

M E M O R A N D U M

DATE: September 12, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0014-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 11, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ~~Case File~~
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(6702 Maurleen Road)
3rd Election District *
2nd Council District *
Daniel & Yehudis Hutman *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0014-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Daniel and Yehudis Hutman ("Petitioners"). The Petitioners are requesting variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit two (2) additions with a front yard setback of 23 ft., side yard setback of 5 ft., 7 in. and a rear yard setback of 11 ft. in lieu of the required 25 ft., 8 ft. and 30 ft., respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 20, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 8-11-17

By [Signature]

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

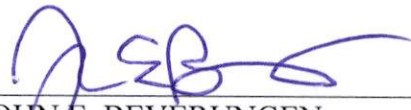
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 11th day of **August, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit two (2) additions with a front yard setback of 23 ft., side yard setback of 5 ft., 7 in. and a rear yard setback of 11 ft. in lieu of the required 25 ft., 8 ft. and 30 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-11-17

By DW



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6702 MAURLEEN RD BALTIMORE MD 21209 Currently zoned DR5.5
 Deed Reference 28566 / 00174 10 Digit Tax Account # 0308081310
 Owner(s) Printed Name(s) DANIEL AND YEHUDIS HUTMAN

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1802.3.B BCZR

To permit an additions with a front yard setback of 23', side yard setback of 5'-7" and a rear yard setback of 11' in lieu of the required 25', 8' and 30', respectively of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

DANIEL HUTMAN / **YEHUDIS HUTMAN**
 Name #1 – Type or Print / Name #2 – Type or Print
Daniel Hutman / Yehudis Hutman
 Signature #1 / Signature #2
6702 MAURLEEN RD BALTIMORE MD
 Mailing Address / City / State
21209 / **443-847-6030** /
 Zip Code / Telephone # / Email Address
DANIELHUTMAN@YAHOO.COM

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

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

Representative to be contacted:

DANIEL "DONNY" ANKRI
 Name – Type or Print
Donny Ankri
 Signature
6803 CHEROKEE DR BALTIMORE MD
 Mailing Address / City / State
21209 / **443-929-2377** / **DONNYANKRI@GMAIL.COM**
 Zip Code / Telephone # / Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 01 day of August, 2017 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0014-A Filing Date 7/12/17 Estimated Posting Date 7/23/17 Reviewer JF

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 6702 MAURLEEN RD BALTIMORE MD 21209
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

AN ADMINISTRATIVE VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING HOUSE PROVIDES A PRACTICAL DIFFICULTY FOR THE GROWING HUTMAN FAMILY. THE AMOUNT OF BEDROOMS AND THE SIZE OF THE CURRENT KITCHEN ARE INADEQUATE. MAIN SPACES OF THE PROJECT PROGRAM INCLUDES TWO ADDITIONAL BEDROOM, AN ENLARGED KITCHEN, BREAKFAST AREA, DEN AND AN OFFICE.

IN ADDITION, DUE TO THE HUTMAN'S RELIGIOUS BACKGROUND, A KOSHER KITCHEN IS NEEDED FOR PROPER FUNCTIONALITY. A KOSHER KITCHEN REQUIRES MULTIPLE APPLIANCES AND COUNTERS WHICH THE EXISTING SIZE KITCHEN DOES NOT PROVIDE.

THANK YOU FOR YOUR CONSIDERATION.

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

Daniel Hutman
Signature of Owner (Affiant)

DANIEL HUTMAN
Name- Print or Type

Yehudis Hutman
Signature of Owner (Affiant)

YEHUDIS HUTMAN
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of May, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

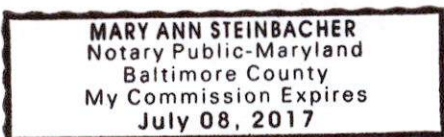
Print name(s) here: Daniel Hutman and Yehudis Hutman

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

AS WITNESS my hand and Notaries Seal

Mary Ann Steinbacher
Notary Public

07/08/2017
My Commission Expires



THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 6702 Maurleen Rd Baltimore MD 21209

Beginning at a point on the West side of Maurleen Rd which is 50 feet wide at the distance of 140 feet North of the centerline of the nearest improved intersecting street Smith Ave which is 65 feet wide.

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot #14, Block #F Section #1 in the subdivision of Wellwood as recorded in Baltimore County Plat Book #23, Folio #36 containing 9,450 square feet, located in the 3rd Election District and the 2nd Council District.

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

July 21, 2017

Re:
Zoning Case No. 2018-0014-A
Legal Owner: Daniel & Yehudis Hutman
Closing date: August 7, 2017

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **6702 Maurleen Road**.

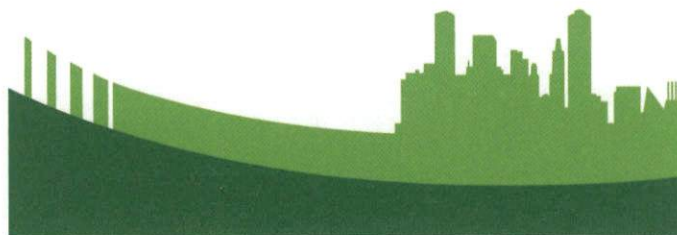
The sign was posted on **July 20, 2017**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2018-0014-A

6702 Maurleen Road

REQUEST: TO PERMIT ADDITIONS WITH A FRONT YARD SETBACK OF 23 FEET, SIDE YARD SETBACK OF 5 FEET 7 INCHES AND A REAR YARD SETBACK OF 11 FEET IN LIEU OF THE REQUIRED 25 FEET, 8 FEET AND 30 FEET, RESPECTIVELY.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE AUGUST 7, 2017.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0014 -A Address 6702 MAURLEEN RD.
Contact Person: Jan Fernandez Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/12/17 Posting Date: 7/23/17 Closing Date: 8/7/17

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0014 -A Address 6702 MAURLEEN RD.
Petitioner's Name Daniel & Yehudis Hatman Telephone 443-847-6030
Posting Date: 7/23/17 Closing Date: 8/7/17
Wording for Sign: To Permit an additions with a front yard setback of 23', side yard setback of 5'-7" and a rear yard setback of 11' in lieu of the required 25', 8' and 30', respective

Revised 6/30/2018

**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: 2018-0014-A

• Property Address: 6702 Maurleen Rd Baltimore, MD 21209

Property Description: _____

• Legal Owners (Petitioners): Daniel and Yehudis Hutman

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

• Name: Daniel and Yehudis Hutman

Company/Firm (if applicable): _____

Address: 6702 Maurleen Rd Baltimore, MD 21209

Telephone Number: 443-847-6030

Revised 7/9/2015

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

NO 154847

Date: 7/12/17

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: 75.00

Rec From: Daniel Hutman

For: Admin. Variance Cmt # 2018-0014-A
6702 MAURLEEN RD.

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME IN
7/13/2017 7/12/2017 10:34:11 2
REG W302 WALKIN JEE
>>RECEIPT # 015724 7/12/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 154847

Recpt Tot \$75.00
\$79.00 OT
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

August 8, 2017

Daniel & Yehudis Hutman
6702 Maurleen Road
Baltimore MD 21209

RE: Case Number: 2018-0014 A, Address: 6702 Maurleen Road

Dear Mr. & Ms. Hutman:

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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Daniel Ankri, 6803 Cherokee Drive, Baltimore MD 21209

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 11, 2017

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2017
Item No. 2017-0354-A, 355-SPHA,
2018-0001, 0003-A, 0005-SPH, 0006-A, 0007-SPHX, 0009-A, 0010-SPH,
0014-A, 0016-A, 0017-SPH, 0018-A, 0019-A, 0020-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

VKD:CEN
cc:file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 25 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

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

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

DATE: July 19, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0014-A
Address 6702 Maurleen Road
(Hutman Property)

Zoning Advisory Committee Meeting of **July 24, 2017**.

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

Reviewer: Steve Ford

Date: 7-19-2017

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

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.

2018-0014-A
Administrative Variance
Daniel & Yehudis Hoffman
6702 Maurleen 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,


for Wendy Wolcott, P.L.A.

Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: July 19, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0014-A
Address 6702 Maurleen Road
(Hutman Property)

Zoning Advisory Committee Meeting of **July 24, 2017**.

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

Reviewer: Steve Ford

Date: 7-19-2017

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

7-19

DEPS

(if not received, date e-mail sent _____)

NC

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

7-17

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 7-20-17by Doak

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

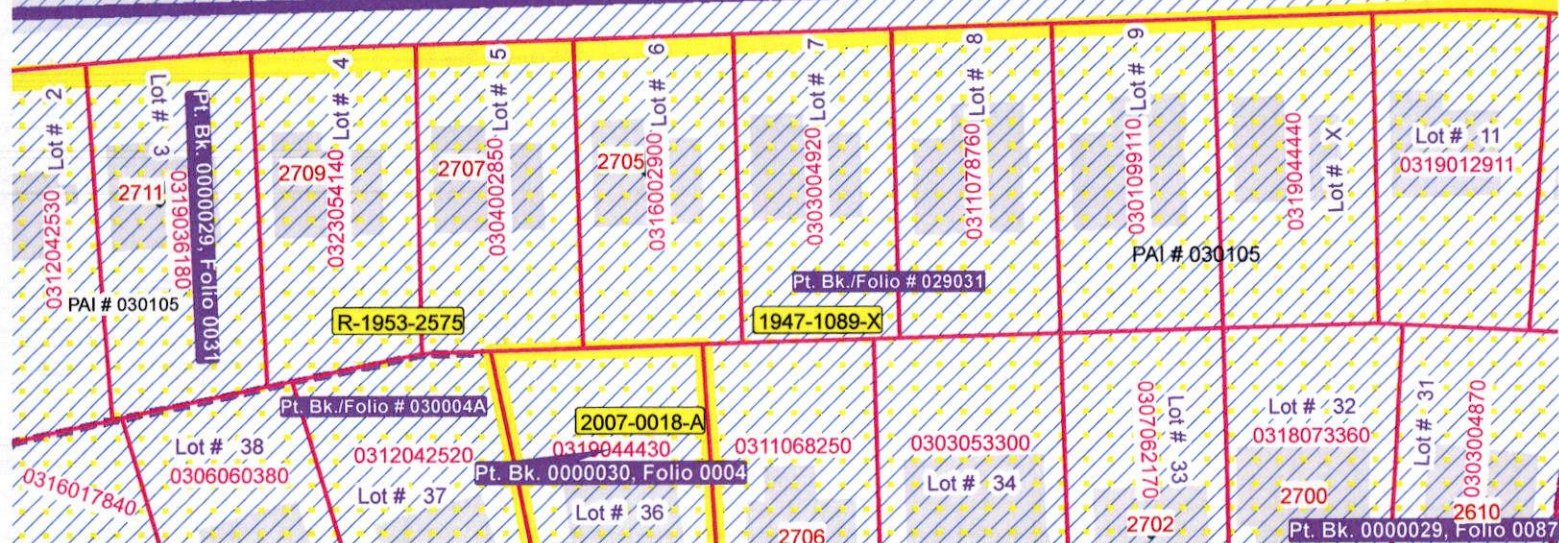
☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

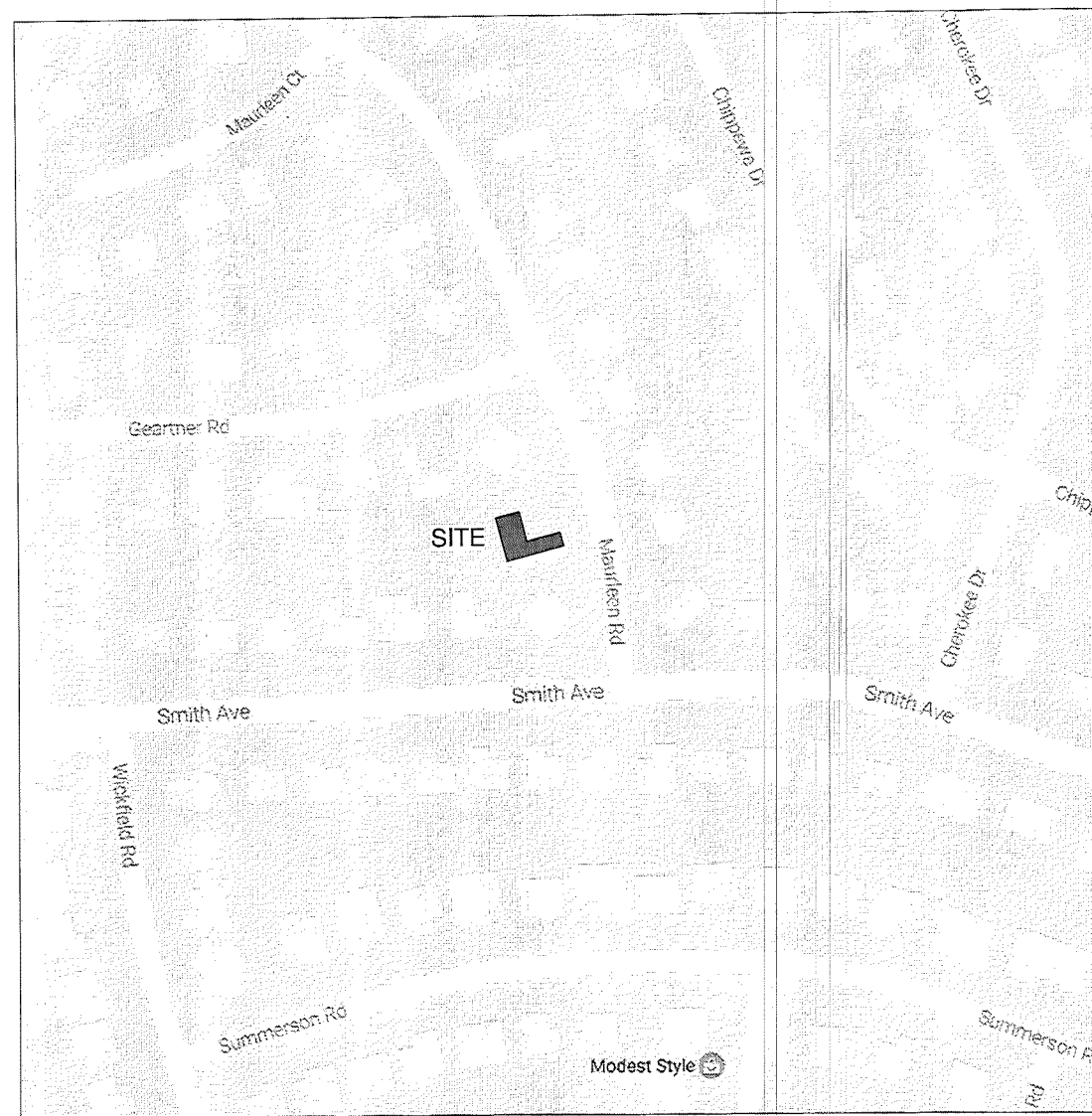
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0308081310			
Owner Information					
Owner Name:	HUTMAN DANIEL HUTMAN YEHUDIS		Use:	RESIDENTIAL	
Mailing Address:	6702 MAURLEEN RD BALTIMORE MD 21209-1421		Principal Residence:	YES	
			Deed Reference:	/28566/ 00174	
Location & Structure Information					
Premises Address:		6702 MAURLEEN RD BALTIMORE 21209-1421		Legal Description: 6702 MAURLEEN RD WELLWOOD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0078	0006	0458		0000	1
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	2
J	14	2017		0023/0036	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1957	2,292 SF		9,450 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	FRAME	2 full/ 1 half	
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2016	07/01/2017
Land:		78,500	78,500		
Improvements		227,600	213,900		
Total:		306,100	292,400	306,100	292,400
Preferential Land:		0			0
Transfer Information					
Seller: GAMZEH JOSHUA		Date: 08/26/2009		Price: \$285,000	
Type: ARMS LENGTH IMPROVED		Deed1: /28566/ 00174		Deed2:	
Seller: VEIN ALLEN E		Date: 06/20/2008		Price: \$204,750	
Type: ARMS LENGTH IMPROVED		Deed1: /27117/ 00674		Deed2:	
Seller: HURWITZ HIGH		Date: 03/28/1979		Price: \$75,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06002/ 00678		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class				
County:	000	07/01/2016		07/01/2017	
State:	000	0.00			
Municipal:	000	0.00			
		0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 05/07/2010					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					



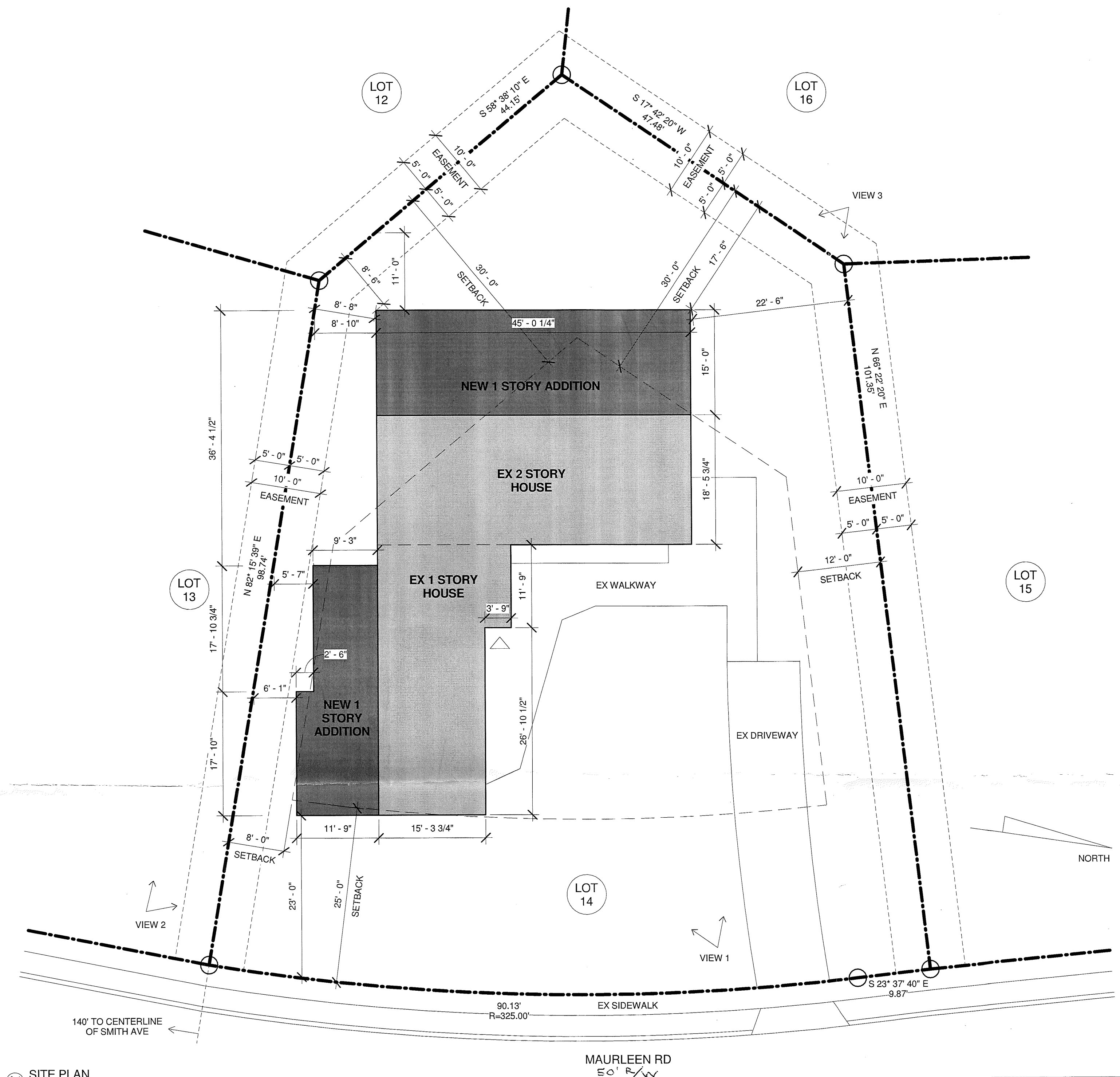
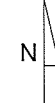
STAPLE EDGE

NOTES

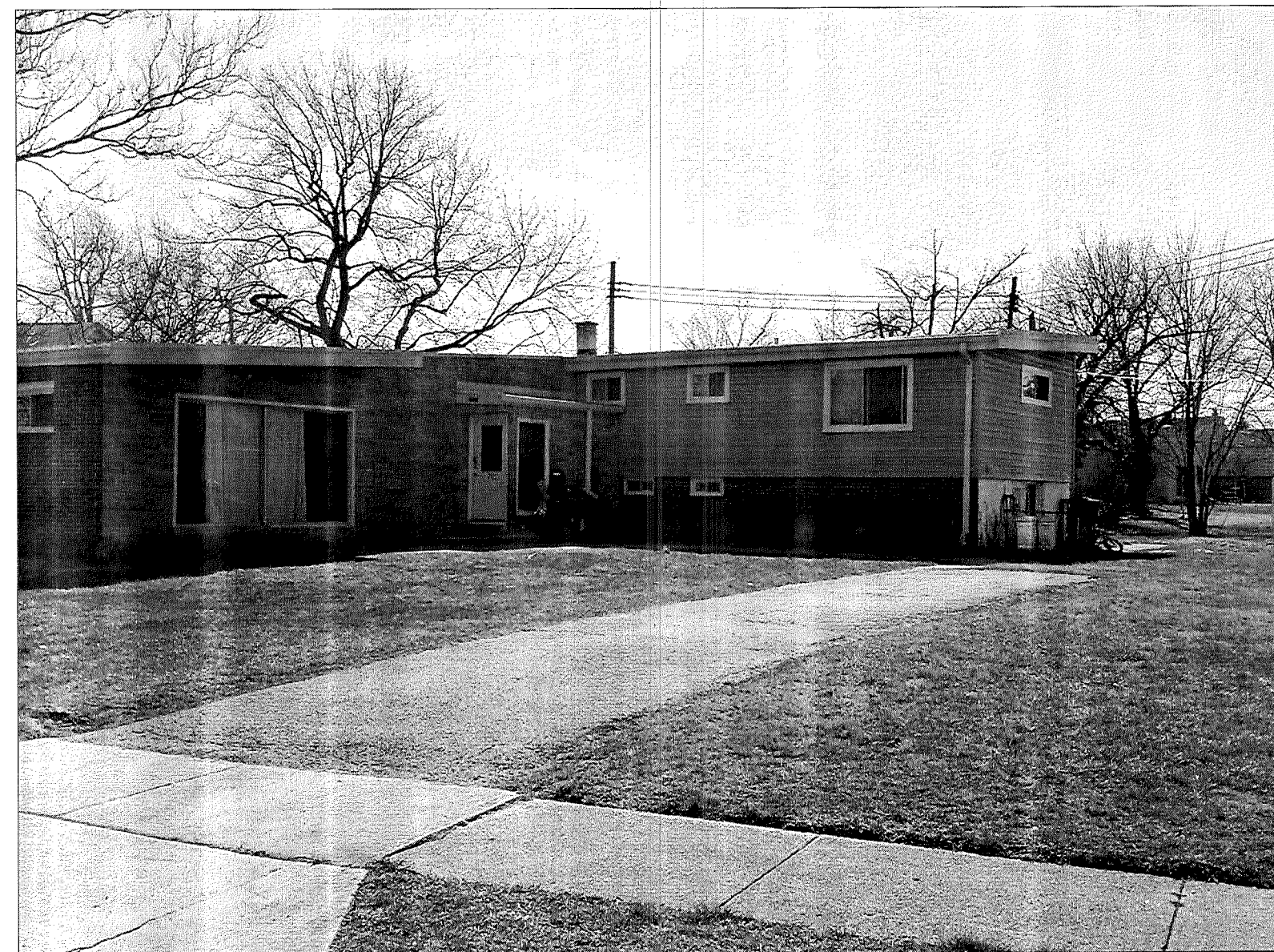
- 1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM CLIENT-PROVIDED LOCATION DRAWING.
- 2) DIMENSIONS ARE APPROXIMATE.



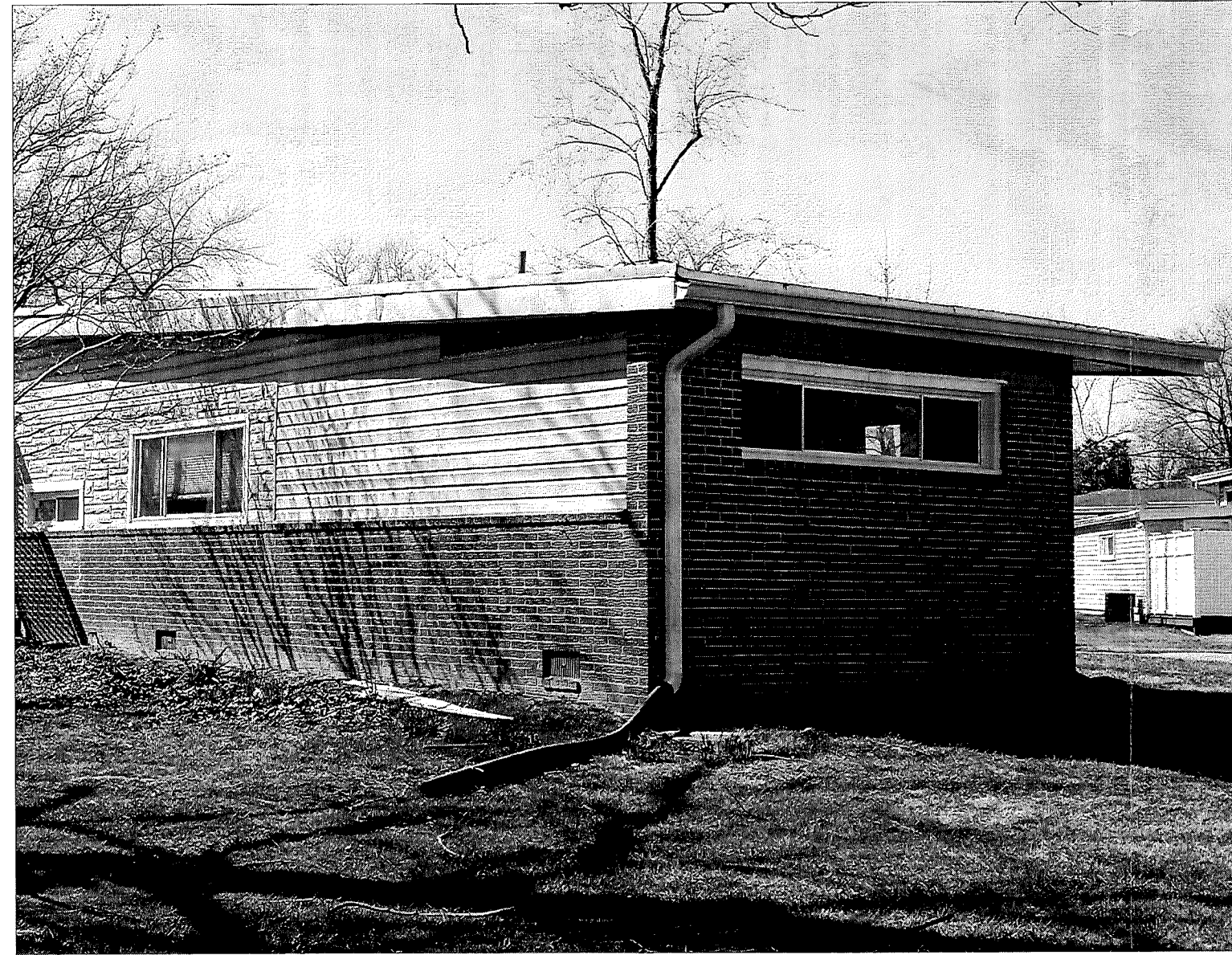
VICINITY PLAN (NOT TO SCALE)
TAKEN FROM GOOGLE MAPS



(A1) SITE PLAN
1" = 10'-0"



VIEW 1



VIEW 2



VIEW 3

ZONING HEARING PLAN FOR:
VARIANCE X FOR SPECIAL HEARING

ADDRESS: 6702 MAURLEEN RD
BALTIMORE, MD 21209
OWNER'S NAME: DANIEL & YEHUJIS HUTMAN
SUBDIVISION NAME: WELLWOOD
LOT#: 14
BLOCK#: J
SECTION#: 1
PLAT BOOK#: 23
FOLIO#: 36
10 DIGIT TAX#: 0308081310
DEED REF#: 28566 / 00174

ZONING MAP# 078C1
SITE ZONED DR5.5
PLAT APPROVED: APRIL 1956
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 9,450 SQ. FT.
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS:
PUBLIC X PRIVATE
SEWER IS:
PUBLIC X PRIVATE
PRIOR HEARING? NO

HUTMAN ADDITION

6702 MAURLEEN RD
BALTIMORE MD 21209



www.donnyankri.com
donnyankri@gmail.com
443.929.2377

VARIANCE SUBMISSION

Date	6/28/17
Scale	As indicated
Job No.	XXXX
Drawn By	DA

SITE PLAN

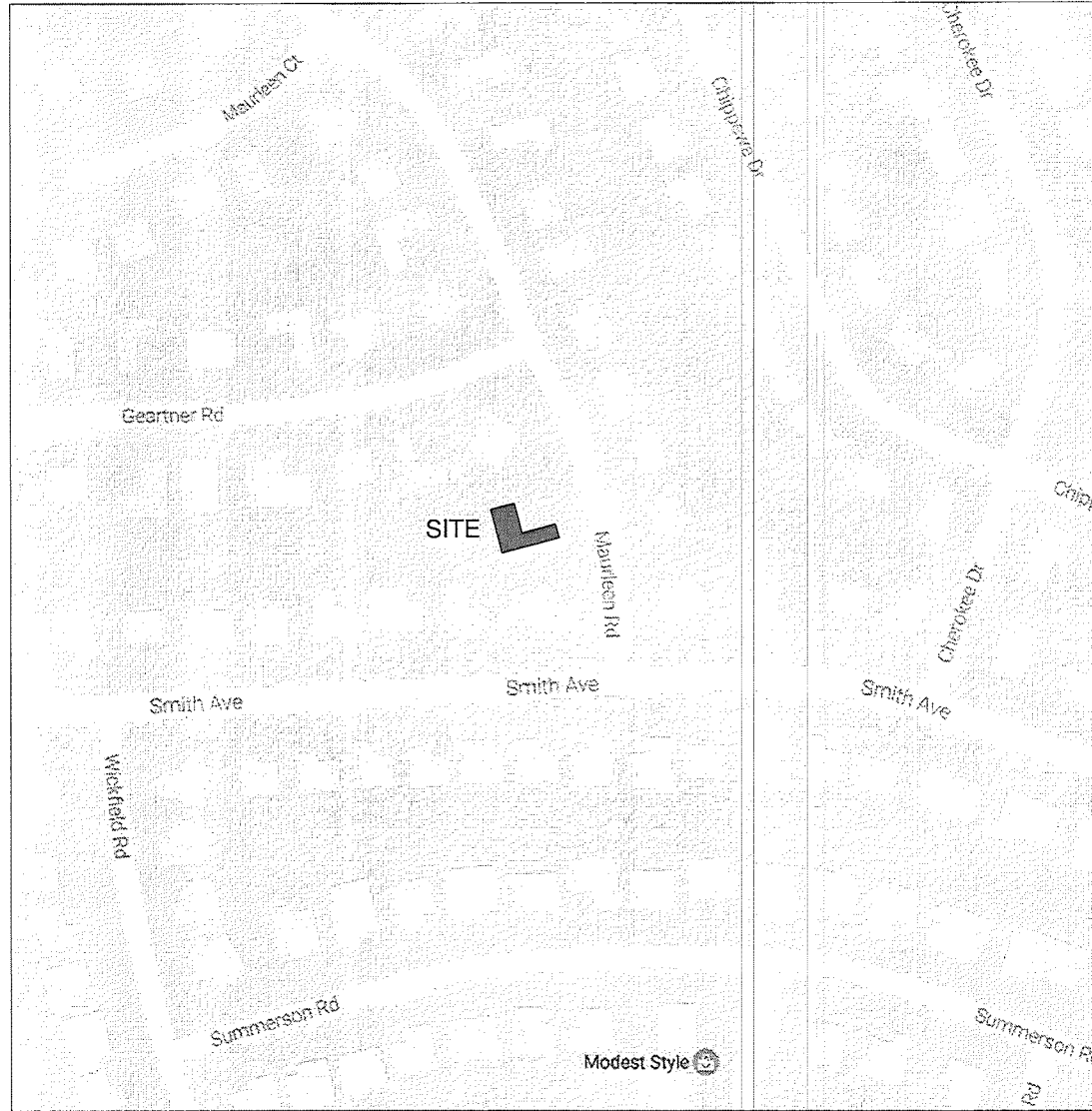
Drawing No. **A0.01**

STAPLE EDGE

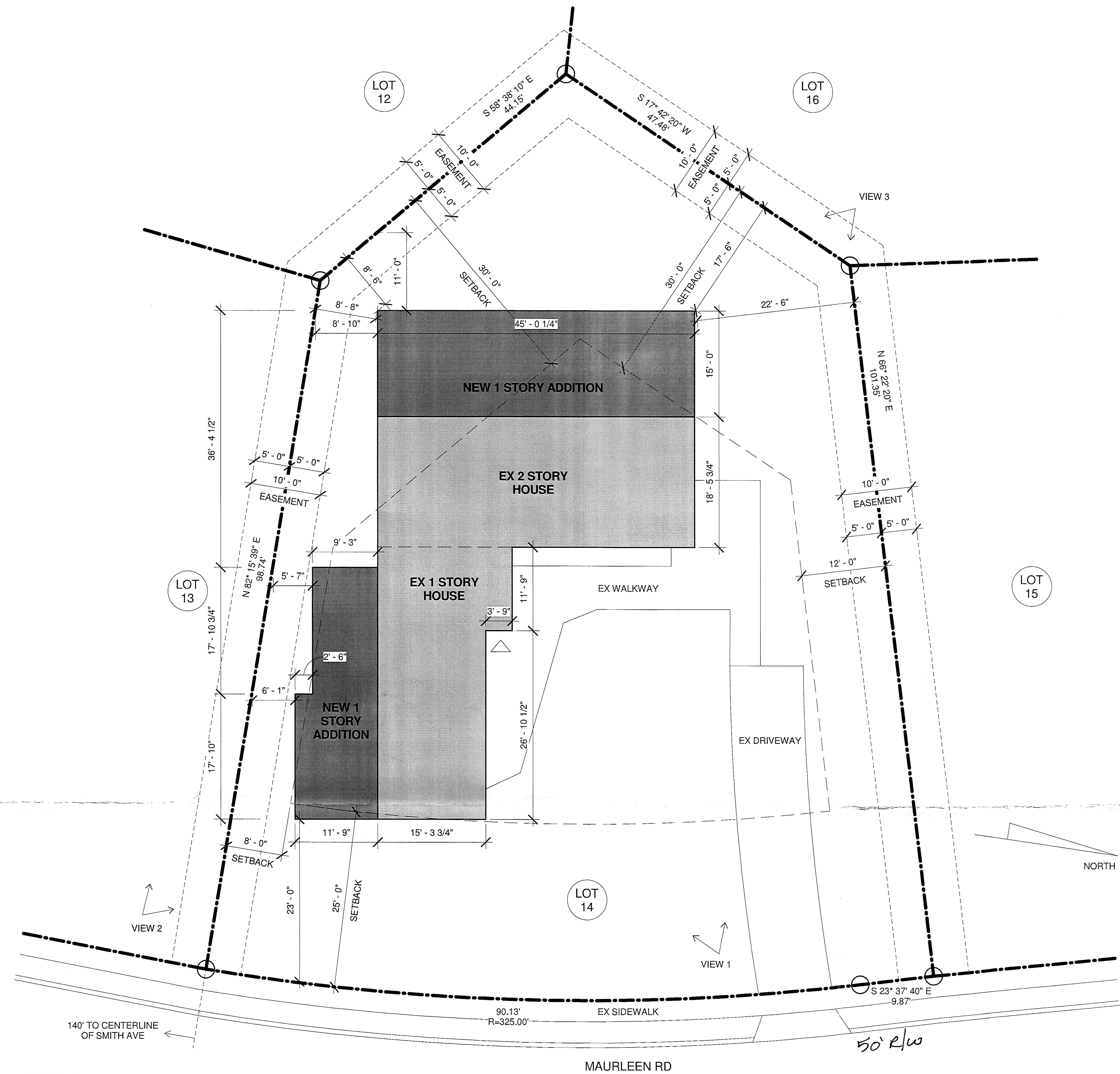
STAPLE EDGE

NOTES

- 1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM CLIENT-PROVIDED LOCATION DRAWING.
- 2) DIMENSIONS ARE APPROXIMATE.



VICINITY PLAN (NOT TO SCALE)
TAKEN FROM GOOGLE MAPS



A1 SITE PLAN
1" = 10'-0"

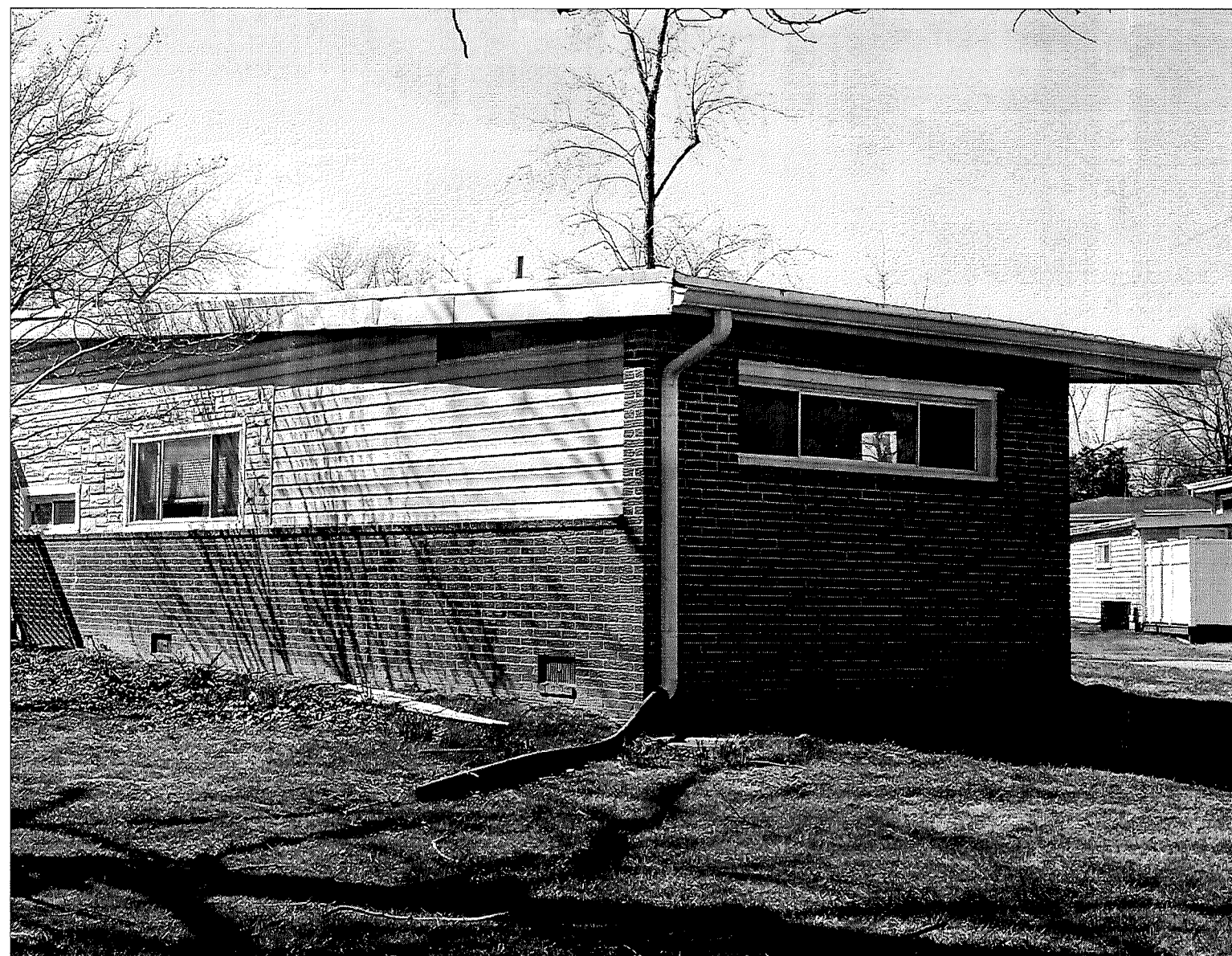
HUTMAN ADDITION
6702 MAURLEEN RD
BALTIMORE MD 21209

D4
DONNY
ANKRI
ARCHITECTS

www.donnyankri.com
donnyankri@gmail.com
443.929.2377



VIEW 1



VIEW 2



VIEW 3

ZONING HEARING PLAN FOR:
VARIANCE ☒ FOR SPECIAL HEARING ☐

ADDRESS: 6702 MAURLEEN RD
BALTIMORE, MD 21209
OWNER'S NAME: DANIEL & YEHUDIS HUTMAN
SUBDIVISION NAME: WELLWOOD
LOT#: 14
BLOCK#: J
SECTION#: 1
PLAT BOOK#: 23
FOLIO#: 36
10 DIGIT TAX#: 0308081310
DEED REF#: 28566 / 00174

ZONING MAP# 078C1
SITE ZONED DR5.5
PLAT APPROVED: APRIL 1956
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 9,450 SQ. FT.
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS:
PUBLIC ☒ PRIVATE ☐
SEWER IS:
PUBLIC ☒ PRIVATE ☐
PRIOR HEARING? NO

VARIANCE SUBMISSION

Date	6/28/17
Scale	As indicated
Job No.	XXXX
Drawn By	DA

SITE PLAN

Drawing No. **A0.01**

Pet. Exp. 1

STAPLE EDGE