

M E M O R A N D U M

DATE: October 12, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0021-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 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 VARIANCE
(962 Lance Avenue)
15th Election District
7th Council District
Donna Lee Dolly & Theresa M Ash
Legal Owners

Petitioners

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY

CASE NO. 2018-0021-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Donna Lee Dolly and Theresa M. Ash, the legal owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from §§ 301.1.A and 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) to permit an existing attached carport to the side of the dwelling with a 2 ft. side yard setback in lieu of the required 7½ ft.; and (2) to permit an attached addition to the side and rear of the existing dwelling with a side yard setback of 1.8 ft. in lieu of the required 7 ft., respectively. A site plan was marked as Petitioners' Exhibit 1.

Donna Dolly & 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. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection and Sustainability (DEPS).

The site is approximately 6,283 sq. ft. in size and zoned DR 5.5. The property is improved with a single family dwelling constructed in 1954. There is a carport connected to the dwelling which was constructed prior to Petitioners' purchase of the property in 2000. Recently Petitioners hired a contractor to construct an addition which, although it is attached to the dwelling, is only

ORDER RECEIVED FOR FILING

Date

9/11/17

By

Sen

accessible through exterior doors. This was done without proper permits, and Baltimore County imposed civil penalties against the property for the code violation. Petitioners seek variance relief to "legitimize" the addition and carport.

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 property has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be required to raze the new addition.

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 addition, conditions will be included below to prevent the addition from being used as living space.

The DOP requested confirmation that the 22 ft. rear setback shown on the plan complies with the B.C.Z.R. As Mr. Billingsley noted, the plat for this development was approved by the Planning Commission in 1953, which means the R6 regulations are applicable. B.C.Z.R. §1B02.3.A.1. Under those Regulations the required setback is 20 ft.

THEREFORE, IT IS ORDERED, this 11th day of **September, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 301.1.A and 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows:

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Date 9/11/17

By Sen

(1) to permit an existing attached carport to the side of the dwelling with a 2 ft. side yard setback in lieu of the required 7 1/2 ft.; and (2) to permit an attached addition to the side and rear of the existing dwelling with a side yard setback of 1.8 ft. in lieu of the required 7 ft., respectively, 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. Petitioners must prior to issuance of permits comply with the Chesapeake Bay Critical Area Regulations.
3. The attached addition must be constructed of fire-rated materials as specified in the Baltimore County Building Code.
4. There shall be no living quarters, bathroom and/or kitchen facilities in the attached addition.
5. The attached addition shall not be accessible from the interior of the dwelling.

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 9/11/17

By sen



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 962 LANCE AVENUE which is presently zoned DR 5.5
 Deed References: L14878 F. 340 10 Digit Tax Account # 1508650670
 Property Owner(s) Printed Name(s) DONNA LEE DOLLY & THERESA M. ASH

(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):

DONNA LEE DOLLY, THERESA M. ASH
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 _____ Signature #2 _____
962 LANCE AVENUE BALTO. MD.
 Mailing Address _____ City _____ State _____
21221, (410) 340-8112
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

DAVID BILLINGSLEY
 Name - Type or Print _____
 Signature _____
601 CHARWOOD CT. EDGEWOOD, MD.
 Mailing Address _____ City _____ State _____
21040, (410) 679-8719, dwb0209@yahoo.com
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2018-0021-A Filing Date 7/17/17

Do Not Schedule Dates: _____ Reviewer AT

Variances:

From Section 301.1.A of BCZR to permit an existing attached carport to the side of the dwelling with a 2 feet side yard setback in lieu of the required 7 feet; and

From Section 1B.02.3.B of BCZR (1953 July 2 to March 29, 1955 Planning Commission/Board Approved Subdivisions) to permit an attached addition to the side and rear of the existing dwelling with a side yard setback of 1.8 feet in lieu of the required 7 feet; respectively.

Zoning Case no. 2018-0021-A

ZONING DESCRIPTION

962 LANCE AVENUE

Beginning for the same at a point on the north side of Lance Avenue (50 feet wide) distant 141.13 feet easterly from its intersection with the center of Martin Road (50 feet wide), thence being all of Lot 12 as shown on the plat entitled Plat 2, Marlyn Manor recorded among the Baltimore County plat records in Plat Book 19 Folio 103.

Containing 6283 square feet or 0.144 acre of land, more or less.

Being known as 962 Lance Avenue. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Md.

2018-0021-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 5125031

Sold To:

Donna Dolly - CU00613766
962 Lance Ave
Essex, MD 21221-5223

Bill To:

Donna Dolly - CU00613766
962 Lance Ave
Essex, MD 21221-5223

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

Aug 17, 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: # 2018-0021-A
962 Lance Avenue
N/S Lance Avenue, 141 ft. E/of centerline of Martin Road
15th Election District - 7th Councilmanic District
Legal Owner(s) Donna Lee Dolly, Theresa Ash

Variance: to permit 1. To permit an existing attached carport to the side of the dwelling with a 2 ft. side yard setback in lieu of the required 7 ft.. 2. To permit an attached addition to the side and rear of the existing dwelling with a side yard setback of 1.8 ft. in lieu of the required 7 ft., respectively.

Hearing: Friday, September 8, 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.

8/061 Aug. 17 5125031

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

Date: AUGUST 19 2017

RE: Project Name: 962 LANCE AVENUE
Case Number /PAI Number: 2018-0021-A
Petitioner/Developer: DONNA DOLLY
Date of Hearing/Closing: SEPT. 8, 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 962 LANCE AVENUE

The sign(s) were posted on AUGUST 19, 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)



KEVIN KAMENETZ
County Executive

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

August 2, 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: 2018-0021-A

962 Lance Avenue

N/s Lance Avenue, 141 ft. E/of centerline of Martin Road

15th Election District – 7th Councilmanic District

Legal Owners: Donna Lee Dolly, Theresa Ash

Variance to permit 1. To permit an existing attached carport to the side of the dwelling with a 2 ft. side yard setback in lieu of the required 7 ft. 2. To permit an attached addition to the side and rear of the existing dwelling with a side yard setback of 1.8 ft. in lieu of the required 7 ft., respectively.

Hearing: Friday, September 8, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: Donna Lee Dolly, Theresa Ash, 962 Lance Avenue, Baltimore 21221
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 19, 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 17, 2017 Issue - Jeffersonian

Please forward billing to:
Donna Dolly
962 Lance Avenue
Baltimore, MD 21221

410-733-8012

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: 2018-0021-A

962 Lance Avenue

N/s Lance Avenue, 141 ft. E/of centerline of Martin Road

15th Election District – 7th Councilmanic District

Legal Owners: Donna Lee Dolly, Theresa Ash

Variance to permit 1. To permit an existing attached carport to the side of the dwelling with a 2 ft. side yard setback in lieu of the required 7 ft. 2. To permit an attached addition to the side and rear of the existing dwelling with a side yard setback of 1.8 ft. in lieu of the required 7 ft., respectively.

Hearing: Friday, September 8, 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
962 Lance Avenue; N/S Lance Avenue, * OF ADMINISTRATIVE
141' E of Martin Road * HEARINGS FOR
15th Election & 7th Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Donna Dolly & Theresa Ash *
Petitioner(s) *
* 2018-021-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 25 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 25th 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: 2018-0021-A

Property Address: 962 Lance Avenue

Property Description: _____

Legal Owners (Petitioners): Donna Dolly and Theresa Ash

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Donna Dolly

Company/Firm (if applicable): _____

Address: 962 Lance Avenue
Balto. Md. 21221

Telephone Number: (410) 733-8012

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

August 31, 2017

Donna Lee Dolly
Theresa M Ash
962 Lance Avenue
Baltimore MD 21221

RE: Case Number: 2018-0021 A, Address: 962 Lance Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 17, 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.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Road, Edgewood MD 21040

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 7/24/17

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

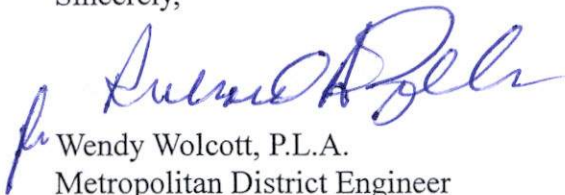
Dear Ms. Lewis:

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. 2018-0021-A

Variances
Donna Lee Dohy & Theresa M. Ash
962 Lonce 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

9-8

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 8/24/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-021



INFORMATION:

Property Address: 962 Lance Avenue
Petitioner: Donna Lee Dolly & Theresa M. Ash
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit an open projection (carport) with a side yard setback of 2' and an addition with side setback of 1.8' in lieu of the required 7' and 7' respectively.

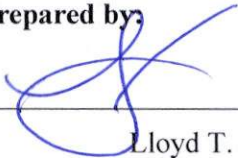
A site visit was conducted on August 2, 2017. The site has been the subject of multiple citations issued by Baltimore County (CB1700226 & CB99CO0128241).

The Department of Planning has no objection to granting the petitioned zoning relief.

Be advised that the petitioners should demonstrate to the satisfaction of the Administrative Law Judge that the 22' rear yard setback shown for the addition meets Baltimore County zoning regulations or, in the alternative, additional variance relief is sought.

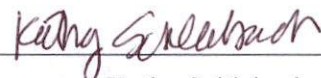
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak

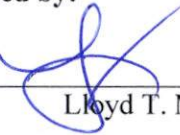
David Billingsley, Central Drafting & Design, Inc.

Office of the Administrative Hearings

People's Counsel for Baltimore County

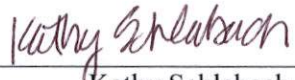
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay
Michael J. Moran, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

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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: August 24, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0021-A
Address 962 Lance Avenue
(Dolly & Ash Property)

Zoning Advisory Committee Meeting of **July 31, 2017**.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

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, non-waterfront property is located within an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area and may be subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. The petitioner's request to permit an existing, attached carport to the side of the dwelling with a 2 feet side yard setback in lieu of the required 7 feet, and to permit an existing addition (shed) attached to the side and rear of existing dwelling with a side yard setback of 1.8 feet in lieu of the required 7 feet may increase impervious surfaces. By examination of aerial photography, it is known that the attached carport has been in existence since prior to the Critical Area regulations, however, the attached shed is recent construction, and according to our records, was constructed without a building permit. Any future building permit applications and/or plans received by the Environmental Impact Review (EIR) Section of EPS will be reviewed for the applicability of the 10% Rule regulations and any required

mitigation. Allowing the request with this petition will result in minimal impacts to water quality.

2. Conserve fish, wildlife, and plant habitat; and

The subject property is not a waterfront property. There is not a tidal buffer projected onto the property. Any building permits or plans submitted to EIR will be reviewed for the application of the IDA 10% pollutant reduction requirements, which will improve buffer functions and conserve fish habitat in proximity to nearby Deep Creek and Back River.

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.

The applicant's request to allow an existing, attached carport and an existing, attached shed, both with reduced side yard setbacks is consistent with this goal. The project will be subject to review for application of the Critical Area IDA pollutant reduction requirements, thereby, maintaining compliance with these regulations. Allowing this request will be consistent with established land-use policies.

Reviewer: Thomas Panzarella
Environmental Impact Review

Date: August 24, 2017

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 8/24/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-021

INFORMATION:

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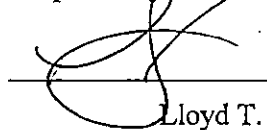
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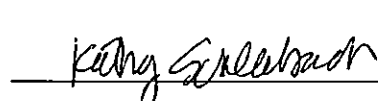
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak

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 (EPS) - Development Coordination

DATE: August 24, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0021-A
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(Dolly & Ash Property)

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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, non-waterfront property is located within an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area and may be subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. The petitioner's request to permit an existing, attached carport to the side of the dwelling with a 2 feet side yard setback in lieu of the required 7 feet, and to permit an existing addition (shed) attached to the side and rear of existing dwelling with a side yard setback of 1.8 feet in lieu of the required 7 feet may increase impervious surfaces. By examination of aerial photography, it is known that the attached carport has been in existence since prior to the Critical Area regulations, however, the attached shed is recent construction, and according to our records, was constructed without a building permit. Any future building permit applications and/or plans received by the Environmental Impact Review (EIR) Section of EPS will be reviewed for the applicability of the 10% Rule regulations and any required

mitigation. Allowing the request with this petition will result in minimal impacts to water quality.

2. Conserve fish, wildlife, and plant habitat; and

The subject property is not a waterfront property. There is not a tidal buffer projected onto the property. Any building permits or plans submitted to EIR will be reviewed for the application of the IDA 10% pollutant reduction requirements, which will improve buffer functions and conserve fish habitat in proximity to nearby Deep Creek and Back River.

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.

The applicant's request to allow an existing, attached carport and an existing, attached shed, both with reduced side yard setbacks is consistent with this goal. The project will be subject to review for application of the Critical Area IDA pollutant reduction requirements, thereby, maintaining compliance with these regulations. Allowing this request will be consistent with established land-use policies.

Reviewer: Thomas Panzarella
Environmental Impact Review

Date: August 24, 2017

PLEASE PRINT CLEARLY

CASE NAME 962 LANCE AVE
CASE NUMBER 2018-0071-A
DATE 9/8/17

PETITIONER'S SIGN-IN SHEET

E - MAIL

dw60209@yghco.com

[illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

8/24

DEPS

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

Comment

FIRE DEPARTMENT

8/28

PLANNING

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

no obj
w/ comment

7/24

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CB 99C128241)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

8/17/17

SIGN POSTING

Date:

8/19/17

by

Biedungsley

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 - 1508650670			
Owner Information					
Owner Name:	DOLLY DONNA LEE ASH THERESA M		Use:	RESIDENTIAL	
Mailing Address:	962 LANCE AVE BALTIMORE MD 21221-5223		Principal Residence:	YES	
			Deed Reference:	/14878/ 00340	
Location & Structure Information					
Premises Address:		962 LANCE AVE 0-0000		Legal Description: 962 LANCE AVE MARLYN MANOR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0097	0010	0110		0000	
					Block:
					12
					Lot:
					12
					Assessment Year:
					2018
					Plat No:
					0019/
					Plat Ref:
					0103
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1954	1,170 SF		6,283 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	NO	STANDARD UNIT	SIDING	1 full	1 Carport
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2015	07/01/2017	07/01/2018	
Land:	61,200	61,200			
Improvements	91,400	91,400			
Total:	152,600	152,600	152,600		
Preferential Land:	0				
Transfer Information					
Seller: HOUSEHOLD FINANCE CORPORATION III		Date: 12/21/2000		Price: \$89,900	
Type: ARMS LENGTH IMPROVED		Deed1: /14878/ 00340		Deed2:	
Seller: DAVIDSON CHARLOTTE A		Date: 06/01/2000		Price: \$60,000	
Type: ARMS LENGTH IMPROVED		Deed1: /14498/ 00314		Deed2:	
Seller: DAVIDSON JACK W, JR		Date: 10/13/1994		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /10790/ 00087		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					

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
817 Maiden Choice Lane; E/S of Maiden Choice *
Lane at the N corner of Wilkens Avenue * OF ADMINISTRATIVE
1st Election & 1st Councilmanic Districts
Legal Owner(s): Kensington Associates, LLC * HEARINGS FOR
By Kimco Income Fund I, LP
Petitioner(s) * BALTIMORE COUNTY
* 2018-021-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

AUG 02 2018

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 2nd day of August, 2018, a copy of the foregoing Entry of Appearance was mailed to Caroline L. Hecker, Esquire, 25 S. Charles Street, 21st Floor, Baltimore, Maryland 21201, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

19W
10-12-17

PETITIONER'S EXHIBITS
CASE NO. 2018-0021-A

sen
9/11/17

1. PLAT TO ACCOMPANY PETITION DATED JULY 12, 2017
2. SDAT REAL PROPERTY DATA SEARCH
3. DEED OF RECORD L.14878 F.340 DATED DECEMBER 15, 2000
4. PLAT NO. 2 MARLYN MANOR PB 19 F 103 RECORDED DECEMBER 15, 1953
5. AERIAL PHOTO
6. PHOTOS

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1508650670			
Owner Information					
Owner Name:		DOLLY DONNA LEE ASH THERESA M		Use:	RESIDENTIAL
Mailing Address:		962 LANCE AVE BALTIMORE MD 21221-5223		Principal Residence:	YES
				Deed Reference:	/14878/ 00340
Location & Structure Information					
Premises Address:		962 LANCE AVE 0-0000		Legal Description: 962 LANCE AVE MARLYN MANOR	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0097	0010	0110		0000	12
					Assessment Year: 2015
					Plat No: 2
					Plat Ref: 0019/0103
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1954	1,170 SF				6,283 SF
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	NO	STANDARD UNIT	SIDING	1 full	1 Carport
Last Major Renovation					
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		61,200	61,200		
Improvements		85,700	91,400		
Total:		146,900	152,600	146,900	148,800
Preferential Land:		0			0
Transfer Information					
Seller: HOUSEHOLD FINANCE CORPORATION III		Date: 12/21/2000		Price: \$89,900	
Type: ARMS LENGTH IMPROVED		Deed1: /14878/ 00340		Deed2:	
Seller: DAVIDSON CHARLOTTE A		Date: 06/01/2000		Price: \$60,000	
Type: ARMS LENGTH IMPROVED		Deed1: /14498/ 00314		Deed2:	
Seller: DAVIDSON JACK W,JR		Date: 10/13/1994		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /10790/ 00087		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2014	07/01/2015	
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					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or the accuracy of these records, the Department makes no warranties, expressed or implied, regarding

PETITIONER'S
EXHIBIT NO. 2

①

THIS DEED

00-04-0577R

MADE this 15 day of December, 2000, by and between Household Finance Corporation, III, a Delaware Corporation, party of the first part; and Donna Lee Dolly and Theresa M. Ash, parties of the second part:

WITNESSETH

THAT in consideration of the sum of Eighty Nine Thousand Nine Hundred and NO/100 Dollars (\$89,900.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part does hereby grant and convey unto the parties of the second part, in fee simple, as Joint Tenants, the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging, situate, lying and being in the 15th Election District of Baltimore County, Maryland, namely:

BEING KNOWN AND DESIGNATED as Lot No. 12, as shown on PLAT NO. 2 OF MARLYN MANOR, as per plat thereof recorded in Plat Book G.L.B. No. 19, folio 103, among the Land Records of Baltimore County, Maryland.

Being located in the 15th Election District of said County.

BEING the same land conveyed to the party of the first part herein by deed recorded in Liber 14498 at folio 314.

BY the execution of this Deed, the party of the first part hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust assumed by the parties of the second part is in the sum total of \$89,900.00.

THE undersigned hereby certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the said Corporation.

SUBJECT to all easements, covenants and restrictions of record.

AND the party of the first part herein warrants specially the property hereby conveyed; and covenants to execute such further assurances of the land as may be requisite.

IN TESTIMONY WHEREOF, the said Corporation hath on the day and year above set forth, caused these presents to be signed by ~~Donna Lee Dolly and Theresa M. Ash~~ and its corporate seal to be hereunto affixed; and doth hereby appoint ASHLEY M. BEAN its true and lawful attorney in fact to acknowledge and deliver these presents as its act and deed.

Household Finance Corporation, III

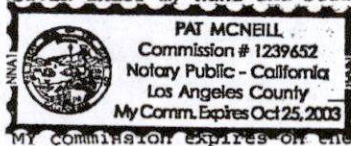
By *Ashley M. Bean* (SEAL)

Ashley M. Bean
Asst. Vice President

State of California
County of Los Angeles SS:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Ashley M. Bean, who is personally well known to me as the person named as attorney in fact in the foregoing Deed, bearing date on the 15 day of December, 2000, personally appeared before me in said jurisdiction and as attorney in fact as aforesaid, acknowledged the same to be the act and deed of said Corporation by virtue of the power vested in him by said Deed.

GIVEN under my hand and seal this 15 day of December, 2000.



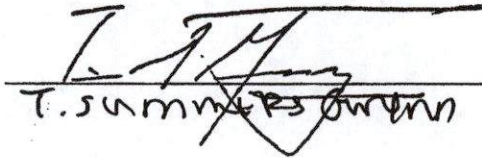
Pat McNeill
NOTARY PUBLIC
25 day of October

PETITIONER'S
EXHIBIT NO. 3

0014878 341

Page 2 of 2
Corporatio/Dolly

I HEREBY CERTIFY that the within instrument was prepared under my supervision and that I am an attorney duly admitted to practice before the Court of Appeals of Maryland.


T. J. H.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 14878, p. 0341, MSA_CE62_14733. Date available 03/08/2005. Printed 09/07/2017.

Beltway Title and Abstract, Inc.
8205 Corporate Drive
Suite B
White Marsh, Maryland 21236
(410) 930-3658

902 LANCE AVENUE



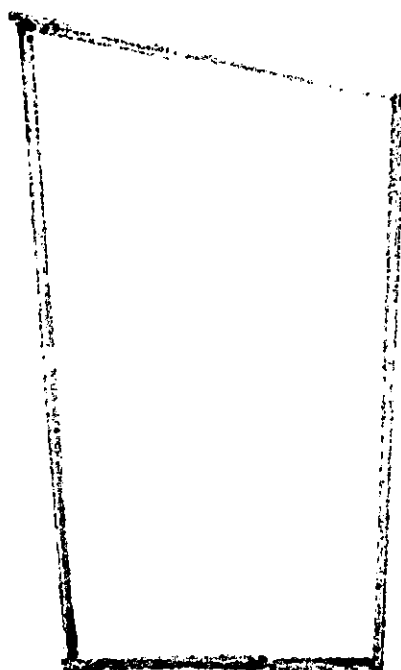
September 7, 2017

Legend

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

0 0.0045 Miles
1 inch = 47 feet

PETITIONER'S
EXHIBIT NO. 5





1



2



3

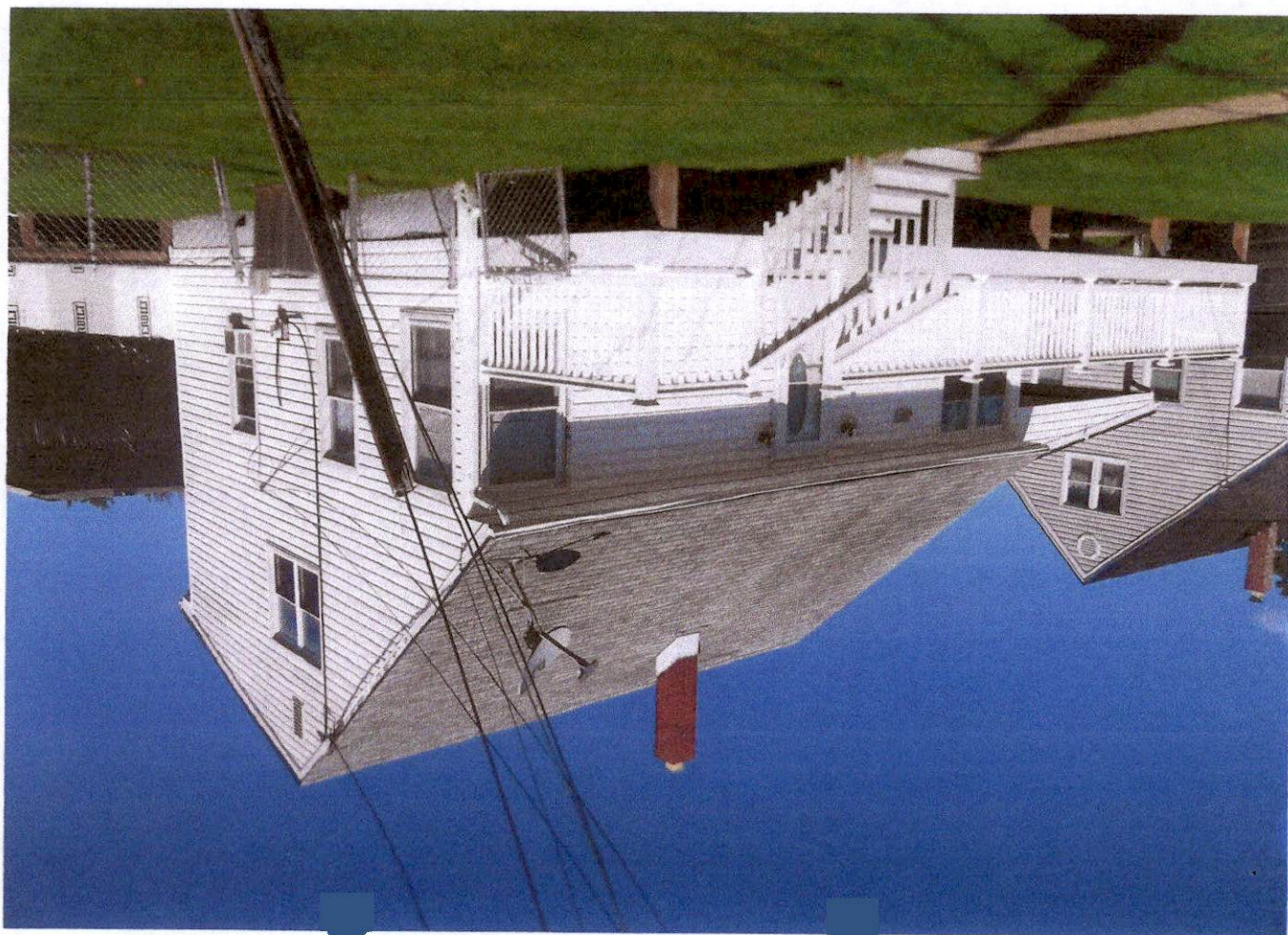


4

6



5



Zoning Classification	Minimum Net Lot Area per Dwelling Unit	Minimum Lot Width, in Feet	Minimum Front-Yard Depth, in Feet	Minimum Width of Individual Side Yard, in Feet	Minimum Sum of Side-Yard Widths, in Feet	Minimum Rear-Yard Depth, in Feet
D.R. 1	40,000 square feet	150	50	25	50	50
D.R. 2	20,000 square feet	100	40	15	40	40
D.R. 3.5	10,000 square feet	70	30	10	25	30
D.R. 5.5	6,000 square feet	55	25	10	—	30
D.R. 10.5	3,000 square feet	20	10	10	—	50
D.R. 16	2,500 square feet	20	10	25	—	30

22.3.B SETBACK REQUIREMENTS - PLANNING COMMISSION/BC

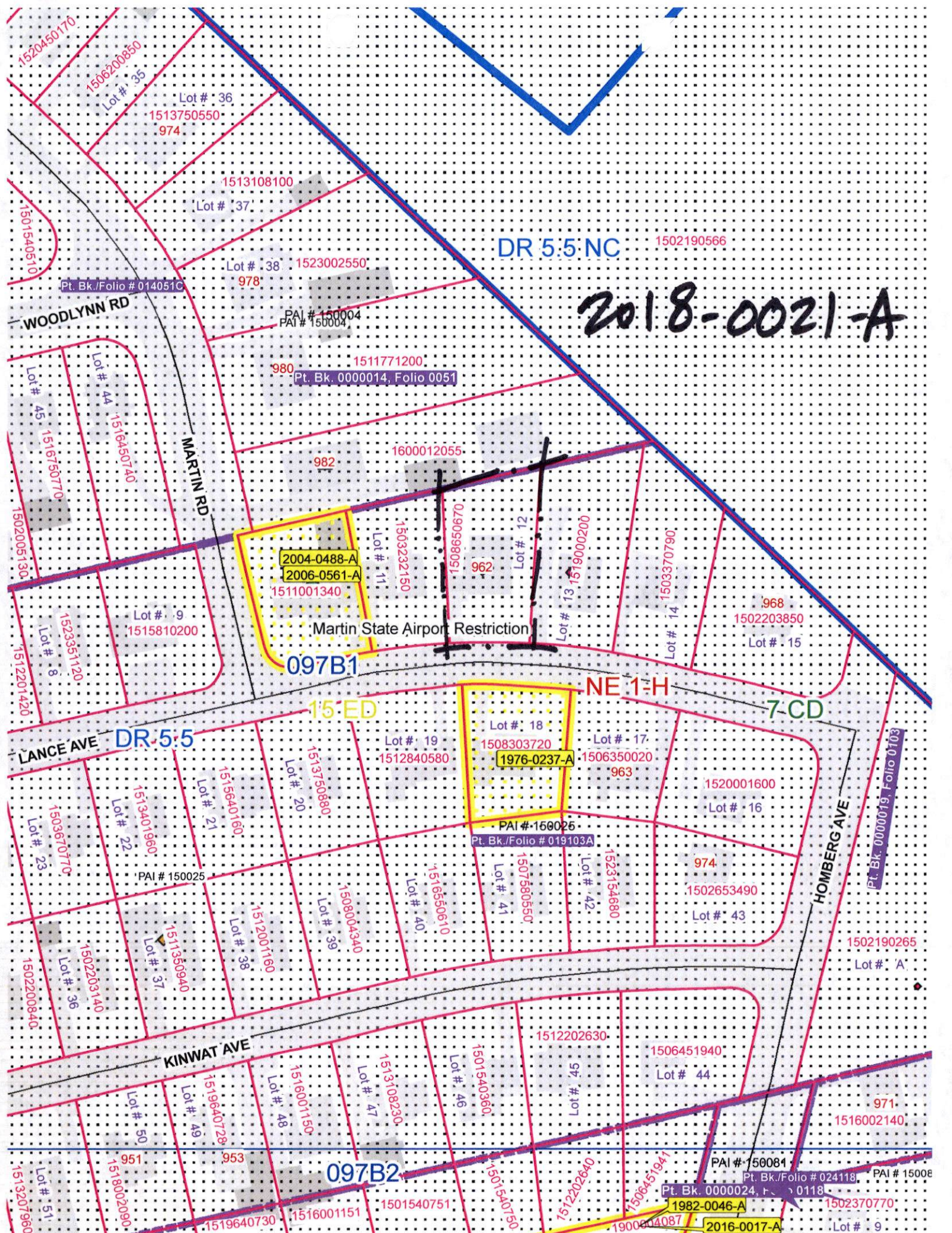
1B02.3.B SETBACK REQUIREMENTS - PLANNING COMMISSION/BOARD APPROVED SUBDI

ZONE (1971) (1955) (1945) (HOUSING TYPE)	JAN. 2, 1945 to JULY 1, 1953				JULY 2, 1953 to MAR. 30, 1971				TIME PERIOD	MARCH 30, 1955-MAR. 30, 1971				MAR. 31, 1971-PRES		
	FRONT	REAR	SIDE	CORNER (SIDE STREET)	FRONT	REAR	SIDE (COMBINED)	CORNER (SIDE STREET)		FRONT	REAR	SIDE (COMBINED)	CORNER (SIDE STREET)	FRONT	REAR	SIDE
DR 1 R 40					25	20	7 (17)	40	DR 1 R 40	50 75	50	20 (50)	50 75	50	50	2 (5)
DR 2 R 20					25	20	7 (17)	40	DR 2 R 20	40 65	40	15	40 65	40	40	1 (2)
DR 3.5 R 10 A (1 or 2 FAMILY)	25	15 (20)	7	15	25	15 (20) (AVG)	7 (17)	40	DR 3.5 R 10	30 55	30	10 (25)	30 55	30	30	1 (2)
DR 5.5 R 6 B (SEMI-DETACHED)	25	15 (20)	7	15	25	15 (20) (AVG)	7 (17)	40	DR 5.5 R 6	25 50	30	8 (20)	25 50	25	30	
DR 10.5 R.G. D (TOWN HOUSES)	25	25	10 END OF GROUP	25	25	50	15	25	DR 10.5 R.G.	25	50	15	25 50	10	50	

2017-0021-A

22.3.B SETBACK REQUIREMENTS - PLANNING COMMISSION/BOARD APPROVED SUBDIVISIONS

ZONE (1971) (1955) (1945) (HOUSING TYPE)	JAN. 2, 1945 to JULY 1, 1953				JULY 2, 1953 / MAR 29 1955				ZONE (1971) (1955)	MARCH 30, 1955 - MAR. 30, 1971				MAR. 31, 1971 - PRESENT		
	FRONT	REAR	SIDE	CORNER (SIDE STREET)	FRONT	REAR	SIDE (COMBINED)	CORNER (SIDE STREET)		FRONT	REAR	SIDE (COMBINED)	CORNER (SIDE STREET)	FRONT	REAR	SIDE
DR 1 R 40	/	/	/	/	25	20	7 (17)	40 ¢	DR 1 R 40	50 75¢	50	20 (50)	50 75¢	50	50	20 (50)
DR 2 R 20	/	/	/	/	25	20	7 (17)	40 ¢	DR 2 R 20	40 65¢	40	15	40 65¢	40	40	15 (40)
DR 3.5 R 10 A (1 or 2 FAMILY)	25	15 (20)	7	15	25	15 20 (AVG)	7 (17)	40 ¢	DR 3.5 R 10	30 55¢	30	10 (25)	30 55¢	30	30	10 (25)
DR 5.5 R 6 B (SEMI-DETACHED)	25	15 (20)	7	15	25	15 20 (AVG)	7 (17)	40 ¢	DR 5.5 R 6	25 50¢	30	0 (20)	25 50¢	25	30	10
DR 10.5 R.G. D (TOWN HOUSES)	25	25	10 END OF GROUP	25	25	50	15	25	DR 10.5 R.G.	25	50	15	25 55¢	10	50	10
DR 16 R.A. C (APARTMENTS)	55 TO ¢	20	7	-	25	25	7	15	DR 16 R.A.	30 60¢	25	30	25	10	30	2
* FOR BLDGS. OVER 40 FT. HIGH ADD 4 INCHES FOR EACH FOOT OVER									*** 2 FAM. DWLGs. USE R.G. FOR S.F.D. USE R.6 FOR TOWN HOUSES USE R.6				* SEE 1955 REG'S SECT 217.5 FOR APT. BLDG SEPARATION			* FOR SUBDIVISIONS NO FDP



DR 5.5 NC

2018-0021-A

WOODLYNN RD

MARTIN RD

LANCE AVE DR 5.5

KINWAT AVE

HOMBERG AVE

Martin State Airport Restriction

2004-0488-A
2006-0561-A

1976-0237-A

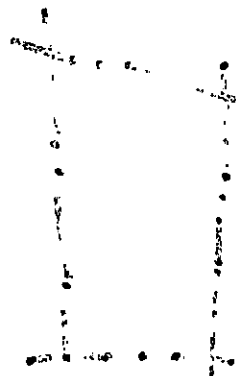
097B2

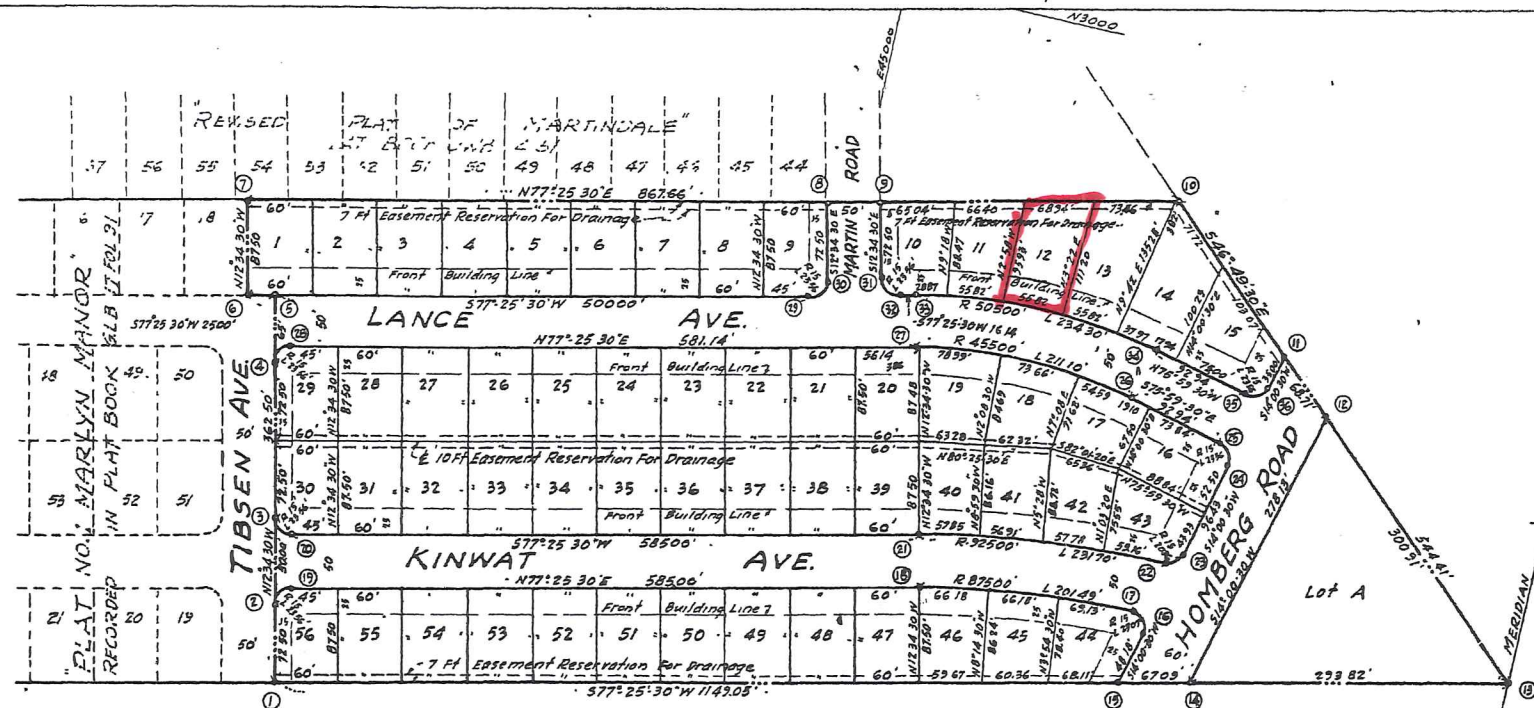
NE 1-H

7-CD

1982-0046-A
2016-0017-A

A 1500-8102





PLAT NO.2
MARLYN MANOR
15TH DISTRICT
BALTIMORE COUNTY, MD.
BERKSHIRE LAND CORPORATION
202 E. 25TH STREET
BALTIMORE 18, MD.

COORDINATE TABLE					
POINT	EAST	NORTH	POINT	EAST	NORTH
1	44567.69	2240.73	19	44563.28	2329.40
2	44551.90	2311.49	20	44552.40	2378.20
3	44534.48	2389.57	21	45123.36	2505.56
4	44502.91	2531.09	22	45353.43	2527.30
5	44488.76	2594.53	23	45368.45	2538.66
6	44464.36	2589.09	24	45391.79	2632.22
7	44445.31	2674.49	25	45380.86	2650.41
8	44372.36	2792.06	26	45290.69	2672.90
9	45021.16	2802.94	27	45081.49	2675.52
10	45292.16	2863.39	28	44514.29	2549.00
11	45419.62	2743.80	29	44976.77	2703.39
12	45469.73	2696.79	30	44988.14	2721.30
13	45689.18	2490.90	31	45036.95	2732.18
14	45402.41	2426.93	32	45054.85	2720.81
15	45336.92	2412.32	33	45070.60	2724.32
16	45348.59	2459.07	34	45302.79	2721.42
17	45334.20	2477.70	35	45392.97	2698.92
18	45134.24	2456.76	36	45411.15	2709.84

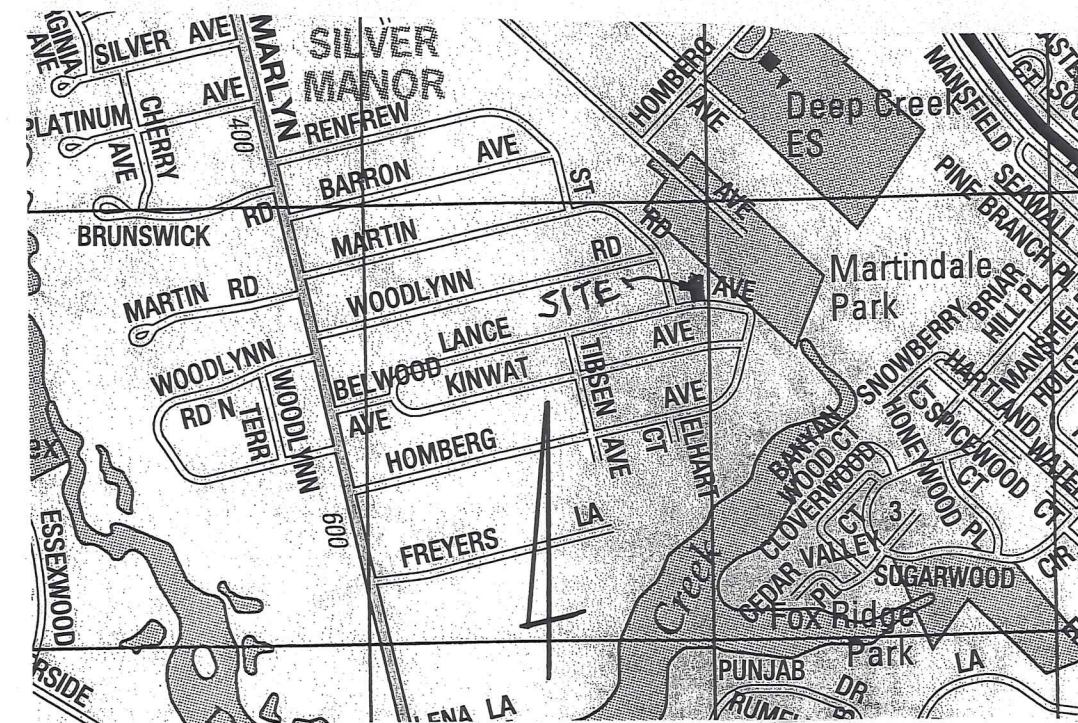
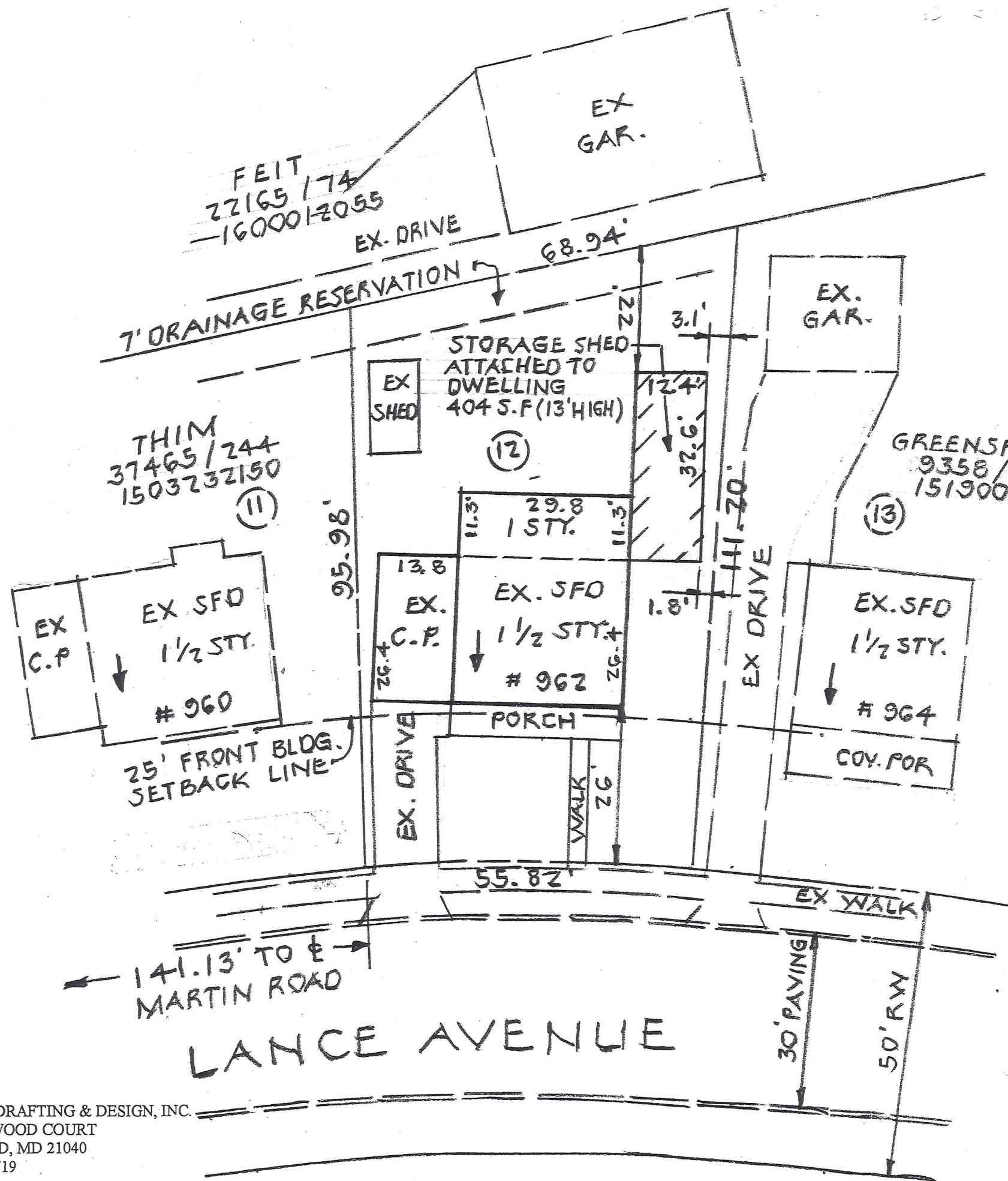
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC	TANGENT DISTANCE	CHORD
FROM TO					
2 19	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
18 17	87500'	13°11'38"	201.43'	101.19'	N84°01'19"E 201.05'
17 16	1500'	103°23'22"	2707'	18.99'	S37°41'11"E 23.54'
3 20	1500'	90°00'00"	23.56'	15.00'	S57°34'30"E 21.21'
21 22	92500'	14°21'06"	23170'	116.46'	N84°36'03"E 231.09'
22 23	1500'	77°46'06"	2036'	1210'	N52°53'33"E 18.83'
24 25	1500'	90°00'00"	23.56'	15.00'	N30°59'30"W 21.21'
26 27	45500'	26°35'00"	21110'	107.49'	N89°17'00"W 209.22'
28 4	1500'	90°00'00"	23.56'	15.00'	S32°25'30"W 21.21'
29 30	1500'	90°00'00"	23.56'	15.00'	N32°25'30"E 21.21'
31 32	1500'	90°00'00"	23.56'	15.00'	S57°34'30"E 21.21'
33 34	50500'	26°35'00"	23430'	11930'	S89°17'00"E 232.21'
35 36	1500'	90°00'00"	23.56'	15.00'	N59°00'30"E 21.21'

G.L.B. No. 19 Alio 108

FILED FOR RECORD WITH
FROM
NO
DEC 15 1953
BY *George L. Bynly*
CLERK.

APPROVED <i>Robert J. Hargis</i> DATE <i>Dec. 10, 1953</i> COUNTY ROADS ENGINEER	Coordinates and bearings shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District.	The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.	OWNER'S CERTIFICATE The requirements of Sections 72A to 72D of Article 17 of the Annotated Code of Maryland, 1929 Edition, Chapter 1016 of the Acts of 1945, as amended by Chapter 54 and 765 of the Acts of 1947, and subsequent Acts, if any, amendatory thereto, so far as they concern the making of the plat and setting of the markers, have been complied with. BERKSHIRE LAND CORPORATION <i>Wm. Blatkins Pres.</i>	ENGINEER'S CERTIFICATE I, ALBERT E. POHMER, a Registered Professional Engineer, do hereby certify that the plat is correct and true to the original survey and that the same has been prepared in accordance with the provisions of the Acts of 1945, as amended by Chapter 54 and 765 of the Acts of 1947, and subsequent Acts, if any, amendatory thereto, so far as they concern the making of the plat and setting of the markers, have been complied with. <i>Albert E. Pohmer</i>	ALBERT E. POHMER REGISTERED ENGINEER AND LAND SURVEYOR 833 PARK AVE, BALTIMORE, MD. DRAWN BY - CMC CHECKED BY - HGW SCALE - 1"=100' ISSUED Nov. 19, 1953
APPROVED <i>Daniel J. Loebe</i> DATE <i>Dec. 7, 1953</i> DIRECTOR OF THE PLANNING COMMISSION					

MSA S54.1336-893



VICINITY MAP
SCALE: 1 INCH = 1000 FEET

OWNER
DONNA LEE DOLLY & THERESA M. ASH
962 LANCE AVENUE
BALTIMORE, MD. 21221
DEED REF: L.14878 F.0340
ACCT. NO. 1508650670

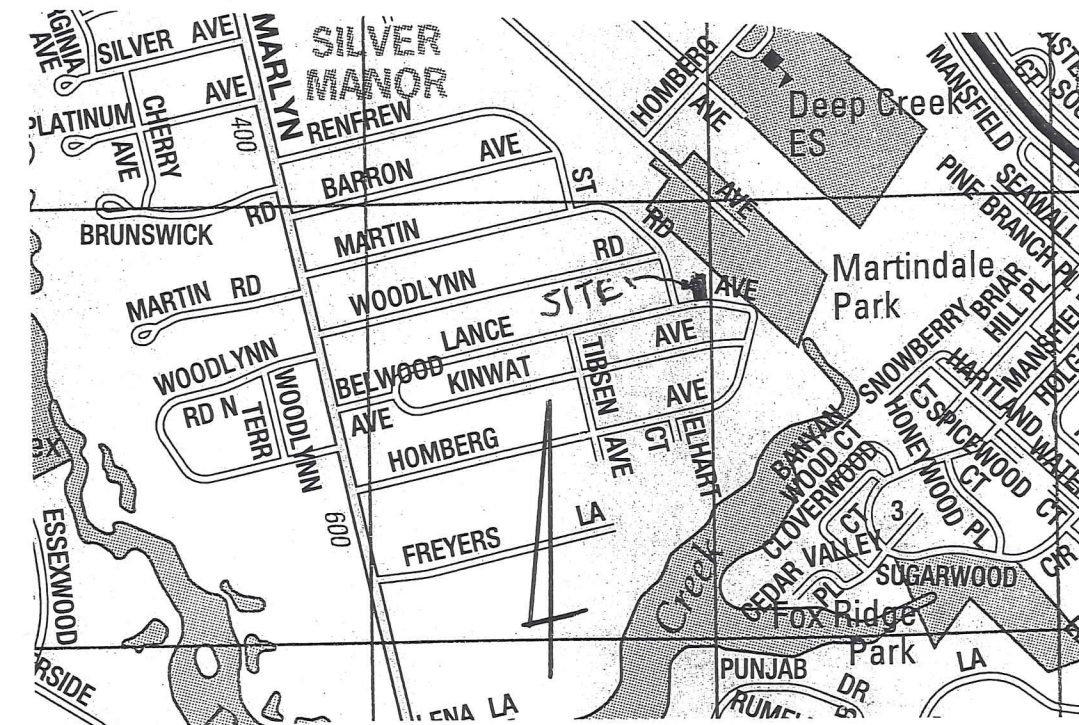
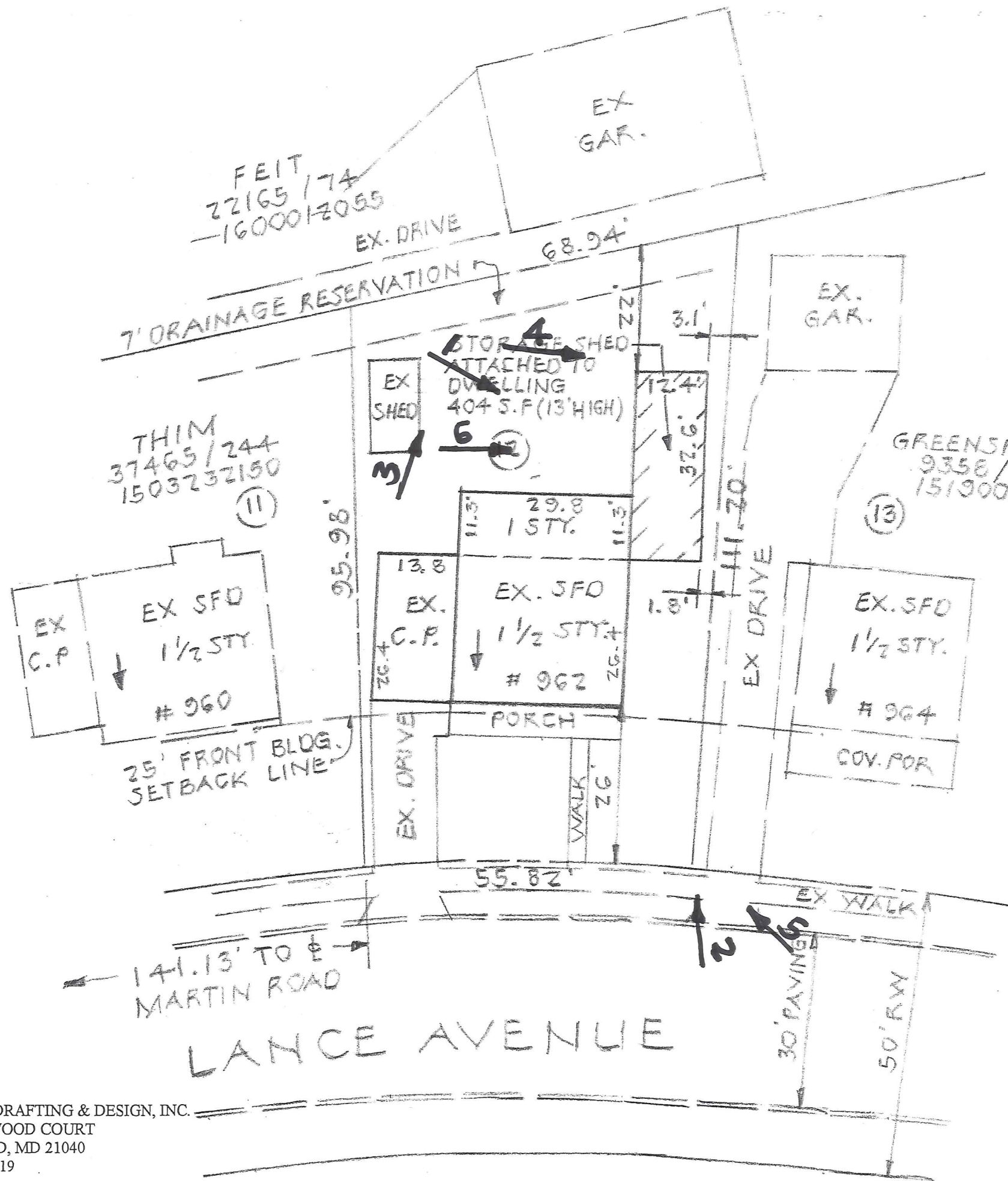
NOTES

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4. SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE
5. SITE IS LOCATED IN THE IDA OF THE CHESAPEAKE BAY CRITICAL AREA
6. NO PREVIOUS ZONING HISTORY, HISTORIC STRUCTURES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST.
7. SEE BUILDING CODE VIOLATION CB99C0128241 FOR CONSTRUCTION OF A BUILDING WITHOUT A PERMIT

PETITIONER'S
EXHIBIT NO. 1

**PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
962 LANCE AVENUE**

LOT 12, PLAT 2, MARLYN MANOR P.B. 19 F.103
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 20 FEET REV: JULY 12, 2017



VICINITY MAP
SCALE: 1 INCH = 1000 FEET

OWNER
DONNA LEE DOLLY & THERESA M. ASH
962 LANCE AVENUE
BALTIMORE, MD. 21221
DEED REF: L.14878 F.0340
ACCT. NO. 1508650670

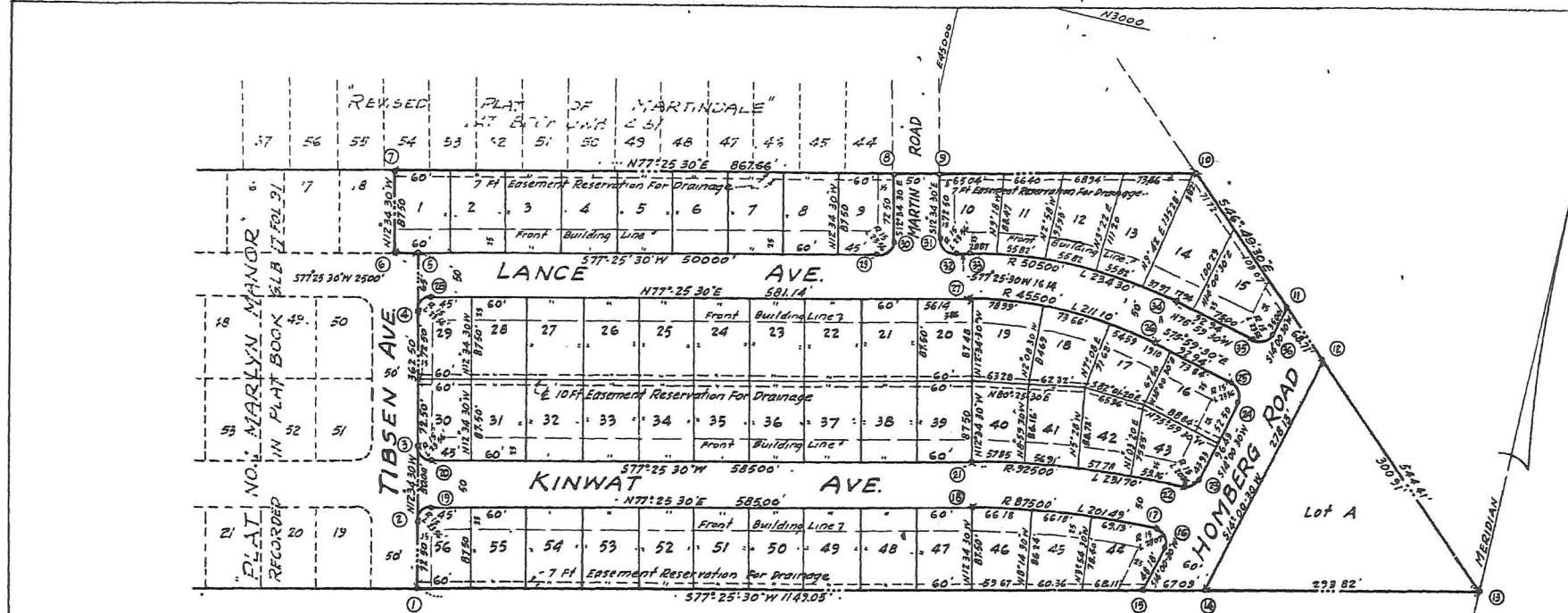
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PHOTOS

**PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
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LOT 12, PLAT 2, MARLYN MANOR P.B. 19 F.103
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PETITIONER'S
EXHIBIT NO. 6

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book GLB 19, p. 103, MSA_S1236_893, Date available 1953/12/15, Printed 1953/12/15



PLAT NO.2
MARLYN MANOR
15TH DISTRICT
BALTIMORE COUNTY, MD.
BERKSHIRE LAND CORPORATION
202 E. 25TH STREET
BALTIMORE 18, MD.

COORDINATE TABLE					
POINT	EAST	NORTH	POINT	EAST	NORTH
1	4456769	2240.73	19	44563.28	2329.40
2	4455130	2311.49	20	44552.40	2378.20
3	4453448	2389.57	21	45123.36	2505.56
4	4450291	2531.09	22	45353.43	2527.30
5	4448876	2594.53	23	45368.45	2538.66
6	4446436	2589.09	24	45391.79	2632.22
7	4444531	2674.49	25	45380.86	2650.41
8	4497236	2792.06	26	45290.69	2672.90
9	4502116	2802.94	27	45081.49	2675.52
10	4529216	2863.39	28	44514.29	2549.00
11	4541962	2743.80	29	44976.77	2703.39
12	4546973	2696.79	30	44988.14	2721.30
13	4568918	2490.90	31	45036.95	2732.18
14	4540241	2426.93	32	45054.85	2720.81
15	4533692	2412.32	33	45070.60	2724.32
16	4534859	2459.07	34	45302.79	2721.42
17	4533420	2477.70	35	45392.97	2698.92
18	4513424	2456.76	36	45411.15	2709.84

CURVE TABLE					
CURVE	FROM	TO	RADIUS	CENTRAL ANGLE	ARC
1	19	20	1500'	90°00'00"	23.56'
2	17	18	87500'	13°11'38"	201.49'
3	16	17	1500'	103°23'22"	27.07'
4	20	21	1500'	90°00'00"	23.56'
5	22	23	92500'	14°21'06"	231.70'
6	23	24	1500'	77°46'06"	20.36'
7	25	26	1500'	90°00'00"	23.56'
8	27	28	45500'	26°35'00"	211.10'
9	4	5	1500'	90°00'00"	23.56'
10	30	31	1500'	90°00'00"	23.56'
11	32	33	1500'	90°00'00"	23.56'
12	34	35	50500'	26°35'00"	234.30'
13	36	37	1500'	90°00'00"	23.56'

G.L.B. No. 19 P. 103

FILED FOR RECORD WITH _____
FROM _____
TO _____
DEC 15 1953
By George E. Byrley
Clerk.

APPROVED
Dec. 10, 1953
DATE
Robert F. Lippert
COUNTY ROADS ENGINEER

APPROVED
Dec. 7, 1953
DATE
James L. Lippert
DIRECTOR OF THE PLANNING COMMISSION

Coordinates and bearings shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District.

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

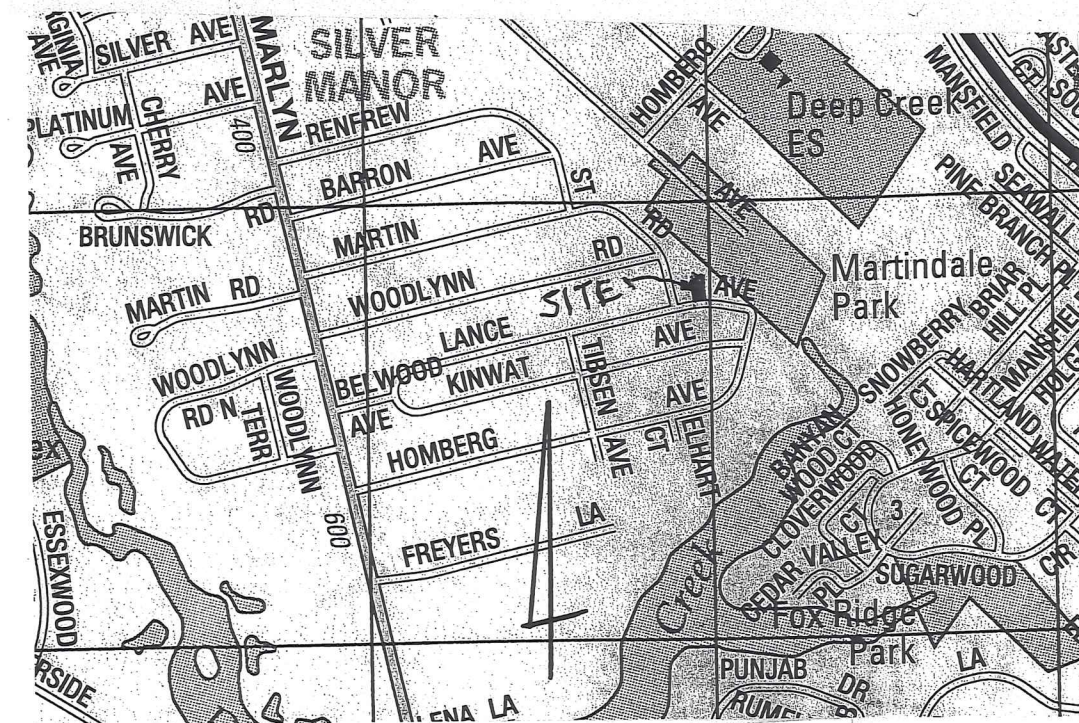
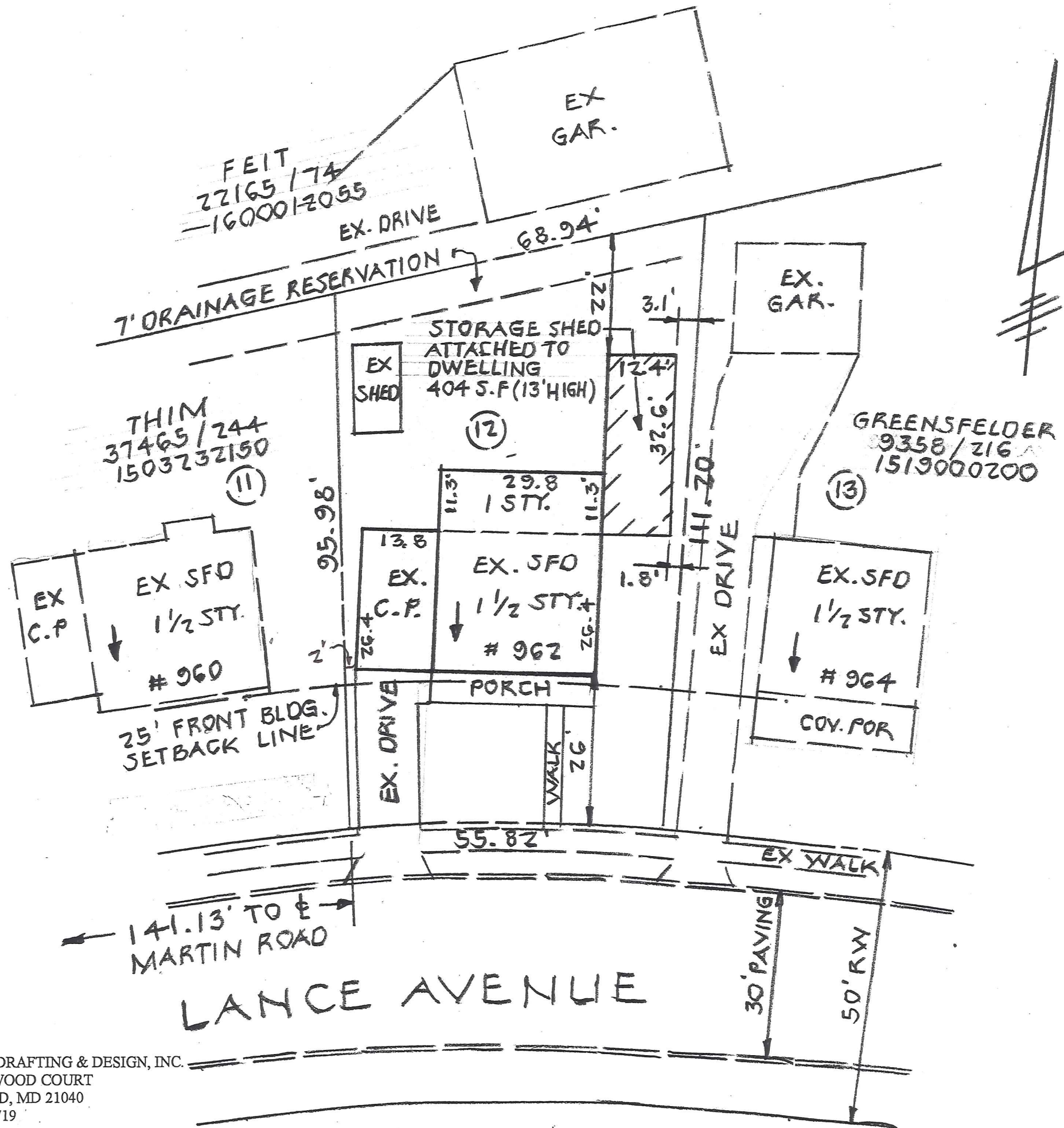
OWNER'S CERTIFICATE
The requirements of Sections 72A to 72D of Article 17 of the Annotated Code of Maryland, 1953 Edition, Chapter 1018 of the Acts of 1945, as amended by Chapters 94 and 766 of the Acts of 1947, and subsequent Acts, if any, amendatory thereto so far as they concern the making of the plat and setting of the markers, have been complied with.
BERKSHIRE LAND CORPORATION
By Wm. Watkins, Pres.

ENGINEER'S CERTIFICATE
I, **ALBERT E. POHMER**, a Registered Professional Engineer, do hereby certify that the plat and map shown on this plat were prepared in accordance with the laws of the State of Maryland and the rules and regulations of the Board of Engineers and Surveyors of the State of Maryland.
Albert E. Pohmer
Professional Engineer & Land Surveyor

ALBERT E. POHMER
REGISTERED ENGINEER
AND LAND SURVEYOR
833 PARK AVE, BALTIMORE, MD.
DRAWN BY: CMC
CHECKED BY: HGW
SCALE: 1"=100' ISSUED Nov. 19, 1953

MSA SCL 1236-893

2017-0021-A



VICINITY MAP
SCALE: 1 INCH = 1000 FEET

OWNER
DONNA LEE DOLLY & THERESA M. ASH
962 LANCE AVENUE
BALTIMORE, MD. 21221
DEED REF: L.14878 F.0340
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