

M E M O R A N D U M

DATE: October 13, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0012-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 12, 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 VARIANCE

(1712 Beechwood Avenue)

15th Election District

7th Council District

Mary Linda Haddaway

Legal Owner

Petitioner

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0012-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Mary Linda Haddaway, the legal owner of the subject property ("Petitioner"). As originally filed, the Petition sought variance relief from §§1A04.3.B.2.b, 1A04.3.B.3 and 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit side yard setbacks of 10 ft., a rear yard setback of 38 ft., a building coverage of 21.5% and an accessory building (garage) to be located in the front yard in lieu of the required 50 ft., 50 ft., 50 ft., maximum permitted 15% and rear yard location for the accessory building, for a replacement dwelling and garage on an existing lot of record.

The petition was amended slightly at the hearing: a detached garage will no longer be constructed, the proposed dwelling will be 40 ft. in height in lieu of the permitted 35, and building coverage is reduced to 17.1% in lieu of the maximum 15%. The proposed side and rear yard setbacks remained the same. A redlined site plan was marked as Petitioner's Exhibit 6.

Mary Haddaway and David Billingsley 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 Bureau of Development Plans Review (DPR), Department of Environmental Protection and

ORDER RECEIVED FOR FILING

Date 9/12/17

By sen

Sustainability (DEPS) and the Department of Planning (DOP). None of the reviewing agencies opposed the requests.

The site is approximately 0.220 acres in size and zoned RC 5. The property is improved with a single family dwelling constructed in 1926 and a detached garage, both of which will be razed. Petitioner proposes to construct a new single family dwelling on the lot.

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 waterfront lot is narrow and deep and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because she would be unable to construct a replacement dwelling on the lot given the RC-5 setback requirements. 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.

THEREFORE, IT IS ORDERED, this 12th day of **September, 2017**, by the Administrative Law Judge for Baltimore County, that the amended Petition for Variance seeking relief from B.C.Z.R. §§1A04.3, 1A04.3.B.2.b, and 1A04.3.B.3 to permit a height of 40 feet, side yard setbacks of 10 ft., a rear yard setback of 38 ft., a building coverage of 17.1% in lieu of the maximum permitted 35 feet, required 50 ft., 50 ft., and 50 ft., and maximum permitted 15%, respectively, for a replacement dwelling on an existing lot of record, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

ORDER RECEIVED FOR FILING

Date

9/12/17

By

sen

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must prior to issuance of permits comply with the critical area and flood protection regulations.
3. Prior to construction of the proposed single family dwelling Petitioner must satisfy the RC5 performance standards, as determined in the sole discretion of the DOP.

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:slh

ORDER RECEIVED FOR FILING

Date 9/12/17

3

By slh



BCA

PETITION FOR ZONING HEARING(S)

flood

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 1712 BEECHWOOD AVENUE

which is presently zoned RC5

Deed References: L. 39020 F 027

10 Digit Tax Account # 1513207330

Property Owner(s) Printed Name(s) MARY LINDA HADDAY

(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):

MARY LINDA HADDAY

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1606 TEMPLETON RD. TOWSON, MD.

Mailing Address

City

State

21204 (410) 218-2939 linmattsam e

Zip Code

Telephone #

Email Address yahoo.com

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print

Signature

601 CHARWOOD CT. EDGEWOOD, MD.

Mailing Address

City

State

21040 (410) 679-8719 dwb0203@yahoo.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0012-4

Filing Date 7/17/17

Do Not Schedule Dates: _____

Reviewer JS

SECTIONS 1A04.3.B.2.b, 1A04.3.B.3 AND 400.1 (BCZR) TO PERMIT SIDE YARD SETBACKS OF 10 FEET AND 10 FEET, A REAR YARD SETBACK OF 38 FEET, A BUILDING COVERAGE OF 21.5 % AND AN ACCESSORY BUILDING (GARAGE) TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED 50 FEET, 50 FEET, 50 FEET, 15 % AND REAR YARD FOR A REPLACEMENT DWELLING AND GARAGE ON AN EXISTING LOT OF RECORD.



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 1712 BEECHWOOD AVENUE which is presently zoned RCS
Deed References: L39020 F.27 10 Digit Tax Account # 1513201330
Property Owner(s) Printed Name(s) MARY LINDA HADDAWAY

(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)

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):

MARY LINDA HADDAWAY

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

Signature #1

Signature #2

1606 TEMPLETON RD. TOWSON, MD.

Mailing Address City State

21204 (410) 218-2939 linmattsam@yahoo.com

Zip Code Telephone # Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name- Type or Print

Signature

601 CHARYWOOD CT. EDGEWOOD MD.

Mailing Address City State

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

Zip Code Telephone # Email Address

CASE NUMBER _____ Filing Date ____/____/____ Do Not Schedule Dates: _____ Reviewer _____

SECTIONS 1A04.3, 1A04.3.B.2.b AND 1A04.3.B.3 (BCZR) TO PERMIT A HEIGHT OF 40 FEET, SIDE YARD SETBACKS OF 10 FEET AND 10 FEET, A REAR YARD SETBACK OF 38 FEET AND A BUILDING COVERAGE OF 17.1 % IN LIEU OF THE MAXIMUM PERMITTED 35 FEET, REQUIRED ~~10 FEET~~ 10 FEET, AND 50 FEET AND MAXIMUM PERMITTED 15 % RESPECTFULLY FOR A REPLACEMENT DWELLING ON A LOT OF RECORD.

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JSB
9-11-2017

ZONING DESCRIPTION

1712 BEECHWOOD AVENUE

Beginning for the same at a point on the west side of Beechwood Avenue (30 feet wide) distant 150 feet southerly from its intersection with the center of Kelly Case Lane, thence being all of Lot 45 as shown on the plat entitled Evergreen Park recorded among the Baltimore County plat records in Plat Book 7 Folio 174.

Containing 9575 square feet or 0.220 acre of land, more or less.

Being known as 1712 Beechwood Avenue. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Md.

2018-0012-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 5116848

Sold To:

Mary Linda Haddaway - CU00612945
1606 Templeton Rd
Towson, MD 21204-1947

Bill To:

Mary Linda Haddaway - CU00612945
1606 Templeton Rd
Towson, MD 21204-1947

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

Aug 10, 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: # 2018-0012-A
1712 Beechwood Avenue
W/s Beechwood Avenue, 150 ft. S/of centerline of intersection with Kelly Case Lane
15 Election District - 7th Councilmanic District
Legal Owner(s) Mary Linda Haddaway

Variance: to permit side yard setbacks of 10 ft. and 10 ft., a rear yard setback of 38 ft., a building coverage of 21.5% and an accessory building (garage) to be located in the front yard in lieu of the required 50 ft., 50 ft., 50 ft., 15% and rear yard for a replacement dwelling and garage on an existing lot of record.

Hearing: Friday, September 1, 2017 at 3:30 p.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.

8/050 August 10 5116848

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

Date: AUGUST 12, 2017

RE: Project Name: 1712 BEECHWOOD AVE
Case Number /PAI Number: 2018-0012-A
Petitioner/Developer: LINDA HADDAWAY
Date of Hearing/Closing: SEPT. 1, 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 1712 BEECHWOOD AVE

The sign(s) were posted on AUGUST 12, 2017
(Month, Day, Year)


David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

ZONING NOTICE

CASE NO. 2018-0012-A

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE**

**PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204**

TIME: FRIDAY, SEPTEMBER 1, 2017 @ 1:30 PM

**VARIANCE TO PERMIT SIDE YARD SETBACKS OF 10 FT
AND 10 FT, A REAR YARD SETBACK OF 38 FT, A
BUILDING COVERAGE OF 21.5 % AND AN ACCESSORY
BUILDING (GARAGE) TO BE LOCATED IN THE FRONT
YARD IN LIEU OF THE REQUIRED 50 FT, 50 FT, 50 FT,
15 % AND REAR YARD FOR A REPLACEMENT
DWELLING & GARAGE ON AN EXISTING LOT OF
RECORD**

Postponement due to weather or other conditions are sometimes necessary
To confirm hearing or obtain additional information, contact Department of
Permits, Approvals and Inspections, 111 West Chesapeake Avenue, Towson
MD 21204 (410) 887-3391



KEVIN KAMENETZ
County Executive

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

August 1, 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: 2018-0012-A

1712 Beechwood Avenue

W/s Beechwood Avenue, 150 ft. S/ of centerline of intersection with Kelly Case Lane

15th Election District – 7th Councilmanic District

Legal Owner: Mary Linda Haddaway

Variance To permit side yard setbacks of 10 ft. and 10 ft., a rear yard setback of 38 ft., a building coverage of 21.5 % and an accessory building (garage) to be located in the front yard in lieu of the required 50 ft., 50 ft., 50 ft., 15% and rear yard for a replacement dwelling and garage on an existing lot of record.

Hearing: Friday, September 1, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

AJ:kl

C: Mary Linda Haddaway, 1606 Templeton Road, Towson 2124
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 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
Thursday, August 10, 2017 Issue - Jeffersonian

Please forward billing to:
Mary Linda Haddaway
1606 Templeton Road
Towson, MD 21204

410-218-2939

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: 2018-0012-A

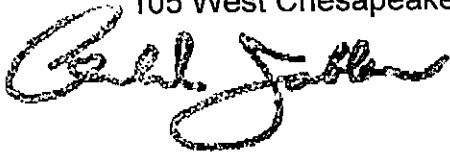
1712 Beechwood Avenue

W/s Beechwood Avenue, 150 ft. S/of centerline of intersection with Kelly Case Lane
15th Election District – 7th Councilmanic District

Legal Owner: Mary Linda Haddaway

Variance To permit side yard setbacks of 10 ft. and 10 ft., a rear yard setback of 38 ft., a building coverage of 21.5 % and an accessory building (garage) to be located in the front yard in lieu of the required 50 ft., 50 ft., 50 ft., 15% and rear yard for a replacement dwelling and garage on an existing lot of record.

Hearing: Friday, September 1, 2017 at 1:30 p.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
1712 Beechwood Avenue; W/S Beechwood		
Avenue, 150' S of c/line with Kelly Case Lane*		OF ADMINSTRATIVE
15 th Election & 7 th Councilmanic Districts		
Legal Owner(s): Mary Linda Haddaway	*	HEARINGS FOR
Petitioner(s)		
	*	BALTIMORE COUNTY
	*	2018-012-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

JUL 18 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 18th day of July, 2017, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, Maryland 21040, 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: 2018-0012-A
Property Address: 1712 BEECHWOOD AVE
Property Description: W. SIDE BEECHWOOD AVE, 150' S.
OF KELLY CASE LANE
Legal Owners (Petitioners): MARY LINDA HADDAWAY
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: LINDA HADDAWAY
Company/Firm (if applicable): _____
Address: 1606 TEMPLETON ROAD
BALTO. MD. 21204

Telephone Number: (410) 218-7939

Revised 7/9/2015

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

NO. 154844

Date: 7/12/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	806	0000		650						\$75.00

Total: \$75.00

Rec From: HABOWAY

For: 2018 0012 - A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRD
7/13/2017 7/12/2017 09:21:24 2
REG #302 WALKIN JEE
>>RECEIPT # 015697 7/12/2017 OFLN
Dept 5. 528 ZONING VERIFICATION
CR NO. 154844
Recpt Tot \$75.00
\$164.00 OT
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

August 24, 2017

Mary Linda Haddaway
1606 Templeton Road
Towson MD 21204

RE: Case Number: 2018-0012 A, Address: 1712 Beechwood Avenue

Dear Ms. Haddaway:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 12, 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
David Billingsley, 601 Charwood Road, Edgewood MD 21040

Date: 7/17/17

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. 2018-0012-A

Variance
Mary Linda Haddaway
1712 Beechwood Avenue

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

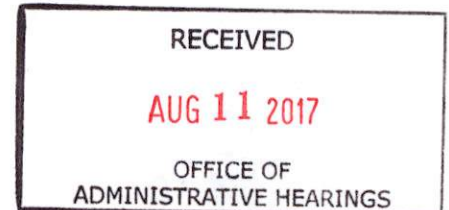
9-1

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 8/8/2017

FROM: Andrea Van Arsdale
Director, Department of Planning



SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-012

INFORMATION:

Property Address: 1712 Beechwood Avenue

Petitioner: Mary Linda Haddaway

Zoning: RC 5

Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit side yard setbacks of 10 feet and 10 feet, a rear yard setback of 38 feet, a building coverage of 21.5% and an accessory building (garage) to be located in the front yard in lieu of the required 50 feet, 50 feet, 15% and rear yard for a replacement dwelling and garage on an existing lot of record.

A site visit was conducted on July 18, 2017.

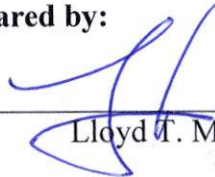
The Department has no objections to granting the petitioned zoning relief conditioned upon the following:

- Provide vegetative screening in the vicinity of the proposed garage along the common lot line with 1710 Beechwood Avenue.

Please be aware 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.

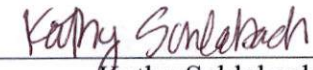
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

David Billingsley, Central Drafting & Design, 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: July 25, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-00012-A
Address 1712 Beechwood Avenue
(Haddaway, Mary Linda Property)

Zoning Advisory Committee Meeting of **July 24, 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 building coverage defined by Zoning, setbacks, and an accessory structure to be located in the front yard. 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 on Back River River with the required Critical Area buffer covering about 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: July 24, 2017

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2017
Item No. 2018-0012-A

DATE: August 11, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/8/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-012

INFORMATION:

Property Address: 1712 Beechwood Avenue

Petitioner: Mary Linda Haddaway

Zoning: RC 5

Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit side yard setbacks of 10 feet and 10 feet, a rear yard setback of 38 feet, a building coverage of 21.5% and an accessory building (garage) to be located in the front yard in lieu of the required 50 feet, 50 feet, 15% and rear yard for a replacement dwelling and garage on an existing lot of record.

A site visit was conducted on July 18, 2017.

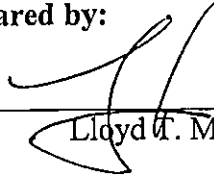
The Department has no objections to granting the petitioned zoning relief conditioned upon the following:

- Provide vegetative screening in the vicinity of the proposed garage along the common lot line with 1710 Beechwood Avenue.

Please be aware 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.

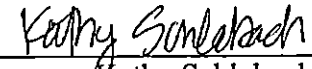
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

David Billingsley, Central Drafting & Design, 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: July 25, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-00012-A
Address 1712 Beechwood Avenue
(Haddaway, Mary Linda Property)

Zoning Advisory Committee Meeting of **July 24, 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 building coverage defined by Zoning, setbacks, and an accessory structure to be located in the front yard. 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 on Back River River with the required Critical Area buffer covering about 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: July 24, 2017

CASE NAME 1712 BELCHWOOD AVE
CASE NUMBER 2018-0012-A
DATE 9/11/17

[illegible]

John E. Beverungen

From: John E. Beverungen
Sent: Monday, September 11, 2017 12:15 PM
To: 'David Billingsley'
Cc: Sherry Nuffer (snuffer@baltimorecountymd.gov)
Subject: 2018-0012-A

The order in this case will be sent out today. FYI, I labelled the redlined plan Ex. 6, which you will see referenced in the order. Also, I reviewed the attachment to the amended zoning petition and discovered an error: you listed the required side yard setbacks as 10 feet, instead of 50 for the RC5 zone. I struck through the 10 and added 50 in both instances, and initialed and dated the changes.

LETTER OF TRANSMITTAL

CENTRAL DRAFTING AND DESIGN, INC.

601 CHARWOOD COURT

EDGEWOOD, MARYLAND 21040

(410) 679-8719 FAX (410) 679-1298

EMAIL: dwb0209@yahoo.com

TO: OFFICE OF
ADMINISTRATIVE HEARINGS

DATE: 9/11/17

SUBJECT: 1712 BEECHWOOD AVE

CASE NO. 2018-0012-A

ATTENTION: JUDGE BEYERLUNGEN

OUR FILE: 1748

WE ARE TRANSMITTING VIA

☒ MESSENGER
☐ U.S. MAIL

THE FOLLOWING:

QUANTITY

DESCRIPTION AND/OR TITLE

1

REVISED PETITION

1

RED LINED PLAN

TRANSMITTED AS INDICATED:

COMMENTS

☒ PER AGREEMENT

☐ AS REQUESTED

☐ FOR YOUR INFORMATION

☐ FOR APPROVAL

☐ FOR COMMENT

☐ COPY (S) OF _____ SENT TO _____

☐ COPY (S) OF _____ SENT TO _____

VERY TRULY YOURS,

SENT BY DAVE BILLINGSLEY

RECEIVED BY _____

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8/11/17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
<u>7/25/17</u>	DEPS (if not received, date e-mail sent _____)	<u>Comment</u>
_____	FIRE DEPARTMENT	_____
<u>8/11/17</u>	PLANNING (if not received, date e-mail sent _____)	<u>no objection w/ comment</u>
<u>7/17/17</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: <u>8/10/17</u>	
SIGN POSTING	Date: <u>8/12/17</u>	by <u>Bellingsley</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 - 1513207330			
Owner Information					
Owner Name:		HADDAWAY MARY LINDA		Use:	RESIDENTIAL
Mailing Address:		1606 TEMPLETON ROAD TOWSON MD 21204-		Principal Residence:	NO
				Deed Reference:	/39020/ 00057
Location & Structure Information					
Premises Address:		1712 BEECHWOOD AVE ESSEX 21221- Waterfront		Legal Description:	BEECHWOOD AV EVERGREEN PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0007/0174
0104	0024	0268		0000	45 2018
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1926		870 SF		9,100 SF	
Property Land Area		County Use			
9,100 SF		34			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	NO	STANDARD UNIT	SIDING	1 full	1 Detached
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2015		07/01/2017	
				As of	
				07/01/2018	
Land:	201,100	201,100			
Improvements	38,200	38,200			
Total:	239,300	239,300		239,300	
Preferential Land:	0				
Transfer Information					
Seller: JONES ALLAN D		Date: 06/01/2017		Price: \$180,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /39020/ 00057		Deed2:	
Seller: MALINOWSKI ALEXANDER		Date: 02/17/1976		Price: \$37,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05608/ 00116		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

Case No.:

2018-0012-A

Exhibit Sheet

Petitioner/Developer

Protestant

10-13-17
BW

Sen
9/12/17

No. 1	site plan	
No. 2	SDAT record	
No. 3	Plat - Evergreen Park	
No. 4	Aerial photo	
No. 5	Photos	
No. 6	Redline site plan	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

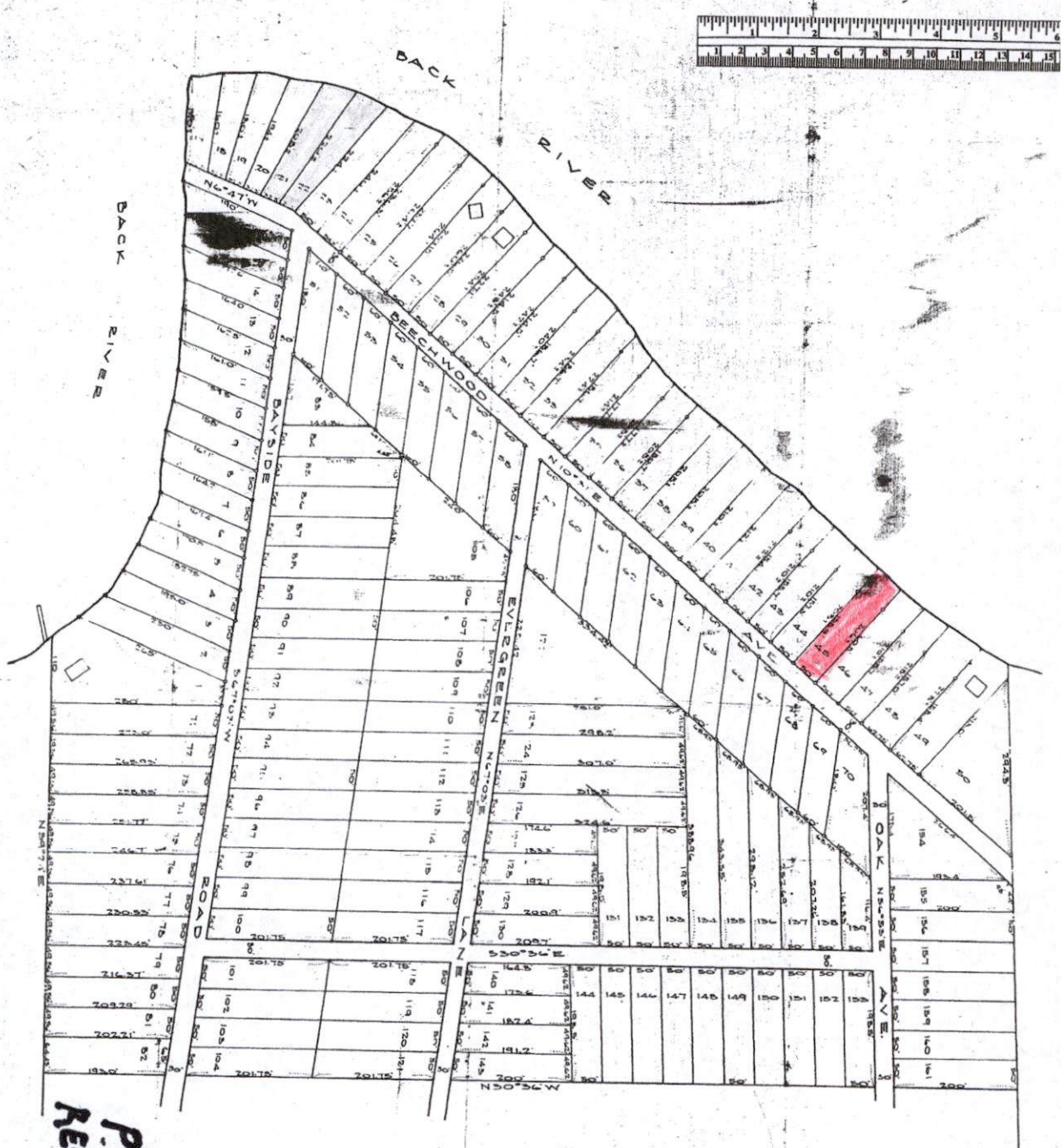
Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1513207330			
Owner Information					
Owner Name:		HADDAWAY MARY LINDA		Use:	RESIDENTIAL
Mailing Address:		1606 TEMPLETON ROAD TOWSON MD 21204-		Principal Residence:	NO
				Deed Reference:	/39020/ 00057
Location & Structure Information					
Premises Address:		1712 BEECHWOOD AVE ESSEX 21221- Waterfront		Legal Description: BEECHWOOD AV EVERGREEN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0104	0024	0268		0000	45 2015
				Assessment Year:	Plat No:
				2015	Plat Ref: 0007/0174
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area
1926		1,220 SF			9,100 SF
					County Use
					34
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	NO	STANDARD UNIT	SIDING	1 full	1 Detached
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:		201,100	201,100		
Improvements		40,600	38,200		
Total:		241,700	239,300	239,300	239,300
Preferential Land:		0			0
Transfer Information					
Seller: JONES ALLAN D		Date: 06/01/2017		Price: \$180,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39020/ 00057		Deed2:	
Seller: MALINOWSKI ALEXANDER		Date: 02/17/1976		Price: \$37,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05608/ 00116		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: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

**PETITIONER'S
EXHIBIT NO. 2**

SEAL 100 OCT 29 1924
BY COURT CLERK
BALTIMORE COUNTY
BALTIMORE, MD.



P.B. 7 F. 174
REC'd 11/6/1924

PLATON
EVERGREEN PARK
FIFTEENTH DISTRICT
BALTIMORE COUNTY
MARYLAND

PETITIONER'S
EXHIBIT NO. 3



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate, warrant to be made, regard to implied, County, but not liable attorneys from or to

PETITIONER'S
EXHIBIT NO. 4

Printed 6/24/2017

1.114

1.115

1.110



a



b

GARAGE

8

5117*

2.

10A7A0



C

1710



D

1714

U

Q1114

U

Q1114

2006-0140-SP

GROWTH TIER 4
(No New Subdivisions of 4
or More **RC-20** Lots)
2100001068
1946-0560-X

2017-0247-A

1501280000
Pt. Bk. 0000007, Folio 0174
Lot # 50

2017-0246-A

1501280060
Lot # 154

KELLY CASE LN

1501280001
1704
Lot # 49 2017-0248-A

Lot # 48

1706

1521050000

1708

Lot # 47

1513204120

1710

2001-0080-A

Lot # 46

1508301010

Bowleys Quarters-Back River Neck Area

Back River Neck District

RC 5

1712

Lot # 45

15132 PAI # 158067

1714

PAI # 158067

Lot # 44

1516601420

1716

Lot # 43

1510950390

1718

1718

Lot # 42

1502852620

Lot # 41

1519712791

Lot # 40

1519712790

Lot # 38

1726

Lot # 38

1511351582

Lot # 37

1511000500

2100000696

Lot # 35

BEECHWOOD AVE

Lot # 67

Lot # 66

Lot # 65

Lot # 64

Lot # 62

Lot # 62

Lot # 59

Lot # 59

Lot # 59

1519712812

1519712811

1519712810

1519712809

1519712808

1519712807

1519712806

1519712805

1519712804

1519712803

1519712802

1513207670

Lot # 68

1989-0098-A

1711

Lot # 68

Lot # 68

1519712797

Lot # 67

Pt. Bk./Folio # 007174

1519712796

1713-A

1519712795

1955-3563-X

1519712794

1900013542

2200016265

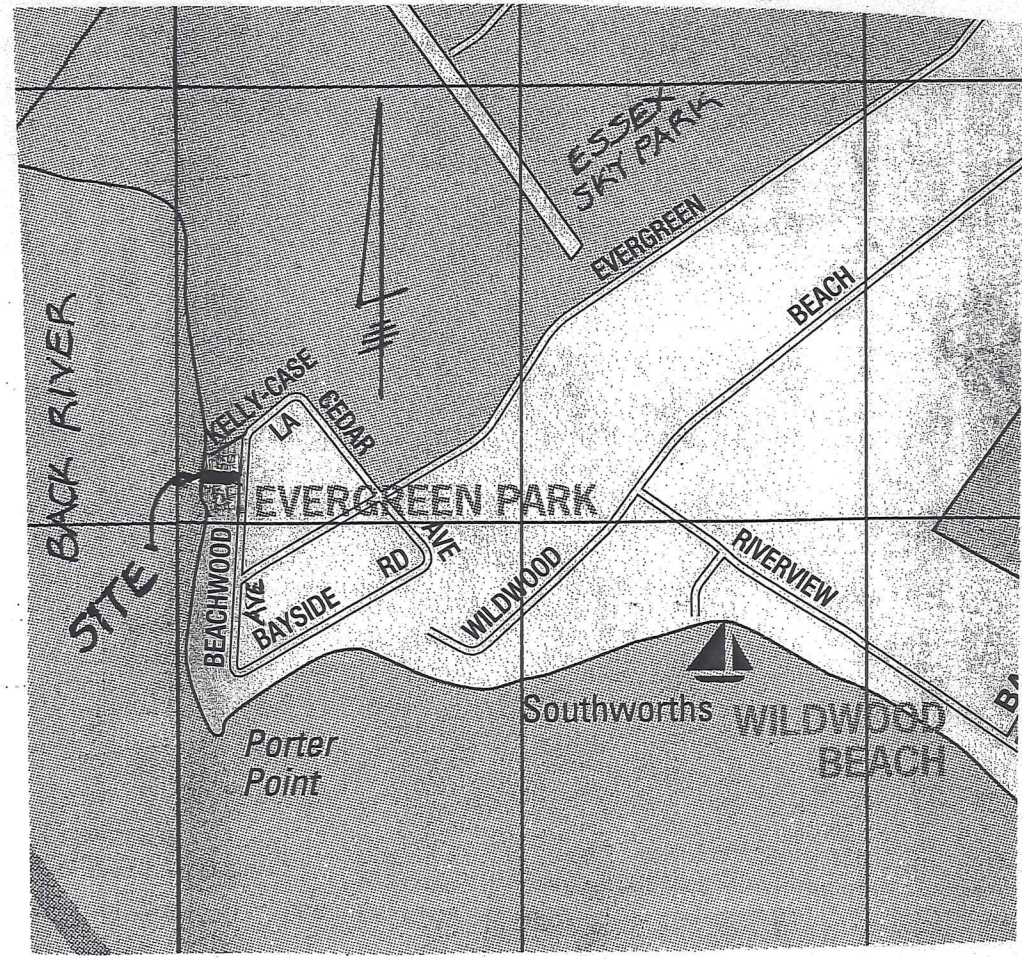
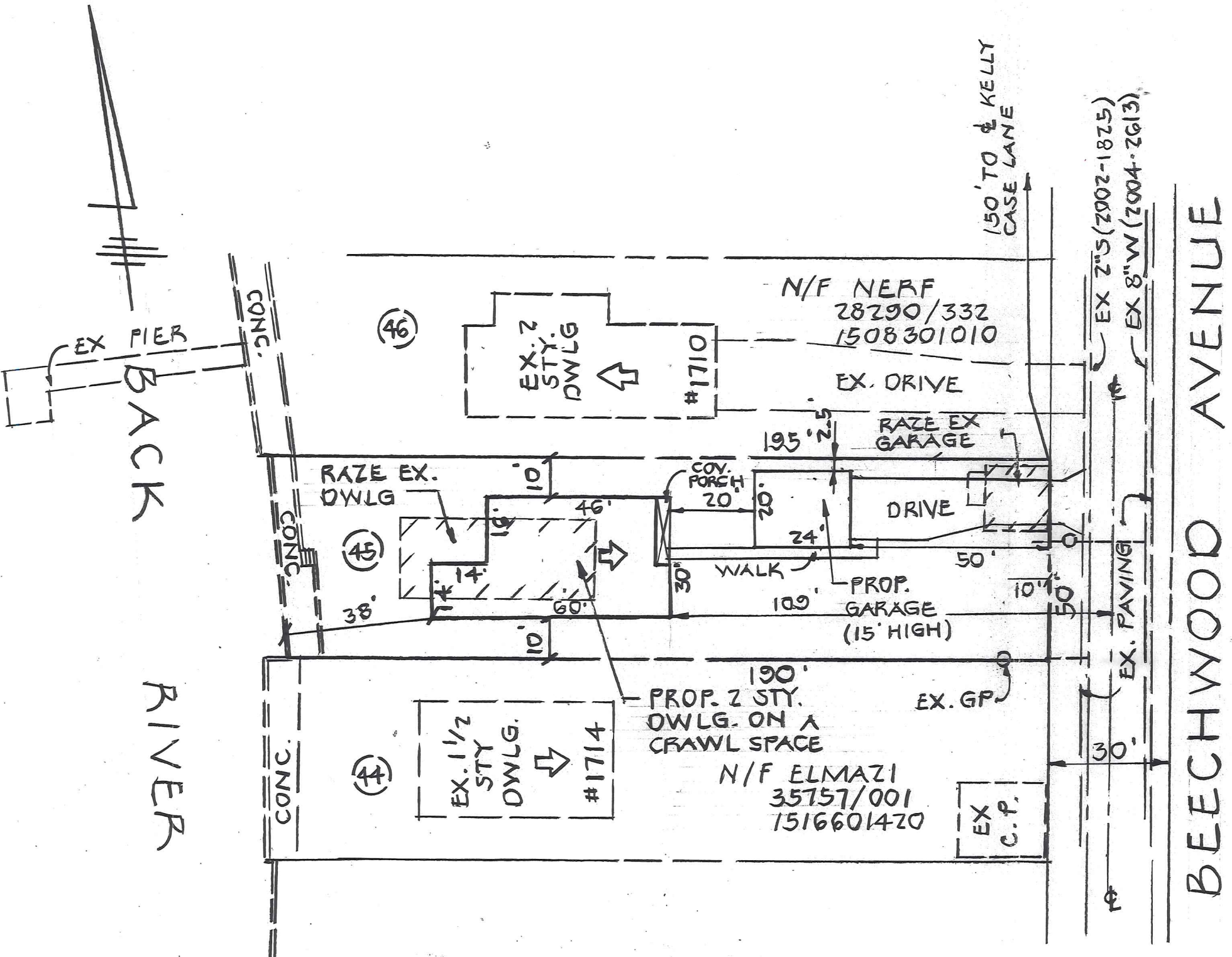
1992-0433-A

1511002150

Lot # 122

SE 4-I 104C3





VICINITY MAP
SCALE = 1" = 1000'

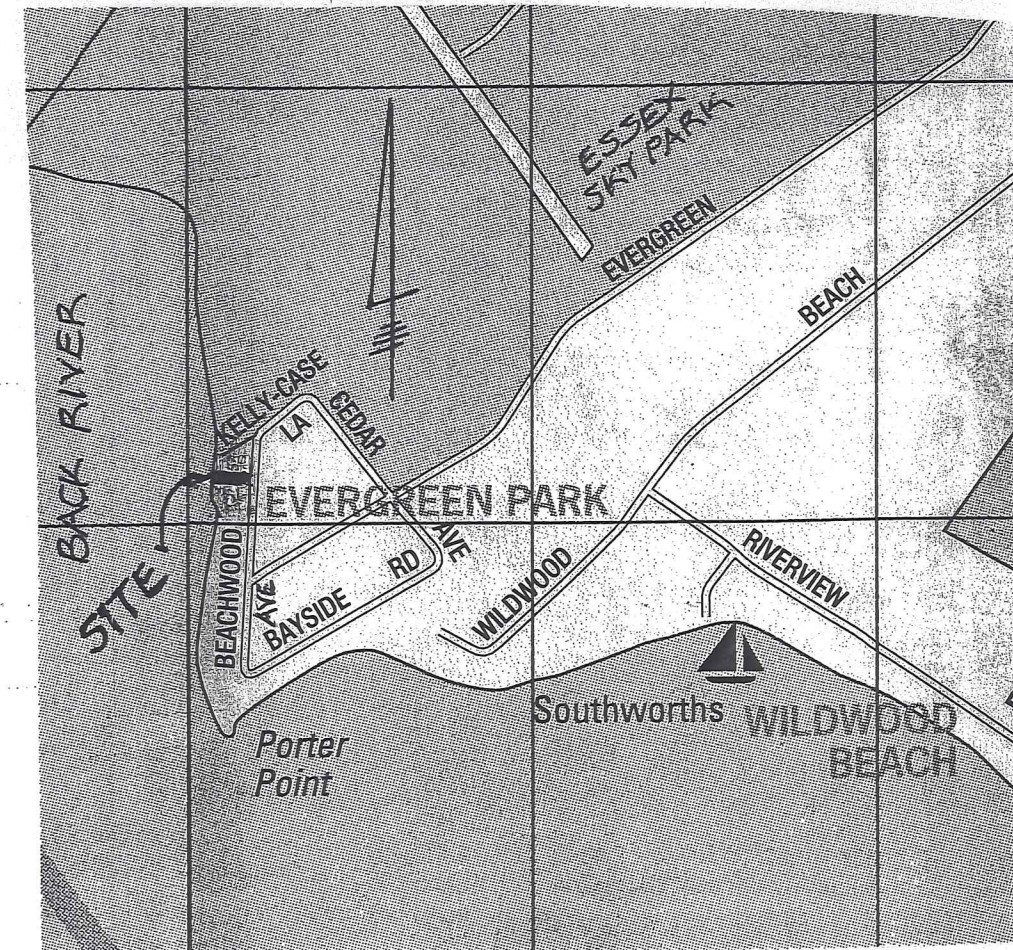
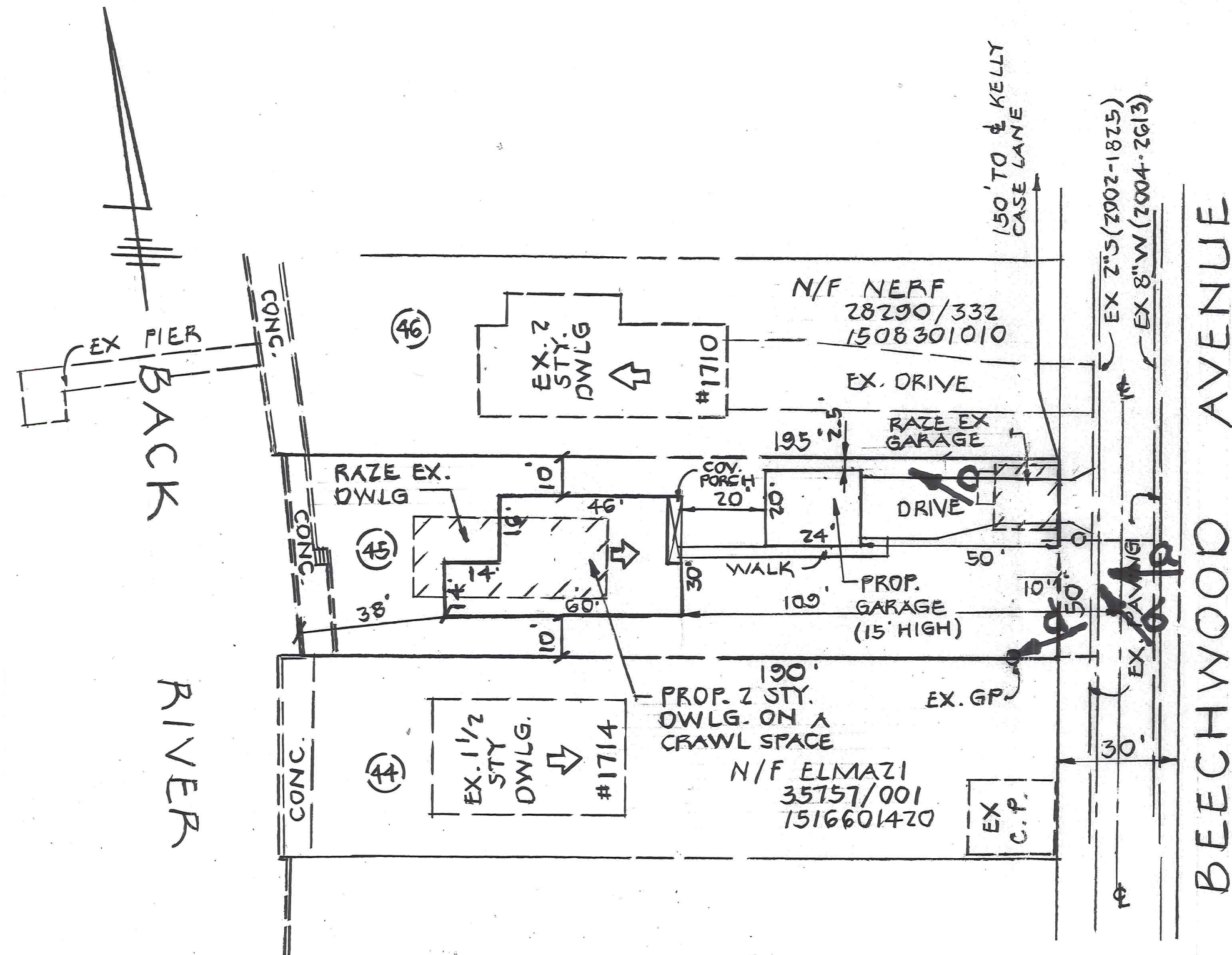
NOTES

1. ZONING....RC5 (MAP 104C3)
2. AREA.....9575 S.F. = 0.220 ACRE +/-
3. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
4. SITE IS LOCATED IN THE CBCA AND THE 100 YEAR TIDAL FLOOD ZONE (BFE 7.7)
5. PUBLIC WATER AND SEWER IS AVAILABLE
6. NO UNDERGROUND STORAGE TANKS OR HISTORIC STRUCTURES EXIST
- BUILDING COVERAGE = 2056 SF = 21.5%

PETITIONER'S
EXHIBIT NO. 1

OWNER
MARY LINDA HADDAWAY
1606 TEMPLETON ROAD
BALTIMORE, MD. 21204
DEED REF: L39020 F.027
ACCT NO. 1513207330

**PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE**
1712 BEECHWOOD AVENUE
LOT 45 EVERGREEN PARK PB 7/174
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET JUNE 6, 2017



VICINITY MAP
SCALE = 1" = 1000'

NOTES

1. ZONING....RC5 (MAP 104C3)
2. AREA.....9575 S.F. = 0.220 ACRE +/-
3. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
4. SITE IS LOCATED IN THE CBCA AND THE 100 YEAR TIDAL FLOOD ZONE (BFE 7.7)
5. PUB
6. NO I
7. BUI

PETITIONER'S
STRI
EXHIBIT NO. **5**

ISTORIC

PHOTOS

**PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE**

1712 BEECHWOOD AVENUE

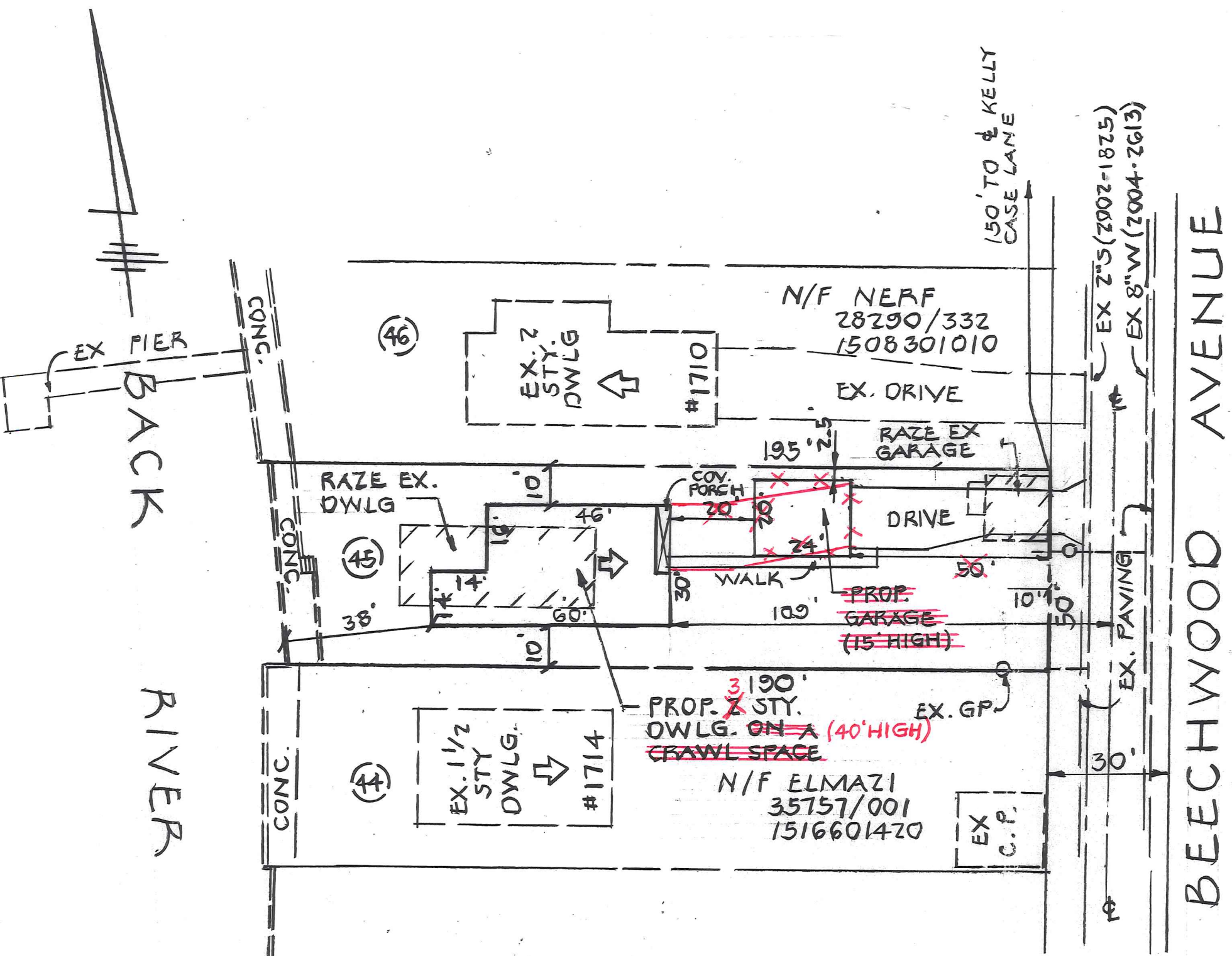
LOT 45 EVERGREEN PARK PB 7/174

ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.

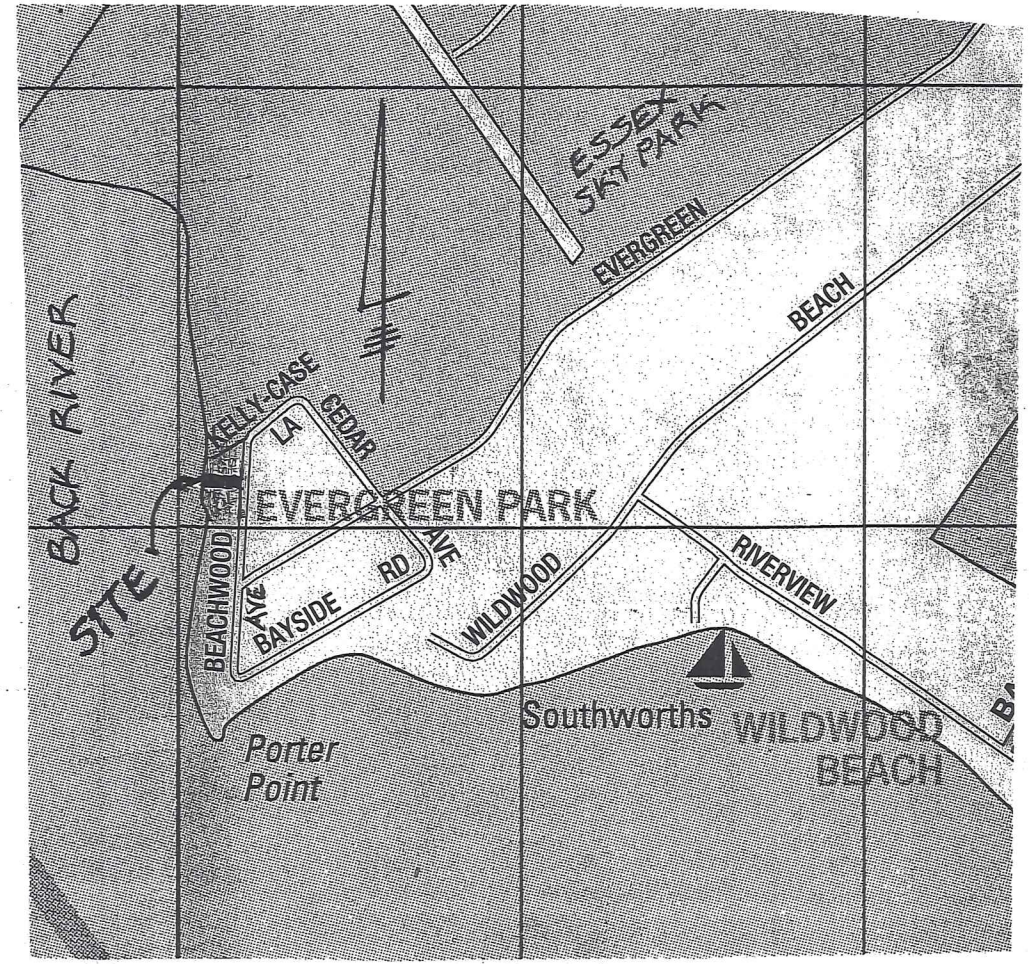
SCALE: 1 INCH = 30 FEET JUNE 6, 2017

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

OWNER
MARY LINDA HADDAWAY
1606 TEMPLETON ROAD
BALTIMORE, MD. 21204
DEED REF: L.39020 F.027
ACCT NO. 1513207330



9/4/17 REVISIONS TO PET. EX. 1
 1. DWLG. WILL BE 3 STORY (40' HIGH)
 2. GARAGE ELIMINATED
 3. BUILDING COVERAGE REDUCED TO 1637 SF (17.1%)



VICINITY MAP
 SCALE = 1" = 1000'

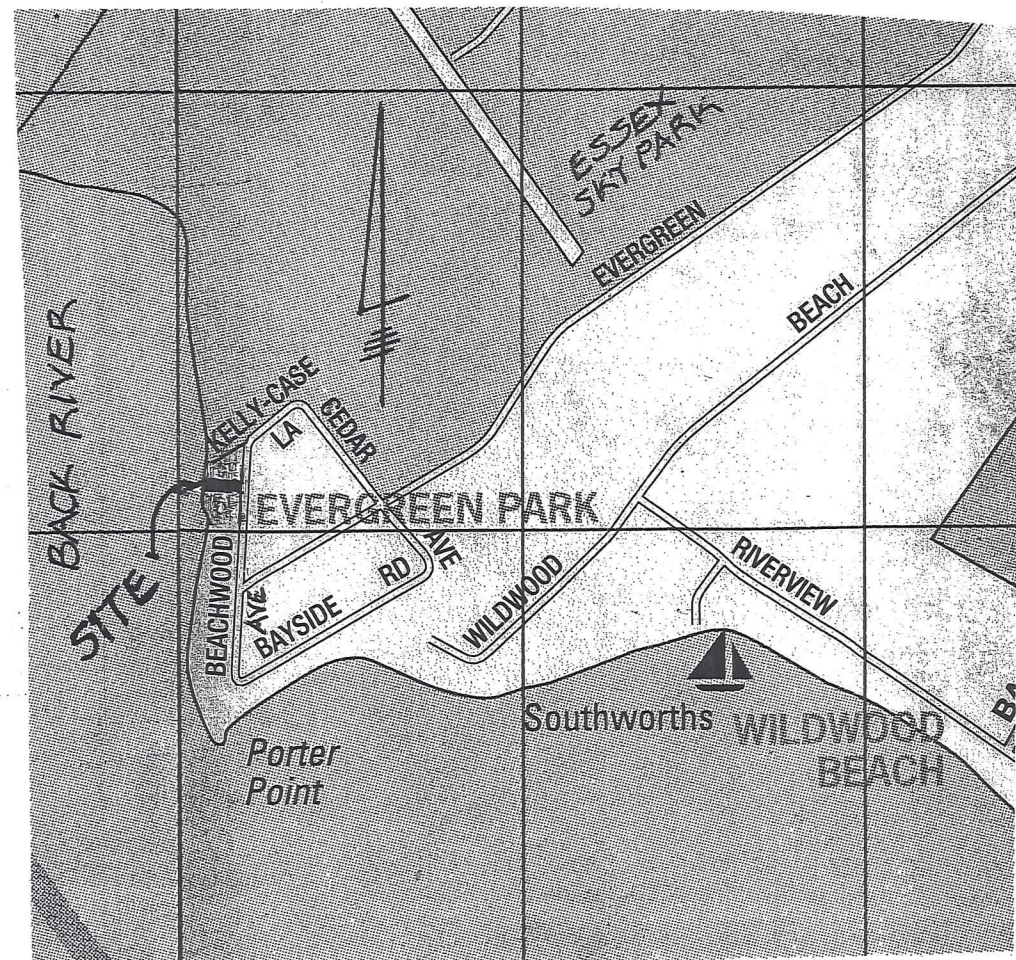
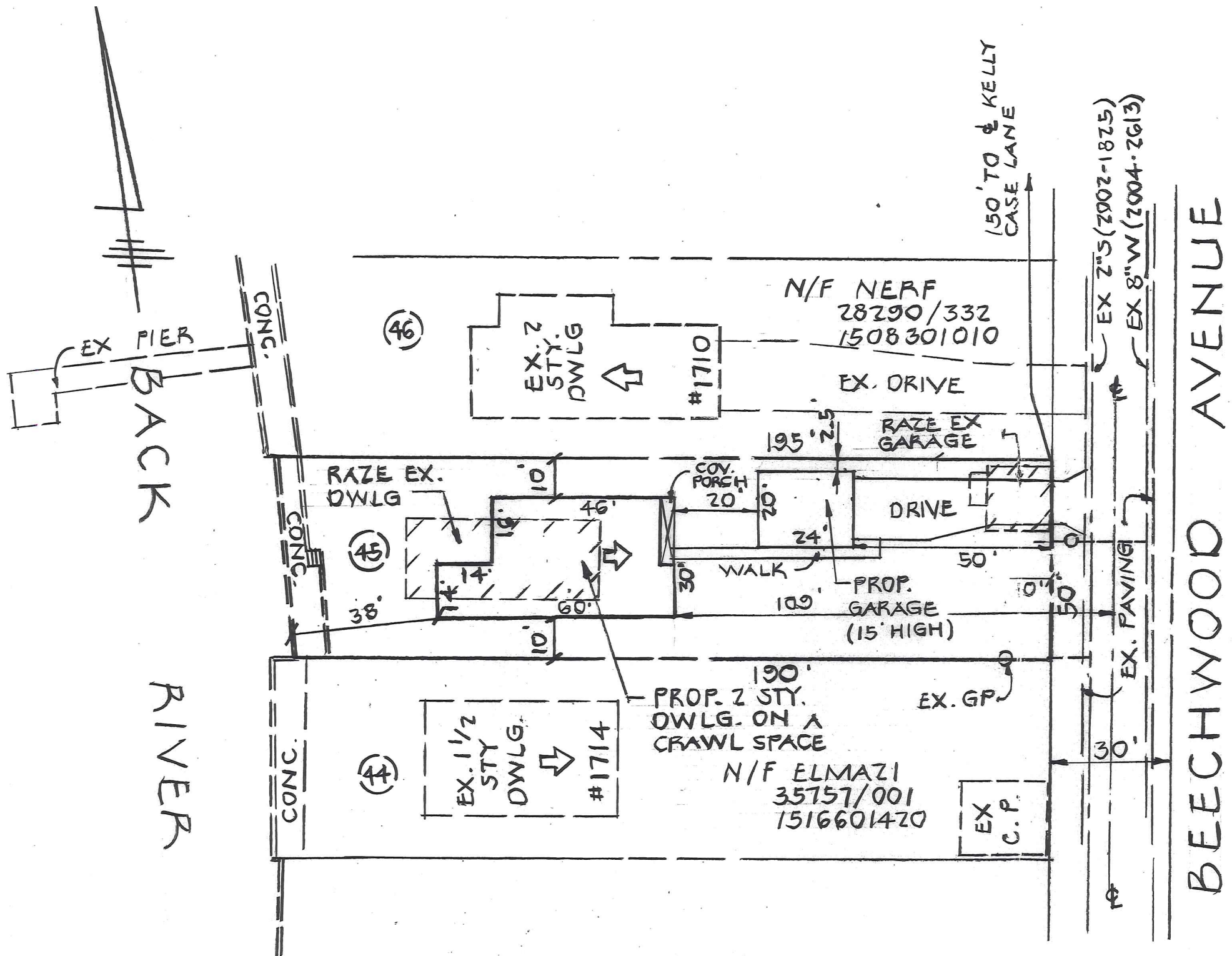
- NOTES**
1. ZONING....RC5 (MAP 104C3)
 2. AREA.....9575 S.F. = 0.220 ACRE +/-
 3. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
 4. SITE IS LOCATED IN THE CBCA AND THE 100 YEAR TIDAL FLOOD ZONE (BFE 7.7)
 5. PUBLIC WATER AND SEWER IS AVAILABLE
 6. NO UNDERGROUND STORAGE TANKS OR HISTORIC STRUCTURES EXIST
 7. BUILDING COVERAGE = ~~2056~~ 1737 SF = ~~21.5~~ 17.1%

#6 Pet. Ex. No.

CENTRAL DRAFTING & DESIGN, INC.
 601 CHARWOOD COURT
 EDGEWOOD, MD 21040
 (410) 679-8719

OWNER
 MARY LINDA HADDAWAY
 1606 TEMPLETON ROAD
 BALTIMORE, MD. 21204
 DEED REF: L.39020 F.027
 ACCT NO. 1513207330

**PLAT TO ACCOMPANY PETITION
 FOR ZONING VARIANCE**
1712 BEECHWOOD AVENUE
LOT 45 EVERGREEN PARK PB 7/174
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET JUNE 6, 2017
 REV: 9/4/17



VICINITY MAP
SCALE = 1" = 1000'

NOTES

1. ZONING....RC5 (MAP 104C3)
2. AREA.....9575 S.F. = 0.220 ACRE +/-
3. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
4. SITE IS LOCATED IN THE CBCA AND THE 100 YEAR TIDAL FLOOD ZONE (BFE 7.7)
5. PUBLIC WATER AND SEWER IS AVAILABLE
6. NO UNDERGROUND STORAGE TANKS OR HISTORIC STRUCTURES EXIST
7. BUILDING COVERAGE = 2056 SF = 21.5%

2018-0012-A

**PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE**

**1712 BEECHWOOD AVENUE
LOT 45 EVERGREEN PARK PB 7/174
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET JUNE 6, 2017**

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

OWNER
MARY LINDA HADDAWAY
1606 TEMPLETON ROAD
BALTIMORE, MD. 21204
DEED REF: L39020 F.027
ACCT NO. 1513207330