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For July 03, 2017
Item No. 2017-0342

DATE: July 18, 2017

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

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

* * * * *

VKD:CEN
cc:file
ZAC-ITEM NO 17-0342-07032017.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/11/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-342

INFORMATION:

Property Address: 2708 Holly Beach Road
Petitioner: Gerard Fieden, Eileen Fieden
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a proposed single family dwelling on a lot having an area of 0.316 acres with side yard (property line) setbacks of 5' and 13' in lieu of the required 1.5 acres and 50'; to permit 31.25% lot coverage in lieu of the required 15%; to permit an open projection with side yard (property line) setbacks of 5' and 13' in lieu of the permitted 37.5'; and to permit a detached accessory structure (garage) height of 20' in lieu of the required 15'.

A site visit was conducted on June 30, 2017.

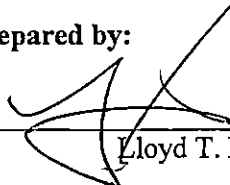
The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Provide landscape screening between the proposed accessory structure and the common lot line with 2710 Holly Beach Road.

Be advised that this site is subject to the RC 5 Performance Standards as listed in Section 1A04.4 of the BCZR. Architectural elevations must be submitted to the Department of Planning for review at the time of building permit application.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak

Bernadette Moskunas, Site Rite Surveying, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (DEPS) - Development Coordination

DATE: June 30, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0342-A
Address 2708 Holly Beach Road
(Fieden, Gerard & Eileen Property)

Zoning Advisory Committee Meeting of **July 3, 2017**.

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

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

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to construct a replacement dwelling and detached garage with zoning relief for lot size, lot coverage defined by Zoning, setbacks, and height. The proposed development must meet LDA and MBA requirements for lot coverage. Based on the property area above mean high water, the maximum Critical Area defined lot coverage allowance for this property is 31.25% with mitigation for any new amount over 25%. If the applicant can meet these requirements, and meet all mitigation requirements for lot coverage and buffer impacts, the relief requested can result in minimal adverse impacts to water quality. Please be advised that Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17).

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property located at the mouth of Middle River at the Chesapeake Bay with the required Critical Area buffer covering almost half of the property. Meeting the modified buffer area requirements, lot coverage requirements, tree requirements, and any mitigation requirements for buffer impacts will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

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

If the development of this property can meet all modified buffer area, lot coverage, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

Date: June 29, 2017

8/1
11 Am

Case No.: 2017-0342-A

Exhibit Sheet - Continued

Petitioner/Developer

9-6-17
DW

Protestants

8-2-17

No. 19 1	Plan	
No. 19 2	SPAT records	
No. 15 3	Plat - Boring Point	
No. 16 4	My Neighborhood Aerial photo	
No. 17 5	Drawing - Holly Neck Sewage System	
No. 18 6	Amended plat Boring Pt.	
No. 19 7	Plan signed by neighbors	
No. 20		
No. 21		
No. 22		
No. 23		
No. 24		

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1508650090			
Owner Information					
Owner Name:	FIEDEN EILEEN FIEDEN GERARD		Use:	RESIDENTIAL	
Mailing Address:	1919 GOUGH ST BALTIMORE MD 21231-2613		Principal Residence:	NO	
			Deed Reference:	/19074/ 00377	
Location & Structure Information					
Premises Address:		2708 HOLLY BEACH AVE 0-0000 Waterfront		Legal Description: 2708 HOLLY BEACH AVE BRORING POINT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0098	0023	0216		0000	11 2015 0006/0101
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1923	768 SF		13,800 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	FRAME	1 full	1 Detached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2015	07/01/2016	07/01/2017	
Land:	262,400	262,400			
Improvements	64,700	69,700			
Total:	327,100	332,100	330,433	332,100	
Preferential Land:	0			0	
Transfer Information					
Seller: KIELIAN JOHN F		Date: 10/31/2003		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /19074/ 00377		Deed2:	
Seller: HOFFMAN ALBERT C		Date: 10/06/1970		Price: \$17,500	
Type: ARMS LENGTH IMPROVED		Deed1: /07666/ 00297		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Denied					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

NO TITLE EXAMINATION OR WARRANTY THEREOF
 NO CONSIDERATION
 NO TRANSFER TAX REQUIRED

THIS DEED, Made this 15th day of October, 2003, by and between EILEEN FIEDEN, party of the first part, hereinafter referred to as the "Grantor", and EILEEN FIEDEN and GERARD FIEDEN, her husband, parties of the second part, hereinafter referred to as the "Grantees".

WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00) and other valuable considerations (the actual consideration being -0-), the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto EILEEN FIEDEN and GERARD FIEDEN, her husband, parties of the second part, as tenants by the entireties, for and during the terms of their natural lives or the life of the survivor of them, with powers of disposition as hereinafter provided, and immediately from and after their lives or the life of the survivor of them, as to all or so much thereof or any interest therein as may not have been disposed of by the said EILEEN FIEDEN and GERARD FIEDEN, her husband, or the survivor of them, under said powers, unto JOHN A. KIELIAN, his personal representatives/successors and assigns, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same - being known and designated as Lot No. 11, as shown on the Plat of Broring Point, Fifteenth Election District, Baltimore County, made by S.J. Martenet & Co., Surveyors and Civil Engineers, dated July 19, 1954, which plat is recorded or intended to be recorded among the Land Records of Baltimore County prior hereto with a deed dated September 24, 1954, from Charles P. Hartman and Ella C. Hartman, his wife, to Clarence L. Love and Jennie E. Love, his wife. The improvements thereon being known as 2708 Holly Beach Road.

BEING the same lot of ground and improvement described in a deed dated September 1, 1987, and recorded among the Land Records of Baltimore County in Liber 7666, folio 297 which was granted and conveyed by JOHN F. KIELIAN and GENEVIEVE KIELIAN, his wife, unto EILEEN P. FIEDEN, creating a life estate with full powers of disposition. The said JOHN F. KIELIAN died on January 5, 1999, vesting full title in his surviving spouse, GENEVIEVE KIELIAN. The said GENEVIEVE KIELIAN died on or about September 21, 2002 without exercising any powers and the remainderman, EILEEN P. FIEDEN, is the Grantor herein.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and any rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lots of ground and premises to the said EILEEN FIEDEN and GERARD FIEDEN, her husband, for and during the term of their natural lives with full power in them, without the consent of any person or persons whatsoever, to sell, mortgage, lease or dispose of or encumber the whole and entire fee simple estate in and to the property hereinbefore described, or any part thereof, or any interest therein, except the power to dispose of the same by Last Will and Testament and to apply the proceeds of any such mortgage, conveyance, lease or disposal to his own use and the purchaser or purchasers, mortgagee or

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 19074, p. 0377, MSA_CES2_18929. Date available 09/30/2005. Printed 07/26/2017.

**MIGNINI, RAAB
& LIDINSKY**

Attorneys At Law

3410 White Avenue
 Baltimore, MD 21214
 Suite 102
 410-426-3000

The Professional Center
 at Harford Mutual
 210 N. Main Street
 Suite 102
 Bel Air, MD 21014
 410-803-2900

www.mrllaw.com

Toll Free 1-888-426-3009
 Fax 410-426-0001

No title examination
No consideration

THIS DEED, Made this 1st day of September,
in the year one thousand nine hundred and eighty-seven, by
and between JOHN F. KIELIAN AND GENEVIEVE KIELIAN, HIS WIFE,
of Baltimore County, in the State of Maryland, of the first
part, and EILEEN P. FIEDEN, party of the second part.

WITNESSETH that in consideration of the sum of no
cash but other good and valuable consideration, the receipt
of which is hereby acknowledged, the said parties of the
first part, subject to the reservations, conditions and
limitations hereinafter more fully set out, do grant and
convey unto the said party of the second part, her heirs and
assigns in fee simple, all those lots of ground situate,
lying and being in Baltimore County, State of Maryland, and
described as follows, that is to say:

BEGINNING for the same being known and designated at
Lot No. 11, as shown on the Plat of Broring Point, Fifteenth
Election District, Baltimore County, made by S. J. Martinet
& Co., Surveyors and Civil Engineers, dated July 19, 1954,
which plat is recorded or intended to be recorded among the
Land Records of Baltimore County prior hereto with a deed
dated September 24, 1954, from Charles P. Hartman and Ella
C. Hartman, his wife, to Clarence L. Love and Jennie E.
Love, his wife. The improvements thereon being known as
2708 Holly Beach Road.

BEING the same lot or parcel of ground which by deed
dated October 5, 1970, and recorded among the Land Records
of Baltimore County, in Liber O.T.G. 5132, folio 451, etc.,
was granted and conveyed by Albert C. Hoffman to John F.
Kielian and Genevieve Kielian, his wife, in fee simple.

TOGETHER with the buildings and improvements
thereupon erected, made or being and all and every the
rights, alleys, ways, waters, privileges, appurtenances and
advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and
premises above described and mentioned and hereby intended
to be conveyed, together with the rights, privileges,
appurtenances and advantages thereto belonging or
appertaining unto and to the proper use and benefit of the
said party of the second part, her heirs and assigns in fee

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE JK

DATE 9-4-87

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

SIGNATURE JK 9-4-87

CLERK DATE

TRANSFER TAX NOT REQUIRED

Director of Finance
BALTIMORE COUNTY, MARYLAND

Signature [Signature]
Sec. 11-85 H

CASE NAME 2708 Holly Beach Road
CASE NUMBER 2017-0342-A
DATE 1 August 2017

NAME

CITY, STATE, ZIP

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7/18</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
<u>6/30</u>	DEPS (if not received, date e-mail sent _____)	<u>Comment</u>
_____	FIRE DEPARTMENT	_____
<u>7/13</u>	PLANNING (if not received, date e-mail sent _____)	<u>no obj w/ condition</u>
<u>6/28</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>7/11/17</u>	
SIGN POSTING	Date: <u>7/11/17</u> by <u>Cgk</u>	
PEOPLE'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 - 15 Account Number - 1508650090							
Owner Information									
Owner Name:		FIEDEN EILEEN FIEDEN GERARD				Use:		RESIDENTIAL	
Mailing Address:		1919 GOUGH ST BALTIMORE MD 21231-2613				Principal Residence:		NO	
						Deed Reference:		/19074/ 00377	
Location & Structure Information									
Premises Address:		2708 HOLLY BEACH AVE 0-0000 Waterfront				Legal Description: 2708 HOLLY BEACH AVE BRORING POINT			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0098	0023	0216		0000			11	2015	Plat Ref: 0006/0101
Special Tax Areas:					Town: NONE				
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1923		768 SF				13,800 SF		34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	STANDARD UNIT	FRAME	1 full	1 Detached				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2015		As of 07/01/2016		As of 07/01/2017	
Land:		262,400		262,400					
Improvements		64,700		69,700					
Total:		327,100		332,100		330,433		332,100	
Preferential Land:		0						0	
Transfer Information									
Seller: KIELIAN JOHN F				Date: 10/31/2003			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /19074/ 00377			Deed2:		
Seller: HOFFMAN ALBERT C				Date: 10/06/1970			Price: \$17,500		
Type: ARMS LENGTH IMPROVED				Deed1: /07666/ 00297			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: Denied									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

2708 Holly Beach Road 2017-0342-A



Publication Date: 6/22/2017



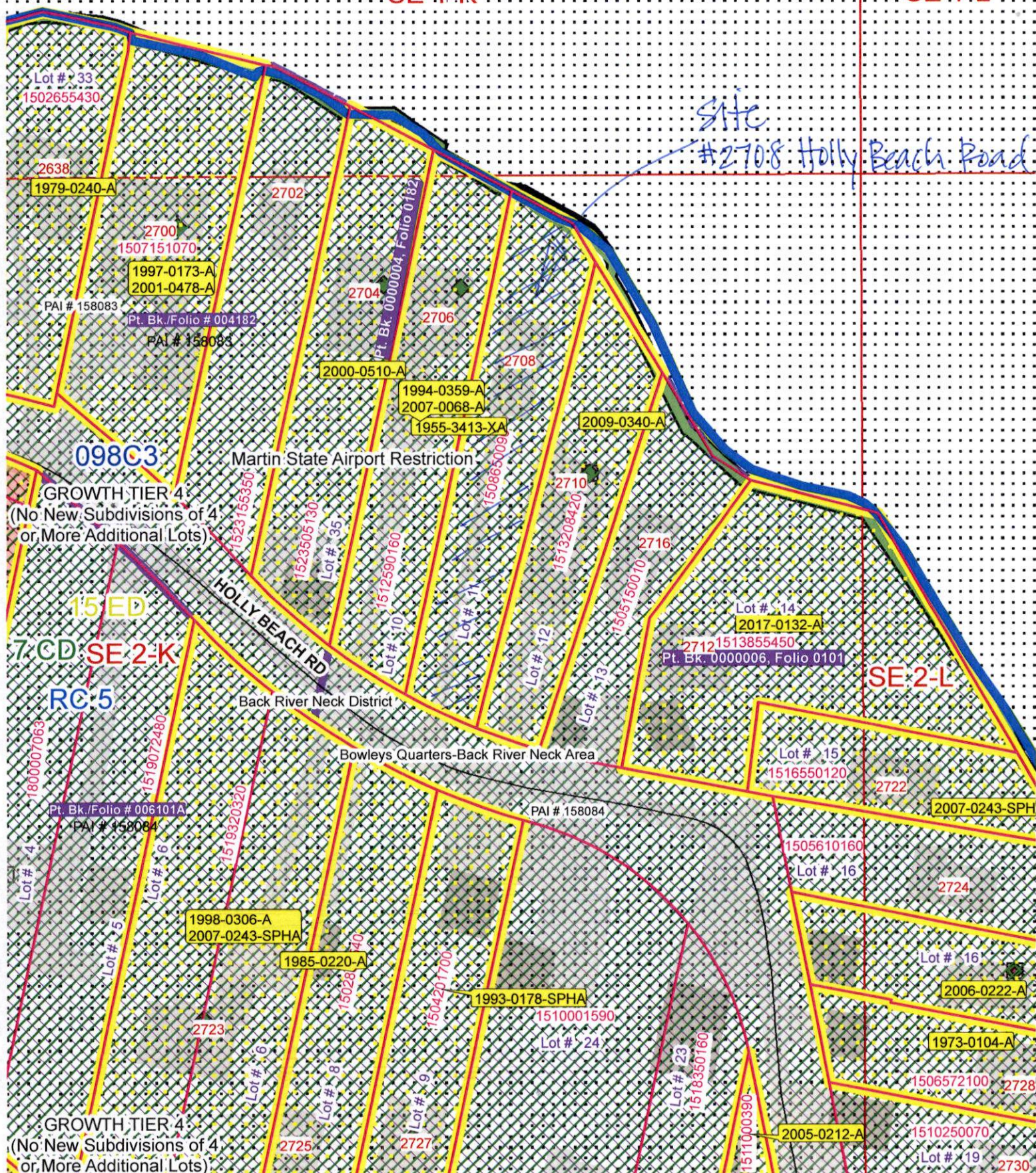
Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.525 50 75 100 Feet

1 inch = 50 feet

SE 1-L



2708 Holly Beach Road 2017-0342-A



Publication Date: 6/22/2017

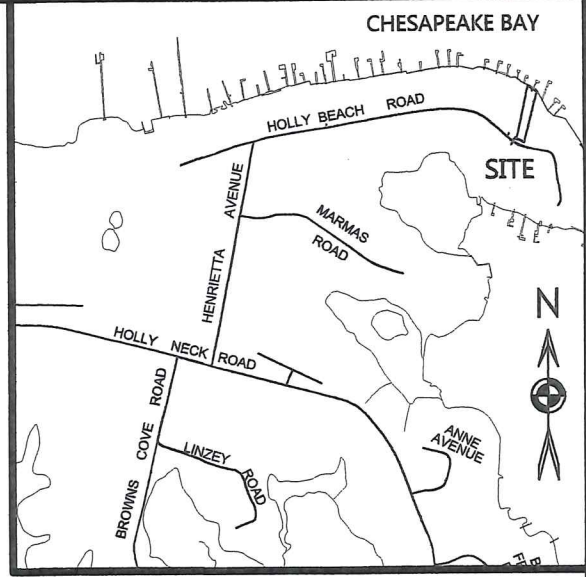
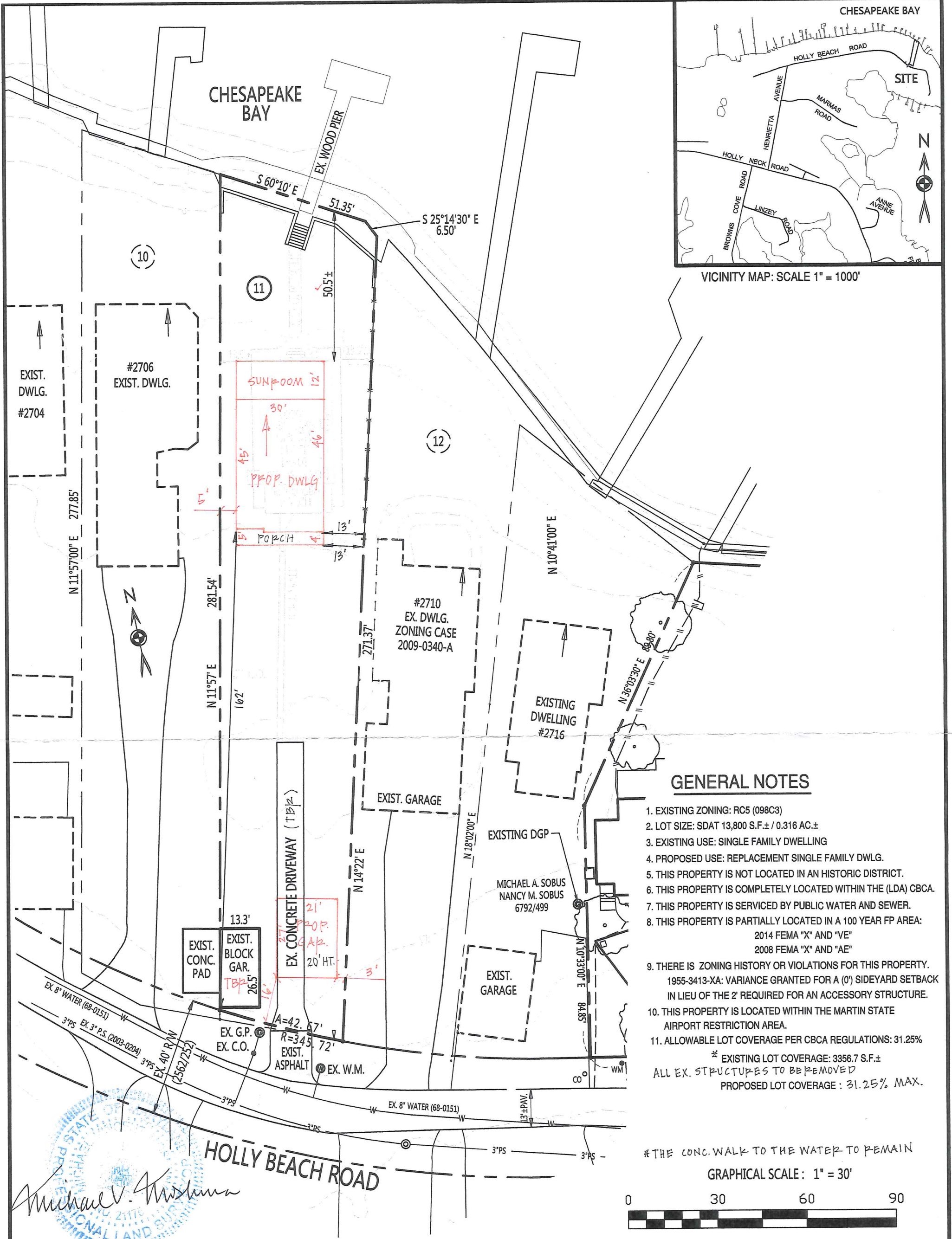


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet



VICINITY MAP: SCALE 1" = 1000'

GENERAL NOTES

1. EXISTING ZONING: RC5 (098C3)
2. LOT SIZE: SDAT 13,800 S.F. ± / 0.316 AC. ±
3. EXISTING USE: SINGLE FAMILY DWELLING
4. PROPOSED USE: REPLACEMENT SINGLE FAMILY DWLG.
5. THIS PROPERTY IS NOT LOCATED IN AN HISTORIC DISTRICT.
6. THIS PROPERTY IS COMPLETELY LOCATED WITHIN THE (LDA) CBCA.
7. THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.
8. THIS PROPERTY IS PARTIALLY LOCATED IN A 100 YEAR FP AREA:
2014 FEMA "X" AND "VE"
2008 FEMA "X" AND "AE"
9. THERE IS ZONING HISTORY OR VIOLATIONS FOR THIS PROPERTY.
1955-3413-XA: VARIANCE GRANTED FOR A (0') SIDEYARD SETBACK
IN LIEU OF THE 2' REQUIRED FOR AN ACCESSORY STRUCTURE.
10. THIS PROPERTY IS LOCATED WITHIN THE MARTIN STATE
AIRPORT RESTRICTION AREA.
11. ALLOWABLE LOT COVERAGE PER CBCA REGULATIONS: 31.25%
* EXISTING LOT COVERAGE: 3356.7 S.F. ±
ALL EX. STRUCTURES TO BE REMOVED
PROPOSED LOT COVERAGE : 31.25% MAX.

* THE CONC. WALK TO THE WATER TO REMAIN
GRAPHICAL SCALE: 1" = 30'
0 30 60 90

PLAN TO ACCOMPANY VARIANCE

#2708 HOLLY BEACH ROAD

LOT-11 LIBER 2562 FOLIO 252

"PLAT OF SURVEY OF BRORING POINT"

TAX MAP: 98 GRID: 23 PARCEL: 216

DEED REFERENCE: 19074/377

15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'	Date: 05/18/2017	JOB #10481FIELD
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: DTW/JK

Michael V. Moskunas
Professional Land Surveyor #21175
License Expires: 6/25/2017



SITERITE
SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060

Case# 2017-0342-A

Ex. 1

TBR - TO BE REMOVED

Baltimore County - My Neighborhood



July 26, 2017

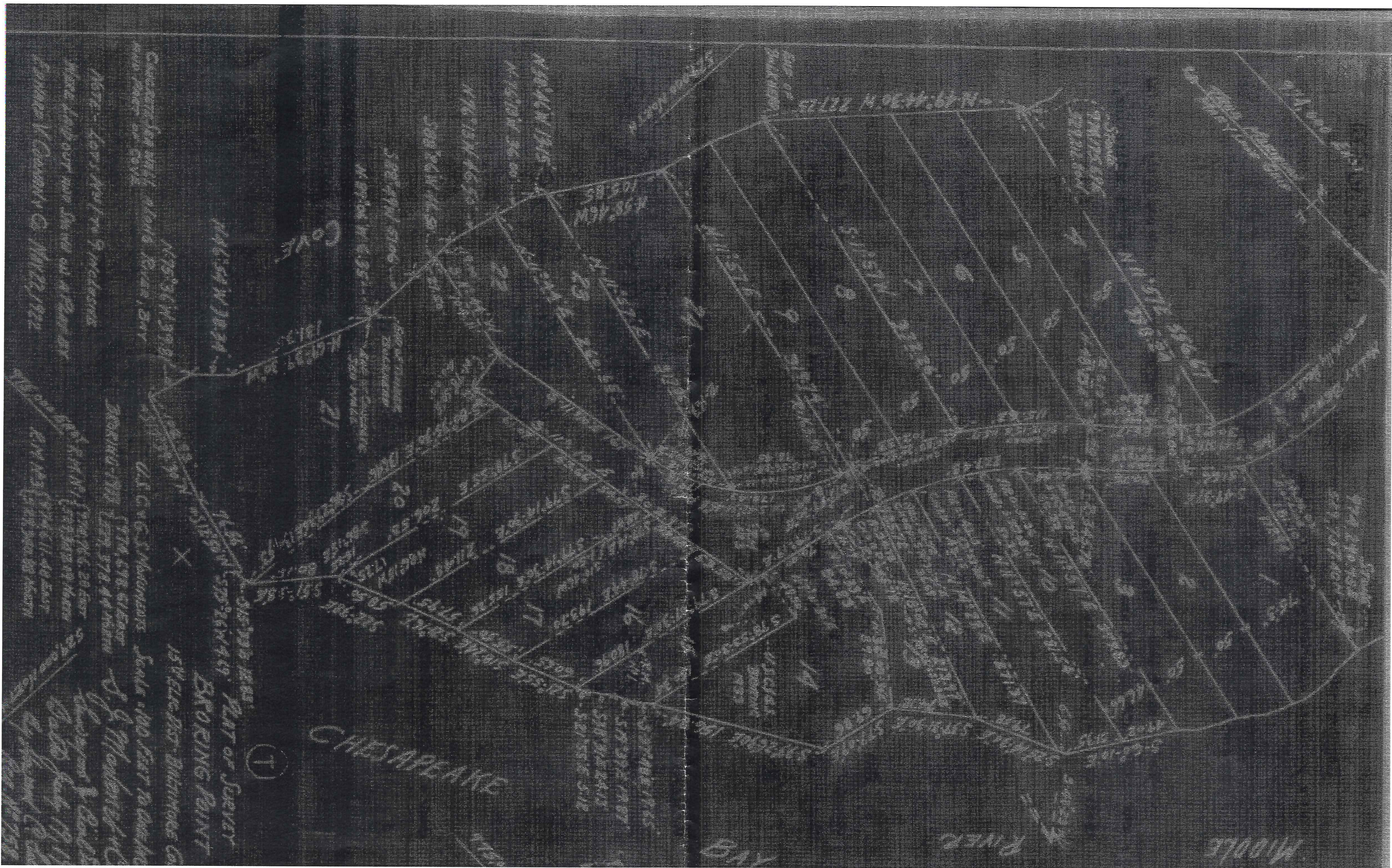
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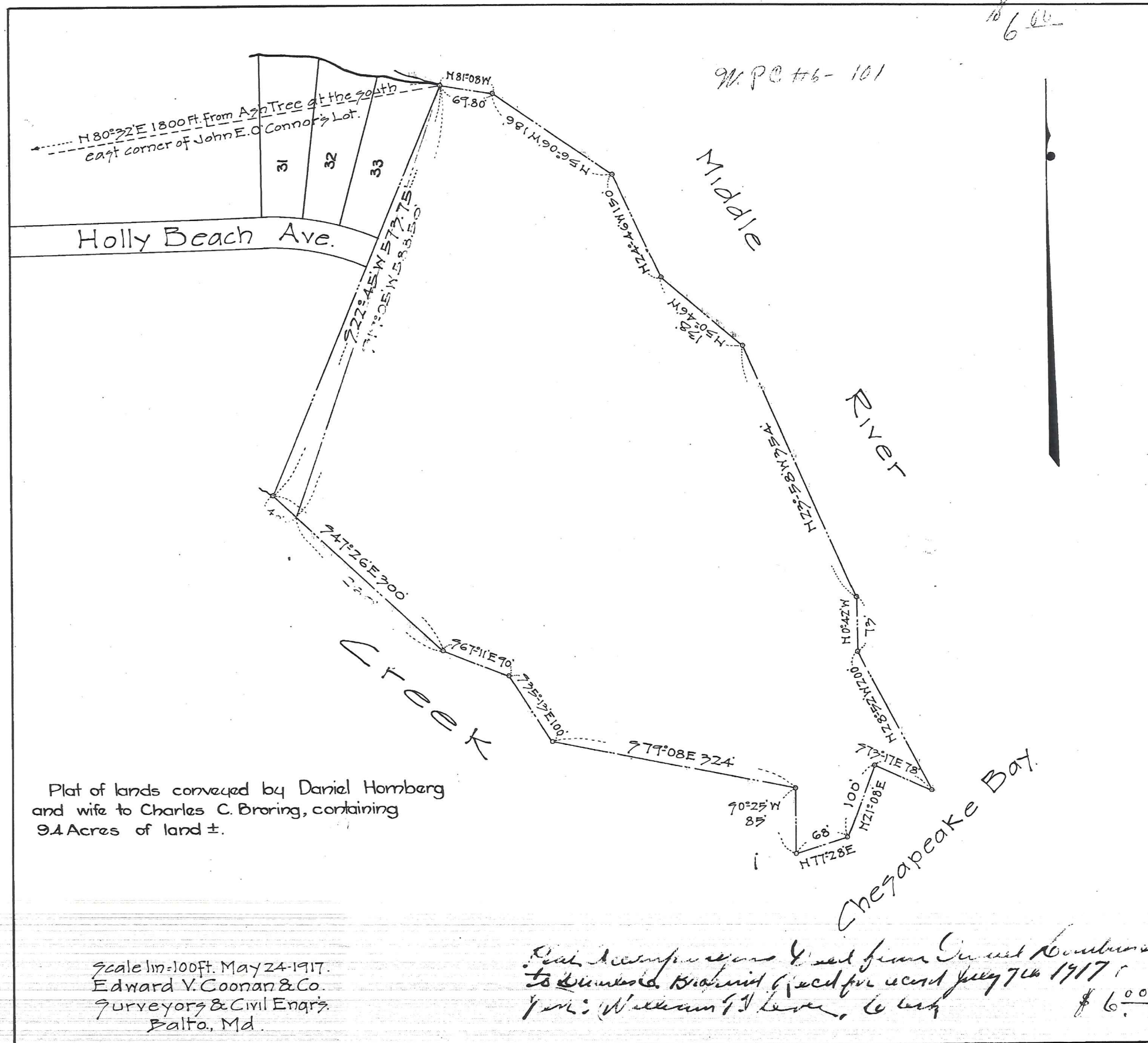
- House Numbers
- ▭ Zoning History Cases
- Property
- County Boundary

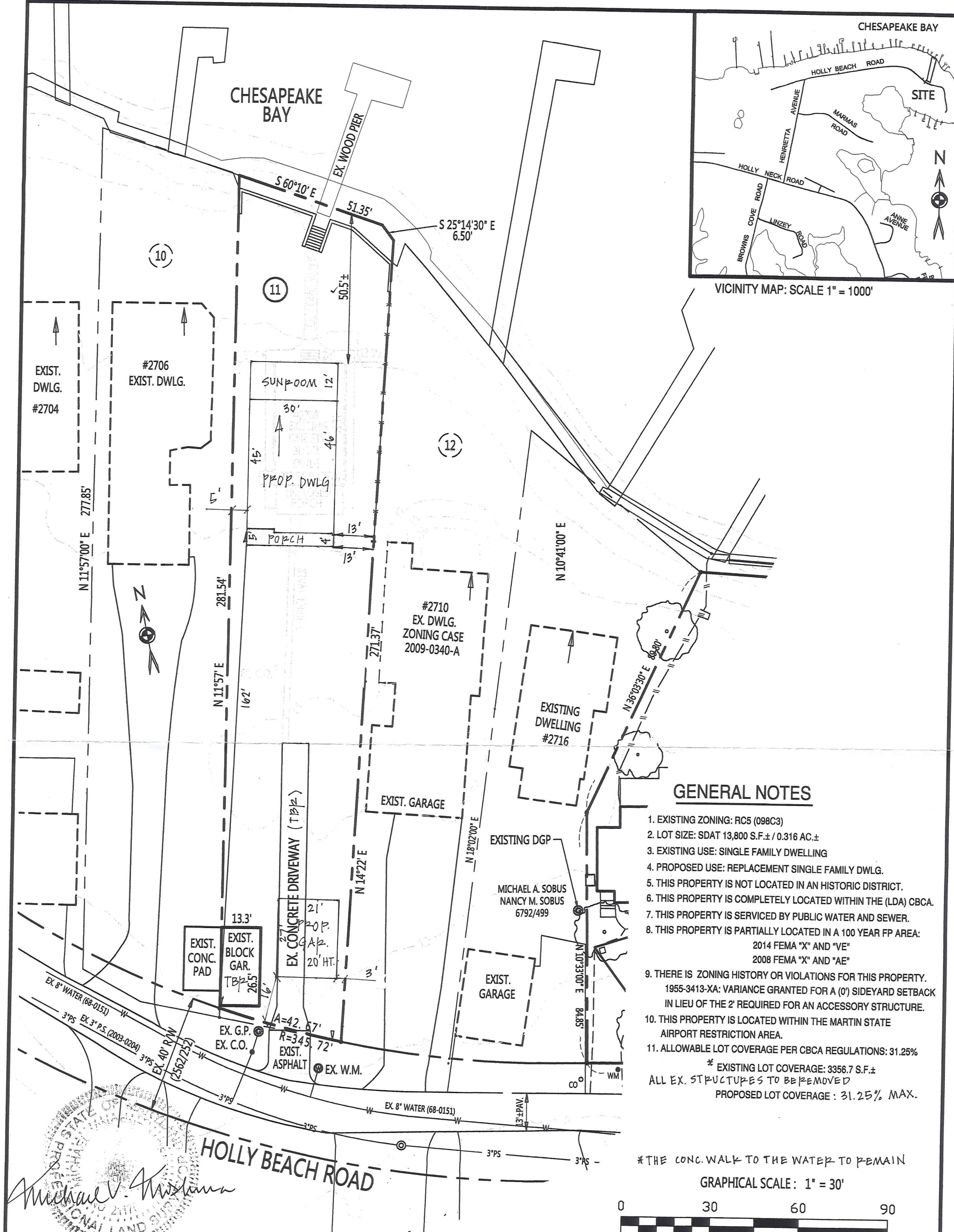
0 0.015 Miles

1 inch = 188 feet

#4







GENERAL NOTES

- 1. EXISTING ZONING: RC5 (098C3)
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- 9. THERE IS ZONING HISTORY OR VIOLATIONS FOR THIS PROPERTY.
1955-3413-XA: VARIANCE GRANTED FOR A (0') SIDEYARD SETBACK
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*THE CONC. WALK TO THE WATER TO REMAIN

GRAPHICAL SCALE: 1" = 30'



PLAN TO ACCOMPANY VARIANCE

#2708 HOLLY BEACH ROAD

LOT-11 LIBER 2562 FOLIO 252

"PLAT OF SURVEY OF BRORING POINT"

TAX MAP: 98 GRID: 23 PARCEL: 216

DEED REFERENCE: 19074/377

15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

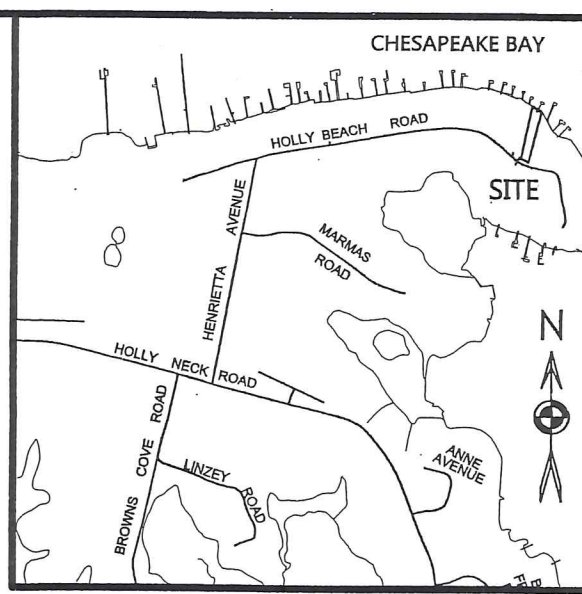
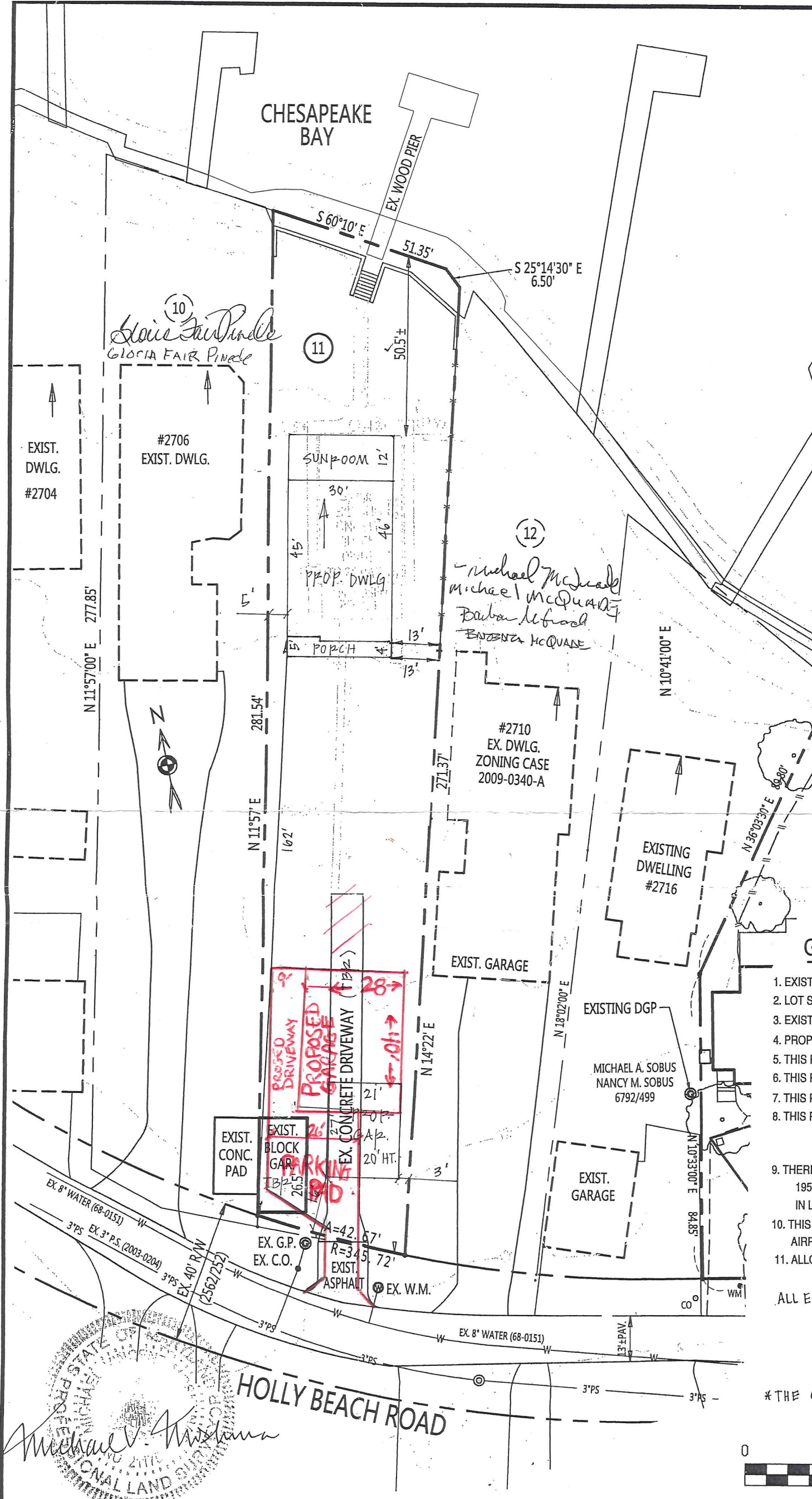
Scale: 1" = 30'	Date: 05/18/2017	JOB #10481FIELD
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: DTW,JK

Michael V. Moskunas
Professional Land Surveyor #21175
License Expires: 6/25/2017

SITE RITE
SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060

2017-0342-A

TBR - TO BE REMOVED



GENERAL NOTES

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ALL EX. STRUCTURES TO BE REMOVED
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Case# 2017-0342-A Filed

*THE CONC. WALK TO THE WATER TO REMAIN
GRAPHICAL SCALE: 1" = 30'



PLAN TO ACCOMPANY VARIANCE

#2708 HOLLY BEACH ROAD

"PLAT OF SURVEY OF BRORING POINT"

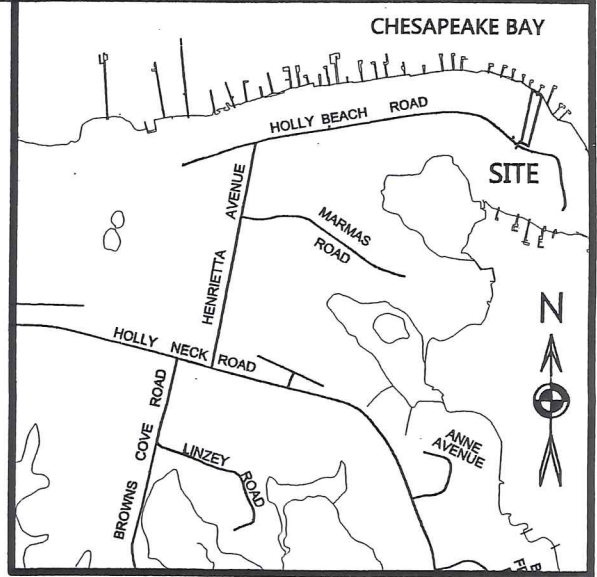
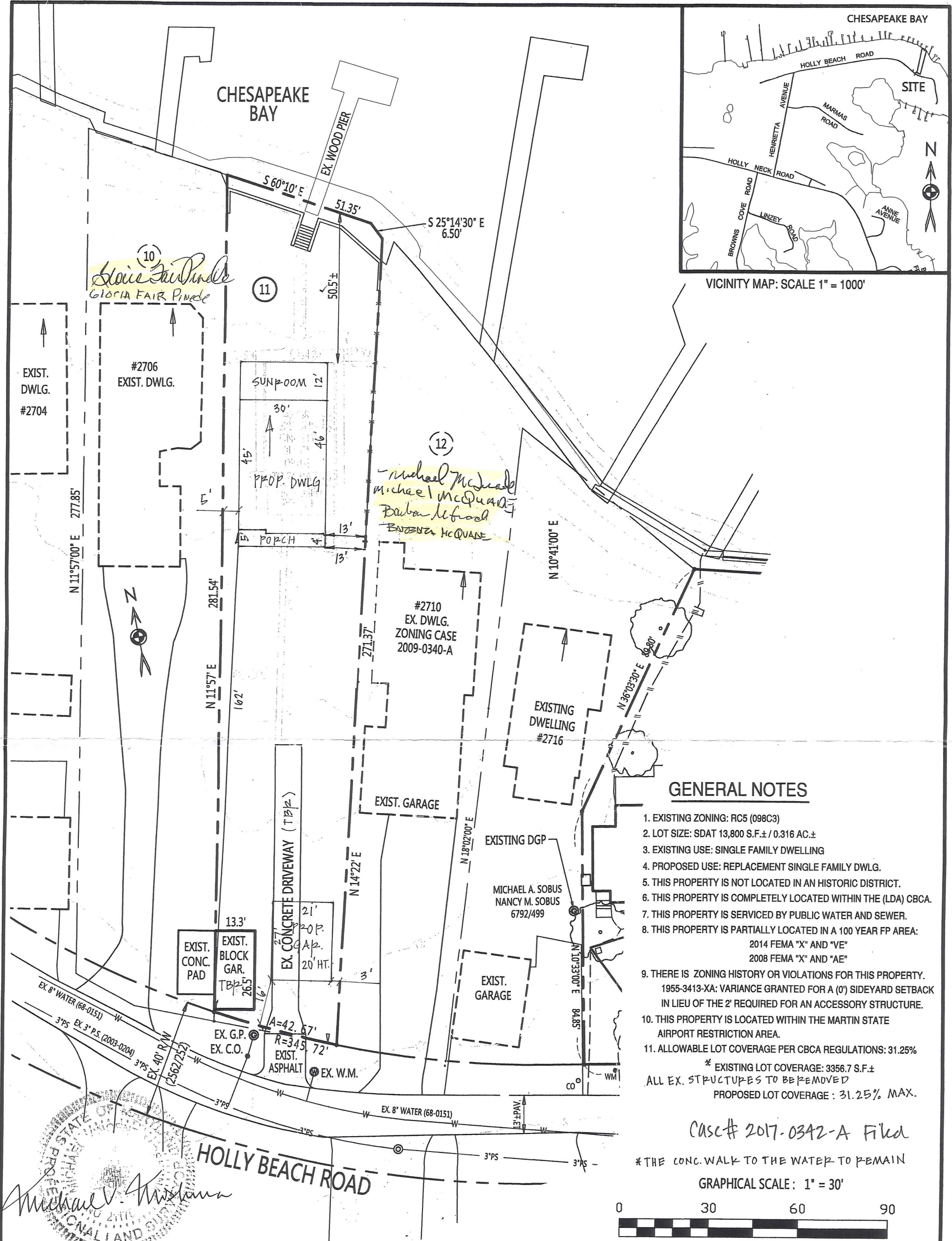
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Michael V. Moskunas
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SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060

#7
Case# 2017-0342-A
TBP - TO BE REMOVED



GENERAL NOTES

1. EXISTING ZONING: RC5 (098C3)
2. LOT SIZE: SDAT 13,800 S.F. ± / 0.316 AC. ±
3. EXISTING USE: SINGLE FAMILY DWELLING
4. PROPOSED USE: REPLACEMENT SINGLE FAMILY DWLG.
5. THIS PROPERTY IS NOT LOCATED IN AN HISTORIC DISTRICT.
6. THIS PROPERTY IS COMPLETELY LOCATED WITHIN THE (LDA) CBCA.
7. THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.
8. THIS PROPERTY IS PARTIALLY LOCATED IN A 100 YEAR FP AREA:
2014 FEMA "X" AND "VE"
2008 FEMA "X" AND "AE"
9. THERE IS ZONING HISTORY OR VIOLATIONS FOR THIS PROPERTY.
1955-3413-XA: VARIANCE GRANTED FOR A (0') SIDEYARD SETBACK
IN LIEU OF THE 2' REQUIRED FOR AN ACCESSORY STRUCTURE.
10. THIS PROPERTY IS LOCATED WITHIN THE MARTIN STATE
AIRPORT RESTRICTION AREA.
11. ALLOWABLE LOT COVERAGE PER CBCA REGULATIONS: 31.25%
* EXISTING LOT COVERAGE: 3356.7 S.F. ±
ALL EX. STRUCTURES TO BE REMOVED
PROPOSED LOT COVERAGE : 31.25% MAX.

Case# 2017-0342-A Filed

*THE CONC. WALK TO THE WATER TO REMAIN
GRAPHICAL SCALE: 1" = 30'



PLAN TO ACCOMPANY VARIANCE

#2708 HOLLY BEACH ROAD

LOT-11 LIBER 2562 FOLIO 252

"PLAT OF SURVEY OF BRORING POINT"

TAX MAP: 98 GRID: 23 PARCEL: 216

DEED REFERENCE: 19074/377

15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'	Date: 05/18/2017	JOB #10481FIELD
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: DTW,JK

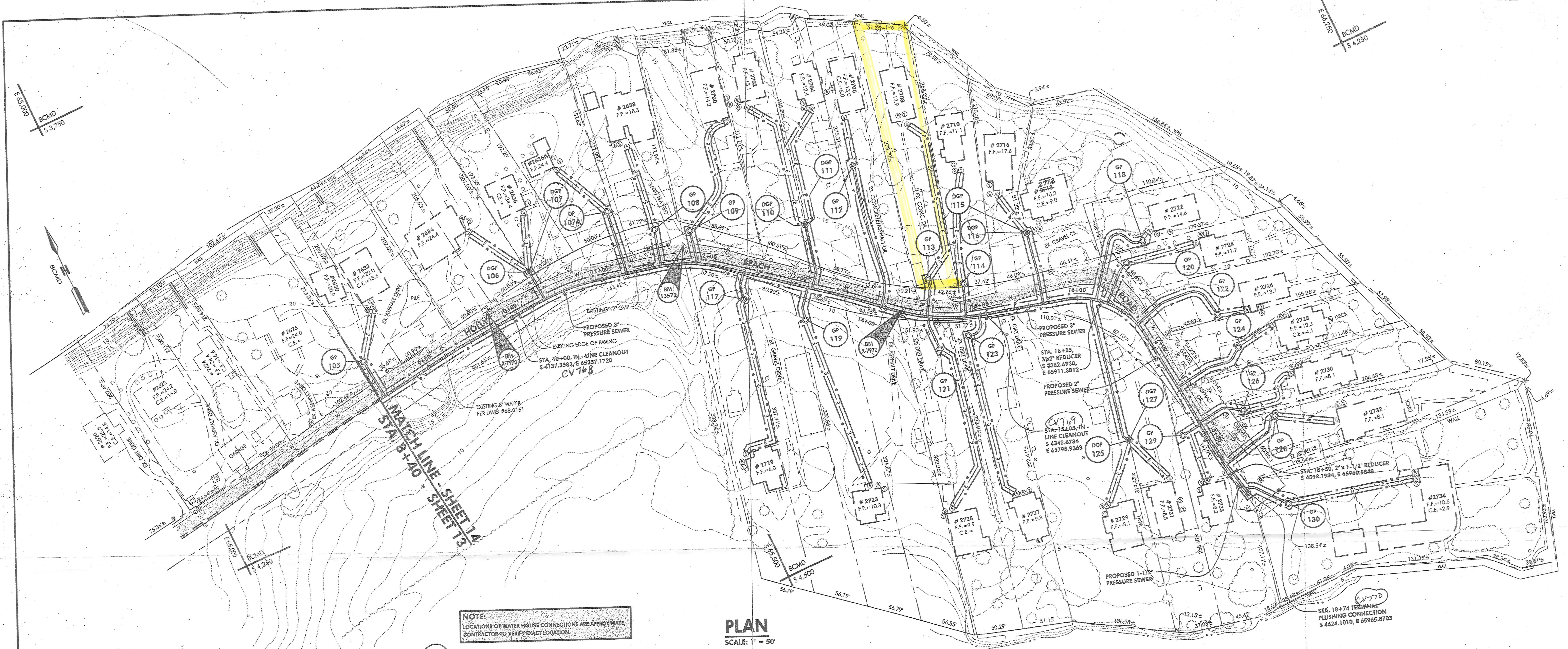
Michael V. Moskunas
Professional Land Surveyor #21175
License Expires: 6/25/2017

SITERITE
SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060

Case# 2017-0342-A

TBR - TO BE REMOVED

5#

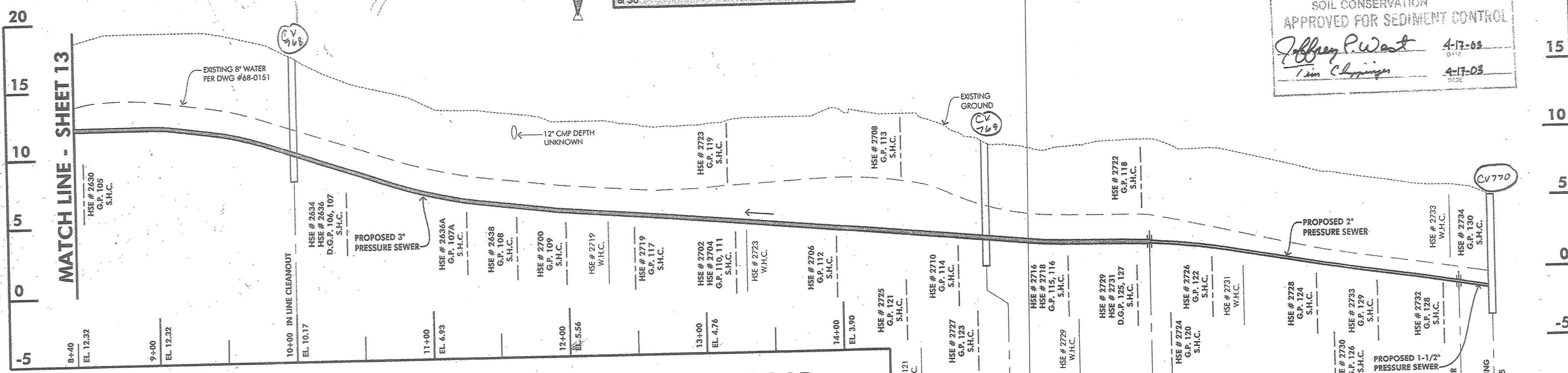


PLAN
SCALE: 1" = 50'

NOTE:
LOCATIONS OF WATER HOUSE CONNECTIONS ARE APPROXIMATE.
CONTRACTOR TO VERIFY EXACT LOCATION.

NOTE:
FOR BENCHMARK INFORMATION SEE SHEETS 29
& 30

SOIL CONSERVATION
APPROVED FOR SEDIMENT CONTROL
Jeffrey P. West 4-17-03
Tom Chipping 4-17-03



PROFILE HOLLY BEACH ROAD
SCALE: HORIZ. 1"=50', VERT. 1"=5'

HOLLY BEACH ROAD									
GP No.	HOUSE	OWNER	T.A. NO.	DEED REF.	TYPE	PUMP INVERT (FEET)	GROUND AT GP (ELEVATION)	SOUTHING	EASTING
130	2734	KATHERINE D. DANNA, TRUSTEE	1504001670	12874/696	SIMPLEX	-4.0	6.0	4651.0575	65998.2814
129	2733	CORNELL & JOYCE D'PISKI	1511000390	10113/645	SIMPLEX	0.5	6.7	4540.7665	65937.6168
128	2732	MARVIN C. EURICE	1502470441	12490/03	SIMPLEX	1.6	6.3	4564.58	66024.21
127	2731	JOSEPH & BARBARA BYRNES	1518350160	8520/134	DUPLEX	-1.9	7.2	4521.2080	65872.3032
126	2730	BONIFACE MIKULA	1510250070	15751/23	SIMPLEX	0.5	6.6	4545.4411	65996.8409
125	2729	CHESTER & DARLENE STEFANOWICZ, JR.	1510001590	10090/444	DUPLEX	-1.9	7.2	4521.2080	65872.3032
124	2728	ROBERT L. HACKER	1506572100	14955/68	SIMPLEX	0.2	8.2	4484.3640	66019.7264
123	2727	RICK S. ECK	1504201700	10701/321	SIMPLEX	0.0	9.5	4446.4722	66014.1314
122	2726	ALBERT BECKER JR. ET AL.	1502200030	10710/593	SIMPLEX	4.5	8.5	4356.1940	65773.0345
121	2725	HELEN BUDRESKI	1502852540	11271/533	SIMPLEX	0.7	10.3	4355.9335	65740.9167
120	2724	GLORIA L. MILTON & RICHARD ENGNOOTH, TRUSTEES	1505610160	13832/214	SIMPLEX	3.3	10.5	4357.6084	65922.5089
119	2723	MICHAEL & MARSHA DALTON	1519320320	9808/427	SIMPLEX	2.4	8.9	4269.8344	65928.6144
118	2722	PAULINE D. PLUM	1516550120	14332/283	SIMPLEX	7.1	11.5	4344.7227	65977.1234
117	2721	ROBERT & NAOMI CHAMBERS	1800007063	6415/225	SIMPLEX	-3.3	9.7	4222.7460	65579.374
116	2720	ALLEN & GERALDINE GREENFIELD	1513855450	6439/126	DUPLEX	3.5	13.2	4286.4791	65872.5569
115	2716	MICHAEL & NANCY SOBIS	1505150010	6792/499	DUPLEX	3.5	13.2	4281.6102	65873.4448
114	2710	KENNETH MASKELL	1513208420	4950/726	SIMPLEX	8.5	13.0	4304.8619	65791.2075
113	2708	JOHN & GENEVIEVE KILIAN	1508650590	7564/297	SIMPLEX	4.6	14.0	4285.4146	65760.5819
112	2706	MALCOLM & KIM STEPHANIC, JR.	1512590160	11019/506	SIMPLEX	5.7	15.7	4173.66	65741.178
111	2704	ROBERT J. & CYNTHIA L. WILSON	1523505130	12699/50	DUPLEX	4.7	14.7	4181.1058	65669.8942
110	2702	NEIL & BEVERLY SCHWARTZ	1523155350	5433/903	DUPLEX	6.8	14.3	4135.3655	65559.6327
109	2700	THEODORE V. & KATHERINE M. DANNA	1507151070	11872/519	SIMPLEX	9.5	13.5	4118.2382	65527.0946
108	2638	ANTHONY Z. & CAMILLE E. MARX	1502655430	13370/250	SIMPLEX	10.0	14.5	4081.7731	65490.8460
107A	2636 A	ERIC & HELENE TRIPON	2300003909	13100/103	SIMPLEX	9.5	19.2	4101.7128	65392.2112
107	2636	WILLIAM H. WOOD, 3RD	2300003908	14205/449	DUPLEX	9.75	19.2	4101.7128	65392.2112
106	2634	EUGENE & DORIS SANOVO	1519001970	4161/253	DUPLEX	9.75	19.2	4101.7128	65392.2112
105	2630	CHARLES & SOPHIA WILEY	1515640070	7265/694	SIMPLEX	15.3	21.5	4111.8711	65199.1125

NOTE:
DESIGN AND DRAWING BASED ON
BALTIMORE COUNTY METROPOLITAN
DISTRICT GRID SYSTEM AND DATUM

CONTRACT NO.	03073SX0
JOB ORDER NO.	201-0096-0009
DWG. NO.	2003-0204
FILE	1

STATE OF MARYLAND DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING & CONSTRUCTION	ROAD PERMIT AND GRADES PERMIT REQUESTED PERMIT NUMBER GRADE ESTABLISHED PROFILE NUMBER	REVISED AS PER RECORD PRINT DRAFTSMAN DATE 7/12/04	DATE 8/14/03 11/20/03 7/12/04	REVISION ADD PUMP ELEV. 107A+109 CHANGE S.W. OF GP 110, 111, 115 CHANGE GP LOC. 112 MOVE GP 128	BY SMM LBN	DESIGNED S.A.C. DRAWN S.A.C. CHECKED R.M.S.	REVIEWED DATE 4/15/03	STORM DRAINS DATE 4/15/03	SEWER DATE 4/15/03	WATER DATE 4/15/03	FIELD ENGINEER DATE 4-15-03	BUR. OF ENGINEERING & CONSTRUCTION APPROVED DATE 4/15/03	DEPARTMENT OF PUBLIC WORKS APPROVED DATE 4/15/03	P. W. A. DIR. NO. 27-NW, E-NE RIGHT OF WAY POSITION SHEET	KEY SHEET SCALE PLAN: 1"=50' HORIZ. 1"=50' PROFILE VERT. 1"=5'	BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING & CONSTRUCTION PLAN & PROFILE / GRADING, SEDIMENT & EROSION CONTROL HOLLY NECK SEWAGE SYSTEM SUBDIVISION HOLLY NECK EL. DISTRICT NO. 15 C - 8	SHEET 14 OF 32 DWG. NO. 2003-0204 FILE 1
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Plot of Survey
Bearing Point
15° 30' East to One Inch
Scale
J. J. Mortimer & Co.
Surveyors
June 10, 1954
By Howard C. Allen, Reg. No. 158

