

M E M O R A N D U M

DATE: October 17, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0028-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 16, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(2501 Holly Neck Road)

15th Election District

7th Council District

Richard & Gloria Bruzdinski

Legal Owners

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0028-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Richard & Gloria Bruzdinski, the legal owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from §1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a side yard addition with a side setback of 17 ft. in lieu of the required 50 ft., and to permit a side yard deck with a side setback of 31 ft. in lieu of the required 37.5 ft. A site plan was marked as Petitioners' Exhibit 1.

Richard Bruzdinski and professional engineer William Bafitis 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 3.99 acres in size and split-zoned RC-5 & RC-20. The property is improved with a single family dwelling constructed in 1967. Petitioners need additional living space for their family and propose to enlarge the dwelling. To do so variance relief is required.

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

ORDER RECEIVED FOR FILING

Date

By

9/15/17
Ben

- 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 is narrow and extremely deep and is therefore unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the proposed additions 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. Also, this is a large 4 acre lot with only one dwelling, and the proposed additions will not overcrowd the site or impact in any way neighboring properties.

THEREFORE, IT IS ORDERED, this 15th day of **September, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §1A04.3.B.2.b to permit a side yard addition with a side setback of 17 ft. in lieu of the required 50 ft., and to permit a side yard deck with a side setback of 31 ft. in lieu of the required 37.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

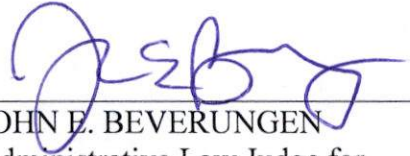
1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must prior to issuance of permits comply with the Chesapeake Bay Critical Area Regulations.

ORDER RECEIVED FOR FILING

Date 9/15/17

By Sen

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:sln

ORDER RECEIVED FOR FILING

Date

9/15/17

By

sln



CBCA

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 2501 HOLLY NECK ROAD

which is presently zoned RC-5 & RC-20

Deed References: 36816/206

10 Digit Tax Account # 15-10451830

Property Owner(s) Printed Name(s) RICHARD & GLORIA BRUZZDZINSKI

(SELECT THE HEARING(S) BY MARKING X 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. X a **Variance** from Section(s)

BCZR: 1A04.3.B.2.b. → To permit a side yard addition with a side setback of 17 feet in lieu of the required 50 feet, and to permit a side yard deck with a side setback of 31 feet in lieu of the required 37.5 feet.

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):

RICHARD BRUZZDZINSKI, GLORIA BRUZZDZINSKI

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1137 ENGLEBERTH ROAD BALTIMORE, MARYLAND

Mailing Address

City

State

21221

443-286-1143

Zip Code

Telephone #

Email Address

Representative to be contacted:

WILLIAM N. BAFITIS, P.E.

Name - Type or Print

Signature

1249 ENGLEBERTH ROAD BALTIMORE, MARYLAND

Mailing Address

City

State

21221

410-391-2336

bafitisassoc@comcast.net

Zip Code

Telephone #

Email Address

CASE NUMBER

2018-0028-A

Filing Date

7/21/17

Do Not Schedule Dates:

Reviewer

JS



Bafitis & Associates, Inc.

ZONING DESCRIPTION
FOR
2501 HOLLY NECK ROAD
BALTIMORE, MARYLAND 21221
15TH ELECTION DISTRICT

Beginning at a point on the Southside of Holly Neck Road and 58 feet more or less
Northwesterly from the centerline intersection of Baltimore Yacht Club Road;

Thence leaving Holly Neck Road the following (two) courses and distances:

- 1) South 03°-51'-59" West 623.63 feet to a point;
- 2) South 08°-39'-02" West 405.50 feet to a point to the Northside of Brown's Cove;

Thence running along said cove the following (three) courses and distances;

- 3) South 80°-48'-16" West 106.10 feet to a point;
- 4) South 82°-49'-59" West 40.62 feet to a point;
- 5) South 49°-30'-59" West 32.43 feet to a point;

Thence leaving said cove the following (three) courses and distances;

- 6) North 04°-24'-59" East 671.05 feet to a point;
- 7) South 85°-35'-01" East 62.78 feet to a point;
- 8) North 04°-24'-59" East 406.30 feet to a point on the Southside of Holly Neck Road;

Thence running along said road;

- 9) South 88°-35'-10" East 127.25 feet to the point of beginning;

Containing 174,097 Square Feet or 3.99 Acres ±


William N. Bafitis, P.E. Reg. No. 11641

Seal





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 5135650

Sold To:

Richard Bruzdinski - CU00614760
1137 Engleberth Rd
Essex, MD 21221-2009

Bill To:

Richard Bruzdinski - CU00614760
1137 Engleberth Rd
Essex, MD 21221-2009

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

Aug 24, 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: # 2018-0028-A
2501 Holly Neck Road
S/s Holly Neck Road, 58 ft. W/of centerline of intersection with Baltimore Yacht Club Road
15th Election District - 7th Councilmanic District
Legal Owner(s) Richard & Gloria Bruzdinski

Variance: to permit a side yard addition with a side setback of 17 ft. in lieu of the required 50 ft. and to permit a side yard deck with a side setback of 31 ft. in lieu of the required 37.5 ft.

Hearing: Thursday, September 14, 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.

8/091 Aug. 24 5135650

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

Date: 08/23/2017

RE: Project Name: Public Hearing
Case Number /PAI Number: 2018-0028-A
Petitioner/Developer: Richard & Gloria Bruzdinski
Date of Hearing/Closing: 09/14/2017

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 2501 Holly Neck Rd.
Baltimore, MD. 21221

The sign(s) were posted on 08/23/2017

(Month, Day, Year)


(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd
(Street Address of Sign Poster)

Freeland, MD, 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)



08/23/2017



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: 2018-0028-A

2501 Holly Neck Road

S/s Holly Neck Road, 58 ft. W/of centerline of intersection with Baltimore Yacht Club Road

15th Election District – 7th Councilmanic District

Legal Owners: Richard & Gloria Bruzdinski

Variance to permit a side yard addition with a side setback of 17 ft. in lieu of the required 50 ft. and to permit a side yard deck with a side setback of 31 ft. in lieu of the required 37.5 ft.

Hearing: Thursday, September 14, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Bruzdinski, 1137 Engleberth Road, Baltimore 21221
William Bafitis, 1249 Engleberth Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 25, 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.**



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: 2018-0028-A

2501 Holly Neck Road

S/s Holly Neck Road, 58 ft. W/of centerline of intersection with Baltimore Yacht Club Road

15th Election District – 7th Councilmanic District

Legal Owners: Richard & Gloria Bruzdinski

Variance to permit a side yard addition with a side setback of 17 ft. in lieu of the required 50 ft.
and to permit a side yard deck with a side setback of 31 ft. in lieu of the required 37.5 ft.

Hearing: Thursday, September 14, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Bruzdinski, 1137 Engleberth Road, Baltimore 21221
William Bafitis, 1249 Engleberth Road, Baltimore 21221

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 25, 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 24, 2017 Issue - Jeffersonian

Please forward billing to:

Richard & Gloria Bruzdinski
1137 Engleberth Road
Baltimore, MD 21221

443-286-1143

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: 2018-0028-A

2501 Holly Neck Road

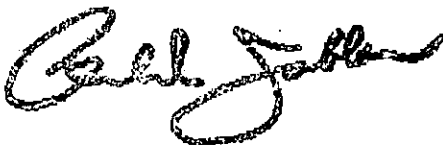
S/s Holly Neck Road, 58 ft. W/of centerline of intersection with Baltimore Yacht Club Road

15th Election District – 7th Councilmanic District

Legal Owners: Richard & Gloria Bruzdinski

Variance to permit a side yard addition with a side setback of 17 ft. in lieu of the required 50 ft. and to permit a side yard deck with a side setback of 31 ft. in lieu of the required 37.5 ft.

Hearing: Thursday, September 14, 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
2501 Holly Neck Road; S/S Holly Neck Road, *
58' W of c/line with Baltimore Yacht Club Rd * OF ADMINISTRATIVE
15th Election & 7th Councilmanic Districts HEARINGS FOR
Legal Owner(s): Richard & Gloria Brudzdinski*
Petitioner(s) * BALTIMORE COUNTY
* 2018-028-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.

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

RECEIVED

JUL 25 2017

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 William Bafitis, 1249 Engleberth Road, Baltimore, Maryland 21221, 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: 2018-0028-A

Property Address: 2501 HOLLY NECK ROAD

Property Description: MAP 08 PARCEL 193 (ONE STORY DWELLING) RESIDENTIAL

Legal Owners (Petitioners): RICHARD & GLORIA BRUZZDZINSKI

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICHARD & GLORIA BRUZZDZINSKI

Company/Firm (if applicable): _____

Address: 2501 HOLLY NECK ROAD

BALTIMORE, MARYLAND 21221

Telephone Number: 443-286-1143

Revised 7/9/2015

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

NO 154861

Date: 7/20/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	800	0000		650				75.00

Total: \$ 75.00

Rec From: BRUDZINSKI

For: 2018-0028-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME OWN
7/21/2017 7/21/2017 10:09:19 5
REQ-0505 WALKIN LRB
RECEIPT N 905923 7/21/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 154861
Receipt Tot \$75.00
\$75.00 CR \$0.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

September 6, 2017

Richard & Gloria Bruzdinski
1137 Engleberth Road
Baltimore MD 21221

RE: Case Number: 2018-0028 A, Address: 2501 Holly Neck Road

Dear Mr. & Ms. Bruzdinski:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 21, 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
William N Bafitis, P E, 1249 Engleberth Road, Baltimore MD 21221

Date: 7/24/17

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

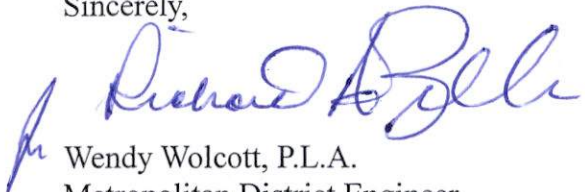
Dear Ms. Lewis:

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. 2018-0028-A

Variance
Richard & Gloria Brudzdzinbki
2501 Holly Neck Road

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

Sincerely,



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

WW/RAZ

9-14

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 04 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: August 4, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0028-A
Address 2501 Holly Neck Road
(Bruzdinski 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 road front part of this property is located in a Limited Development Area (LDA) and a larger portion of the property on the waterfront side is located within a Resource Conservation Area (RCA) in the Chesapeake Bay Critical Area. The extent of the RCA appears to be incorrect on the plan. RCA area extends outside the RC20 area into portions of the RC5 on the property. Any development of this property must comply with a 15% maximum lot coverage limit calculated separately for LDA and RCA. It appears, however, that the RCA portion may all be part of required Critical Area buffers. In addition, development must avoid disturbance of the required Critical Area buffers, primary structure buffer setbacks, must meet Critical Area forest requirements, must meet any mitigation requirements, and may need to record buffer, forest, and mitigation planting areas as Critical Area easements with protective covenants. Based on this, EPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized with compliance and mitigation pursuant to Critical Area requirements.

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

The proposed development indicates additions to the existing structure, and no development elsewhere on the property. Development can meet the requirement to conserve fish, wildlife, and plant habitat provided that all Critical Area requirements can be met.

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 lot coverage, forest/tree, Critical Area buffer, and buffer setback requirements are met, this development can be consistent with established land use policies.

Reviewer: Paul Dennis

Date: August 3, 2017

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/9/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-028

INFORMATION:

Property Address: 2501 Holly Neck Road
Petitioner: Richard Bruzdzinski, Gloria Bruzdzinski
Zoning: RC 5, RC 20
Requested Action: Variance

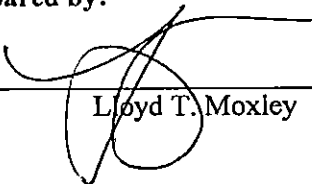
The Department of Planning has reviewed the petition for variance to permit a single family dwelling with addition and open projection (deck) to have a side setback of 17' and 31' in lieu of the required 50' and 37.5 feet respectively.

A site visit was conducted on August 2, 2017.

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

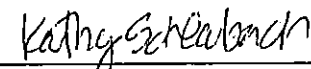
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
William N. Bafitis, P.E.
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 4, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0028-A
Address 2501 Holly Neck Road
(Bruzdinski 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 road front part of this property is located in a Limited Development Area (LDA) and a larger portion of the property on the waterfront side is located within a Resource Conservation Area (RCA) in the Chesapeake Bay Critical Area. The extent of the RCA appears to be incorrect on the plan. RCA area extends outside the RC20 area into portions of the RC5 on the property. Any development of this property must comply with a 15% maximum lot coverage limit calculated separately for LDA and RCA. It appears, however, that the RCA portion may all be part of required Critical Area buffers. In addition, development must avoid disturbance of the required Critical Area buffers, primary structure buffer setbacks, must meet Critical Area forest requirements, must meet any mitigation requirements, and may need to record buffer, forest, and mitigation planting areas as Critical Area easements with protective covenants. Based on this, EPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized with compliance and mitigation pursuant to Critical Area requirements.

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

The proposed development indicates additions to the existing structure, and no development elsewhere on the property. Development can meet the requirement to conserve fish, wildlife, and plant habitat provided that all Critical Area requirements can be met.

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 lot coverage, forest/tree, Critical Area buffer, and buffer setback requirements are met, this development can be consistent with established land use policies.

Reviewer: Paul Dennis

Date: August 3, 2017

CASE NAME 2501 Holly Neck Rd.
CASE NUMBER 2018-0028-A
DATE 9/14/17

NAME

CITY, STATE, ZIP

E - MAIL

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>8/4</u>	DEPS (if not received, date e-mail sent _____)	<u>COMMENT</u>
_____	FIRE DEPARTMENT	_____
<u>8/9</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO Obj</u>
<u>7/24</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>8/24/17</u>	
SIGN POSTING	Date: <u>8/23/17</u> by <u>Altmeier</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

1000000

1000000

1000000

1000000

1000000

1000000

1000000

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1510451830			
Owner Information					
Owner Name:		BRUZDZINSKI RICHARD BRUZDZINSKI GLORIA J		Use:	RESIDENTIAL
Mailing Address:		1137 ENGLEBERTH RD BALTIMORE MD 21221-		Principal Residence:	NO
				Deed Reference:	/36816/ 00206
Location & Structure Information					
Premises Address:		2501 HOLLY NECK RD BALTIMORE 21221-2031		Legal Description:	3.05 AC SS HOLLY NECK RD 1650 E VANDERMAST RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0098	0021	0193		0000	
				Assessment Year:	Plat No:
				2018	Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area
1967		1,248 SF		300 SF	3.0500 AC
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	1 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2015	07/01/2017	07/01/2018
Land:		114,400	114,400		
Improvements		129,200	129,200		
Total:		243,600	243,600	243,600	
Preferential Land:		0			
Transfer Information					
Seller: ARCIAGA ARTEMIO M JR		Date: 10/29/2015		Price: \$101,200	
Type: ARMS LENGTH MULTIPLE		Deed1: /36816/ 00206		Deed2:	
Seller: JOHNSON HERBERT, JR		Date: 07/30/1984		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06758/ 00082		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					

Case No.: 2018-0028-A

Exhibit Sheet

Petitioner/Developer

DW
10-17-17

Protestant

Sen
9-15-17

No. 1	Plan	
No. 2	Photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

EX. 2



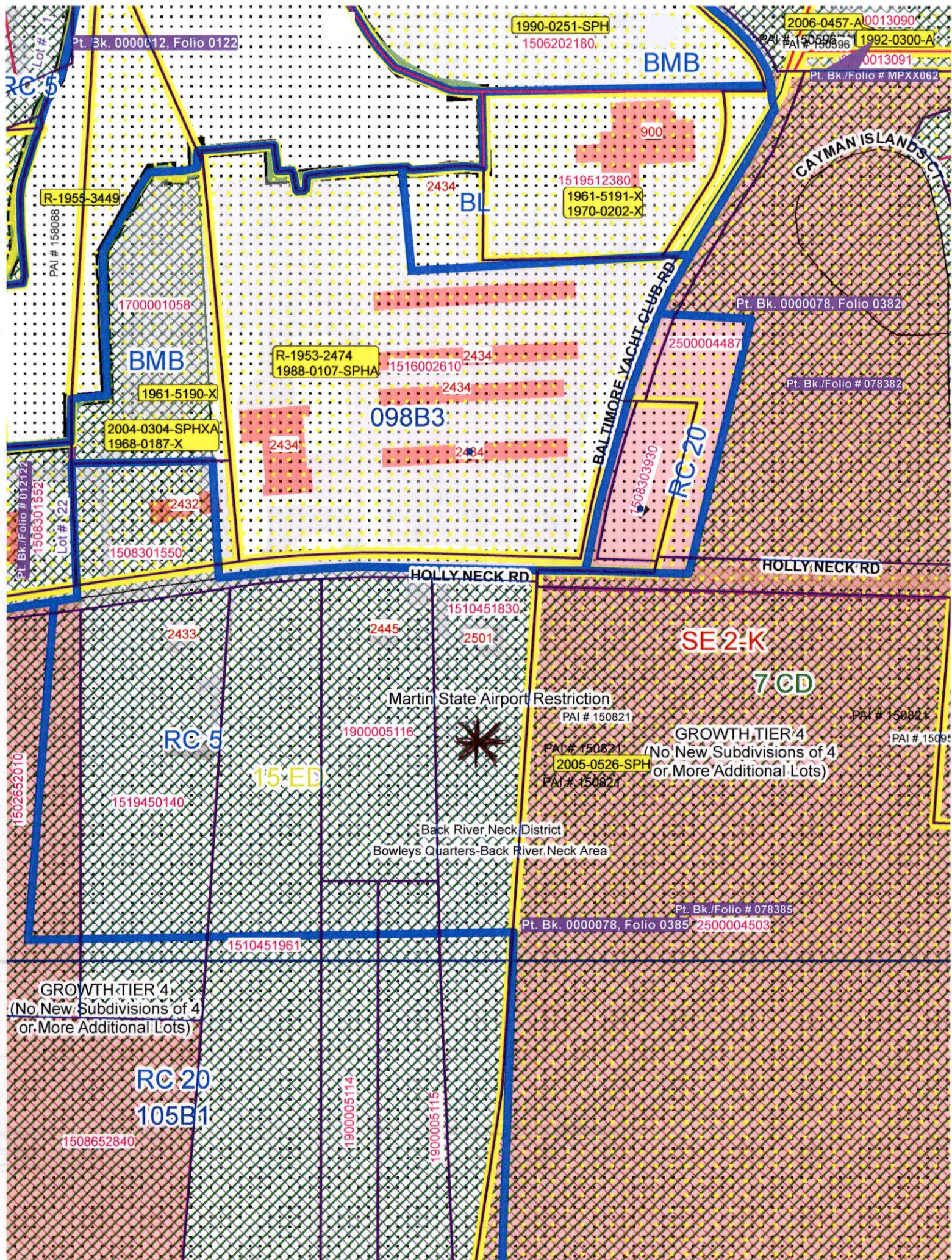
2445 HOLLYNECK RD



2501 HOLLYWEEK RD.



HOA PRESERVE @ HOLLY NECK



Pt. Bk. 0000012, Folio 0122

1990-0251-SPH
1506202180

2006-0457-A 0013090
1506202180
1992-0300-A
0013091

Pt. Bk./Folio # MPXX062

R-1955-3449

PAI # 158088

1700001058

BMB

1961-5190-X

2004-0304-SPHXA
1968-0187-X

R-1953-2474
1988-0107-SPHA

098B3

2434

2434

1519512380
1961-5191-X
1970-0202-X

BMB

900

CAYMAN ISLANDS CT

Pt. Bk. 0000078, Folio 0382

Pt. Bk./Folio # 078382

RC 20

1508303930

2500004487

HOLLY NECK RD

HOLLY NECK RD

RC 5

15 ED

Martin State Airport Restriction



SE 2-K

7 CD

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

PAI # 150821

PAI # 150821

2005-0526-SPH

PAI # 150821

PAI # 150821

PAI # 15095

Back River Neck District

Bowleys Quarters-Back River Neck Area

Pt. Bk./Folio # 078385

Pt. Bk. 0000078, Folio 0385 2500004503

1510451961

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

RC 20
105B1

1508652840

1900005114

1900005115

MEMORANDUM

DATE: September 19, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0029-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 18, 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 *
(6812 Cherokee Drive)
3rd Election District *
2nd Council District *
Avrohom Y. & Elisheva Goldsmith *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0029-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, Avrohom Y. and Elisheva Goldsmith ("Petitioners"). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed deck addition to the side and rear of an existing dwelling with a side yard setback of 3 ft. in lieu of the required 7.5 ft. 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 received from any of the County reviewing agencies. However, it is to be noted that three (3) letters of support were received from adjacent neighbors residing on Cherokee Drive (6810 and 6814) and 6813 Chippewa Drive; all of whom indicated they have no objections to Petitioners' zoning request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 30, 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

ORDER RECEIVED FOR FILING

Date 8-17-17

By bw

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

Pursuant to the posting of the property and the provisions of both the 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 17th day of **August, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed deck addition to the side and rear of an existing dwelling with a side yard setback of 3 ft. in lieu of the required 7.5 ft., 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 8-17-17

2

Bv pw



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 6812 Cherokee Dr, Baltimore MD 21209 Currently zoned DR 5.5
 Deed Reference 23539 / 00361 10 Digit Tax Account # 032 000 1860
 Owner(s) Printed Name(s) Arrohom + Elishera Goldsmith

(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:

- X **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 of BCZR to permit a proposed deck addition to the side and rear of an existing dwelling with a side yard setback of 3 feet in lieu of the required 7-1/2 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- 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):

Arrohom Goldsmith, Elishera Goldsmith
 Name #1 – Type or Print Name #2 – Type or Print

Arrohom Goldsmith, Elishera Goldsmith
 Signature #1 Signature #2

6812 Cherokee Dr. Baltimore MD
 Mailing Address City State

21209 / 410-486-4142 / eliandavi@comcast.net
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

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 day of , 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 2018-0029-A Filing Date 7/21/17 Estimated Posting Date 7/30/17 Reviewer AT

ORDER RECEIVED FOR FILING

Date 8-17-17

By 100

Rev 5/5/2016

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: 6812 Cherokee Drive 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)

We are requesting a variance to build a platform deck at the side of our house past the usual side setback required. The main reason we are requesting the deck to be at the side of the house as opposed to the back is because our patio doors are located on the side of the house. There are no doors to the outside on the back of the house. Additionally, we have 4 children (3 boys) who play ball in the backyard. We already have a shed and swingset in the backyard and we don't want to take away any additional space from the backyard.

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

Avroham Goldsmith
Signature of Owner (Affiant)

Avroham Goldsmith
Name- Print or Type

Elisha Goldsmith
Signature of Owner (Affiant)

Elisha Goldsmith
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 3RD day of July, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Avroham Goldsmith & Elisha Goldsmith

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

AS WITNESS my hand and Notaries Seal

Tonja D. Jackson
Notary Public

My Commission Expires

TONJA D. JACKSON
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES NOV. 14, 2018

REV. 5/5/2016

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: 6812 Cherokee Dr 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)

We are requesting a variance to build a platform deck at the side of our house past the usual side setback required. The main reason we are requesting the deck to be at the side of the house as opposed to the back, is because our patio doors are located on the side of the house. There are no doors to the outside on the back of the house. Additionally, we have 4 children (3 boys) who play ball in the backyard. We already have a shed and swingset in the backyard and we don't want to take away any additional space from the backyard.

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

Avrohom Goldsmith
Signature of Owner (Affiant)

Avrohom Goldsmith
Name- Print or Type

Elishera Goldsmith
Signature of Owner (Affiant)

Elishera Goldsmith
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 3rd day of July, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

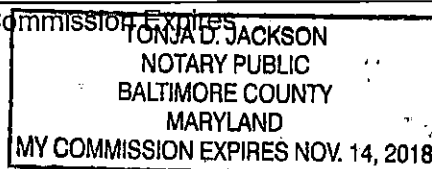
Print name(s) here: Avrohom Goldsmith & Elishera Goldsmith

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

AS WITNESS my hand and Notaries Seal

Tonya D. Jackson
Notary Public

My Commission Expires



REV. 5/5/2016



A II TRATIVE ZONING PETIT
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 6812 Cherokee Dr Baltimore MD 21209 Currently zoned DR S.5
Deed Reference 23539 100361 10 Digit Tax Account # 032 0001 860
Owner(s) Printed Name(s) Avrohom & Elishava Goldsmith

(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) **1B02.3.C.1** of BCZR to permit a proposed deck addition to the side and rear of an existing dwelling with a side yard setback of 3 feet in lieu of the required 7-1/2feet.

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):

Avrohom Goldsmith Elishava Goldsmith
Name #1 – Type or Print Name #2 – Type or Print
Avrohom Goldsmith Elishava Goldsmith
Signature #1 Signature #2
6812 Cherokee Dr, Baltimore MD
Mailing Address City State
21209 410-486-4142 eliandavi@comcast.net
Zip Code Telephone # Email Address

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

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

Representative to be contacted:

Name – Type or Print
Signature
Mailing Address City State
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 _____ day of _____, 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 2018-0029-A Filing Date 7/21/17 Estimated Posting Date 7/30/17 Reviewer AT

ORDER RECEIVED FOR FILING

Date 8-17-17

By 19W

Rev 5/5/2016

ZONING PROPERTY DESCRIPTION for 6812 Cherokee Drive

Beginning at a point on the west side of Cherokee Drive which is 50' R/W at a distance of +/- 330' south of the centerline of the nearest improved intersecting street Lightfoot Drive which is 50' R/W.

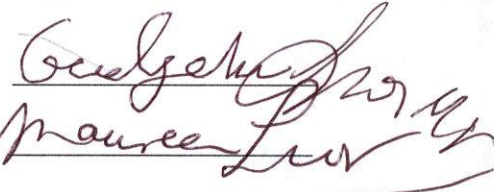
Being Lot # 18, Block D, Section #2 in the subdivision of Valley Stream as recorded in Baltimore County Plat Book #20, Folio #85, containing 7,490 square feet. Located in the 3rd Election District and 2nd Council District.

2018-0029-A

July 3, 2017

We have been informed about the proposed deck to be constructed on the property of 6812 Cherokee Drive, which is adjacent to us. We live at 6810 Cherokee Drive. We consent to the construction of the deck and have no objections. We are also in agreement for them to receive the variance for the deck.

Mr. Gedalyahu Lior

A handwritten signature in dark ink, appearing to read 'Gedalyahu Lior', written over a horizontal line.

Mrs. Maureen Lior

A handwritten signature in dark ink, appearing to read 'Maureen Lior', written over a horizontal line.

2018-0029-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

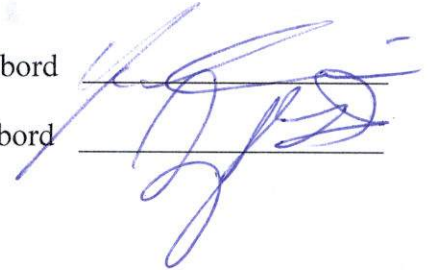
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0306060750			
Owner Information					
Owner Name:	LIOR GEDALYAHU LIOR MAUREEN		Use:	RESIDENTIAL YES	
Mailing Address:	6810 CHEROKEE DR BALTIMORE MD 21209-1508		Principal Residence:	YES	
			Deed Reference:	/06034/ 00362	
Location & Structure Information					
Premises Address:		6810 CHEROKEE DR 0-0000		Legal Description:	
VALLEY STREAM					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0078	0006	0536		0000	2
					D
					19
					2017
					Assessment Year:
					Plat No:
					Plat Ref:
					0020/0085
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1958	2,213 SF		7,490 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	SIDING	2 full/ 1 half	
Last Major Renovation					
Value Information					
Base Value		Value	Phase-in Assessments		
		As of	As of		As of
		01/01/2017	07/01/2017		07/01/2018
Land:	80,900	80,900			
Improvements	221,800	208,500			
Total:	302,700	289,400	289,400	289,400	
Preferential Land:	0			0	
Transfer Information					
Seller: FRIEDMAN NEAL J		Date: 06/14/1979		Price: \$39,900	
Type: ARMS LENGTH IMPROVED		Deed1: /06034/ 00362		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 07/25/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

July 3, 2017

We have been informed about the proposed deck to be constructed on the property of 6812 Cherokee Drive, which is adjacent to us. We live at 6814 Cherokee Drive. We consent to the construction of the deck and have no objections. We are also in agreement for them to receive the variance for the deck.

Mr. Yoseif Aryeh Weisbord

Mrs. Zipporah Weisbord



2018-0029-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0306022260			
Owner Information					
Owner Name:	WEISBORD ZIPPORAH WEISBORD YOSEIF ARYEH			Use:	RESIDENTIAL
				Principal Residence:	YES
Mailing Address:	6814 CHEROKEE DR BALTIMORE MD 21209-1508			Deed Reference:	/29487/ 00210
Location & Structure Information					
Premises Address:	6814 CHEROKEE DR 0-0000			Legal Description:	6814 CHEROKEE DR VALLEY STREAM
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0078	0006	0536		0000	2
					D
					17
					2017
					Assessment Year:
					Plat No:
					Plat Ref:
					0020/0085
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1958	1,730 SF		7,490 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	SIDING	2 full/ 1 half	
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	80,900	80,900			
Improvements	175,700	180,700			
Total:	256,600	261,600	258,267	259,933	
Preferential Land:	0			0	
Transfer Information					
Seller: SPANGENTHAL JULIAN		Date: 05/19/2010		Price: \$285,000	
Type: ARMS LENGTH IMPROVED		Deed1: /29487/ 00210		Deed2:	
Seller: SPANGENTHAL JULIAN		Date: 03/17/2009		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27792/ 00182		Deed2:	
Seller: SPANGENTHAL LOUIS L		Date: 03/09/2009		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27753/ 00426		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		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 04/02/2012					
Homeowners' Tax Credit Application Information					

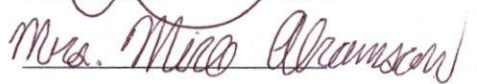
July 3, 2017

We have been informed about the proposed deck to be constructed on the property of 6812 Cherokee Drive, which is in back of our property. We live at 6813 Chippewa Drive. We consent to the construction of the deck and have no objections. We are also in agreement for them to receive the variance for the deck.

Mr. Richard Abramson

 Richard Abramson

Mrs. Mira Abramson

 Mrs. Mira Abramson

2018-0029-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0303051820			
Owner Information					
Owner Name:	ABRAMSON RICHARD C ABRAMSON MIRA F		Use:	RESIDENTIAL	
Mailing Address:	6813 CHIPPEWA DR BALTIMORE MD 21209-1434		Principal Residence:	YES	
			Deed Reference:	/36812/ 00049	
Location & Structure Information					
Premises Address:		6813 CHIPPEWA DR BALTIMORE 21209-1434		Legal Description: 6813 CHIPPEWA DR VALLEY STREAM	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0078	0006	0536		0000	2 D 7 2017 0020/0085
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1956	2,215 SF		7,490 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	SPLIT LEVEL	SIDING	2 full/ 1 half	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	80,900	80,900			
Improvements	205,200	197,300			
Total:	286,100	278,200	278,200	278,200	
Preferential Land:	0			0	
Transfer Information					
Seller: COHEN BETTY		Date: 10/28/2015		Price: \$283,500	
Type: ARMS LENGTH IMPROVED		Deed1: /36812/ 00049		Deed2:	
Seller: COHEN AARON		Date: 05/19/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /29493/ 00158		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		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:		

CERTIFICATE OF POSTING

Date: 7-30-17

RE: Case Number: 2018-0029 A

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0029-A

TO PERMIT A PROPOSED DECK ADDITION
TO THE SIDE AND REAR OF AN EXISTING
DWELLING WITH A SIDE YARD SET BACK OF 3 FEET
IN LIEU OF THE REQUIRED 7-1/2 FEET

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 8/14/17

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE

Necessary sign(s) required
812 Chesapeake Drive

(Year)

re Place
of Sign Poster)

ENCE PILSON
Name of Sign Poster)

Barn Road
Address of Sign Poster)

MD 21120
Zip Code of Sign Poster)

-1443
Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0029 - A Address 6812 Cherokee Drive

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 07/21/17 Posting Date: 07/30/17 Closing Date: 08/14/17

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0029 -A Address 6812 Cherokee Drive

Petitioner's Name: Avrohom Goldsmith Telephone 410-486-4142

Posting Date: 07/30/17 Closing Date: 08/14/2017

Wording for Sign: To permit a proposed deck addition to the side and rear of an existing dwelling with a side yard setback of 3 feet in lieu of the required 7-1/2feet.

Revised 7/10/17

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0320001860			
Owner Information					
Owner Name:	GOLDSMITH AVROHOM Y GOLDSMITH ELISHEVA		Use:	RESIDENTIAL	
Mailing Address:	6812 CHEROKEE DR BALTIMORE MD 21209-1508		Principal Residence:	YES	
			Deed Reference:	/23539/ 00361	
Location & Structure Information					
Premises Address:		6812 CHEROKEE DR 0-0000		Legal Description:	6812 CHEROKEE DR VALLEY STREAM
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0078	0006	0536		0000	2
					D
					18
					2017
					Plat No:
					Plat Ref:
					0020/0085
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1958		2,130 SF		7,490 SF	
				Property Land Area	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	SIDING	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:		80,900	80,900		
Improvements		214,900	202,000		
Total:		295,800	282,900	295,800	282,900
Preferential Land:		0			0
Transfer Information					
Seller: TABOR NEIL		Date: 03/16/2006		Price: \$335,000	
Type: ARMS LENGTH IMPROVED		Deed1: /23539/ 00361		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: Approved 12/11/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

2018-0029-A

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 documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

A-PC00-8137

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

No 154862

Date: 7/21/17

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6157				\$ 75-

Total: \$ 75-

Rec
From:

For: 6812 CHEROKEE DR

2018-0027-A

DISTRIBUTION

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

GOLD - ACCOUNTING

PAID RECEIPT

BUSINESS ACTUAL TIME
7/21/2017 7/21/2017 11:30:40
REG NO: 154862 WALKER LJR
RECEIPT # 733512 7/21/2017
Dept 5-528 ZONING VERIFICATION
CR NO 154862
Recpt Tot \$75.00
\$75.00 CR \$0.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

August 15, 2017

Avrohom & Elisheva Goldsmith
6812 Cherokee Drive
Baltimore MD 21209

RE: Case Number: 2018-0029 A, Address: 6812 Cherokee Drive

Dear Mr. & Ms. Goldsmith:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 21, 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 horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 7/24/17

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

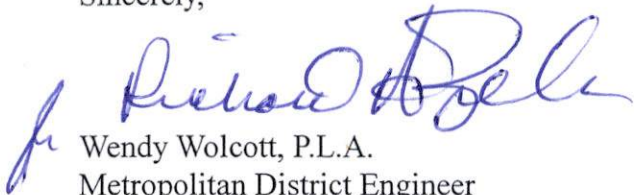
Dear Ms. Lewis:

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.

2018-0029-A
Administrative Variance
Avraham & Elsheva Goldsmith
6812 Cheverlea Drive

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

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 25, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0029-A
Address 6812 Cherokee Drive
(Goldsmith Property)

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

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

Reviewer: Steve Ford Date: 7-25-2017

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>7-25</u>	DEPS (if not received, date e-mail sent _____)	<u>NO</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-24</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____

_____	COMMUNITY ASSOCIATION	_____
<u>7-3</u>	ADJACENT PROPERTY OWNERS (3) <u>6810 & 6814 Cherokee Dr. and 6813 Chippewa Dr.</u>	<u>Supports</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	

NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7-30-17</u>	by <u>Pilson</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 - 03 Account Number - 0320001860			
Owner Information					
Owner Name:	GOLDSMITH AVROHOM Y GOLDSMITH ELISHEVA		Use:	RESIDENTIAL	
Mailing Address:	6812 CHEROKEE DR BALTIMORE MD 21209-1508		Principal Residence:	YES	
			Deed Reference:	/23539/ 00361	
Location & Structure Information					
Premises Address:		6812 CHEROKEE DR 0-0000		Legal Description: 6812 CHEROKEE DR VALLEY STREAM	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0078	0006	0536		0000	2
					D
					18
					2017
					Assessment Year:
					Plat No:
					Plat Ref:
					0020/0085
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1958	2,130 SF		7,490 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	SIDING	2 full/ 1 half	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	80,900	80,900			
Improvements	214,900	202,000			
Total:	295,800	282,900	282,900	282,900	
Preferential Land:	0			0	
Transfer Information					
Seller: TABOR NEIL		Date: 03/16/2006		Price: \$335,000	
Type: ARMS LENGTH IMPROVED		Deed1: /23539/ 00361		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 12/11/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

8-14

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 25, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0029-A
Address 6812 Cherokee Drive
(Goldsmith Property)

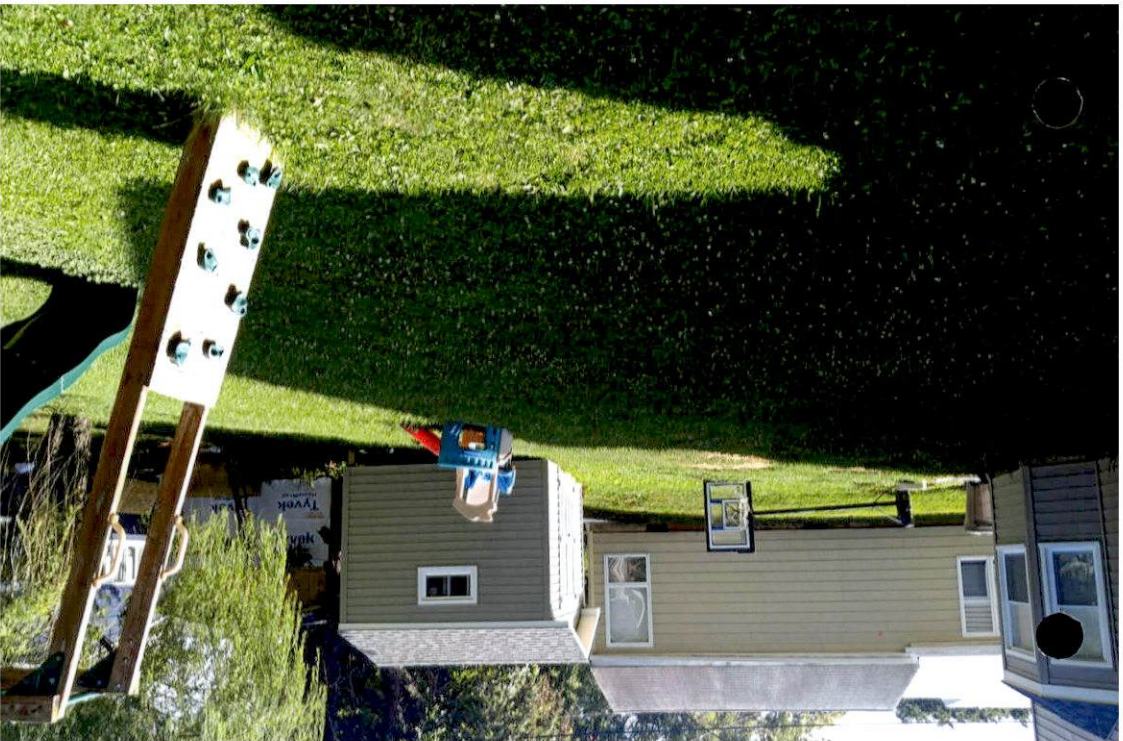
Zoning Advisory Committee Meeting of **July 31, 2017**.

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

Reviewer: Steve Ford Date: 7-25-2017



2018-0029-A



2018-0029-A



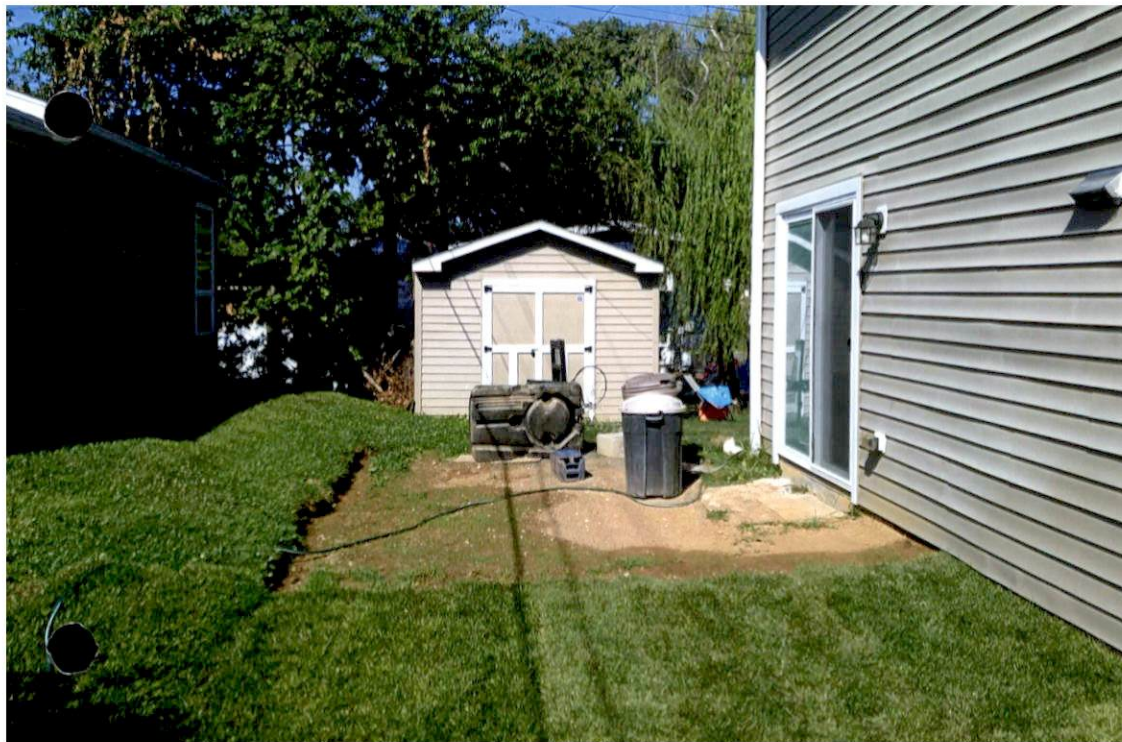
2018-0029-A



2018-0029-A



2018-0029-A



2018-0029-A



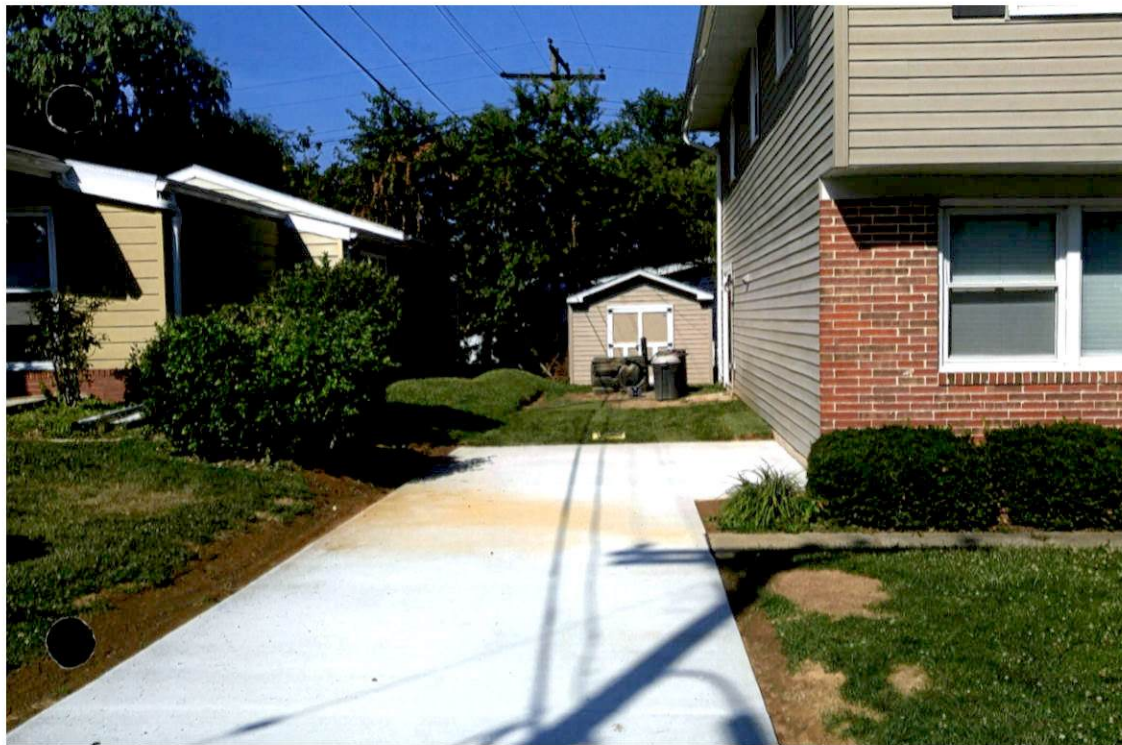
2018-0029-A



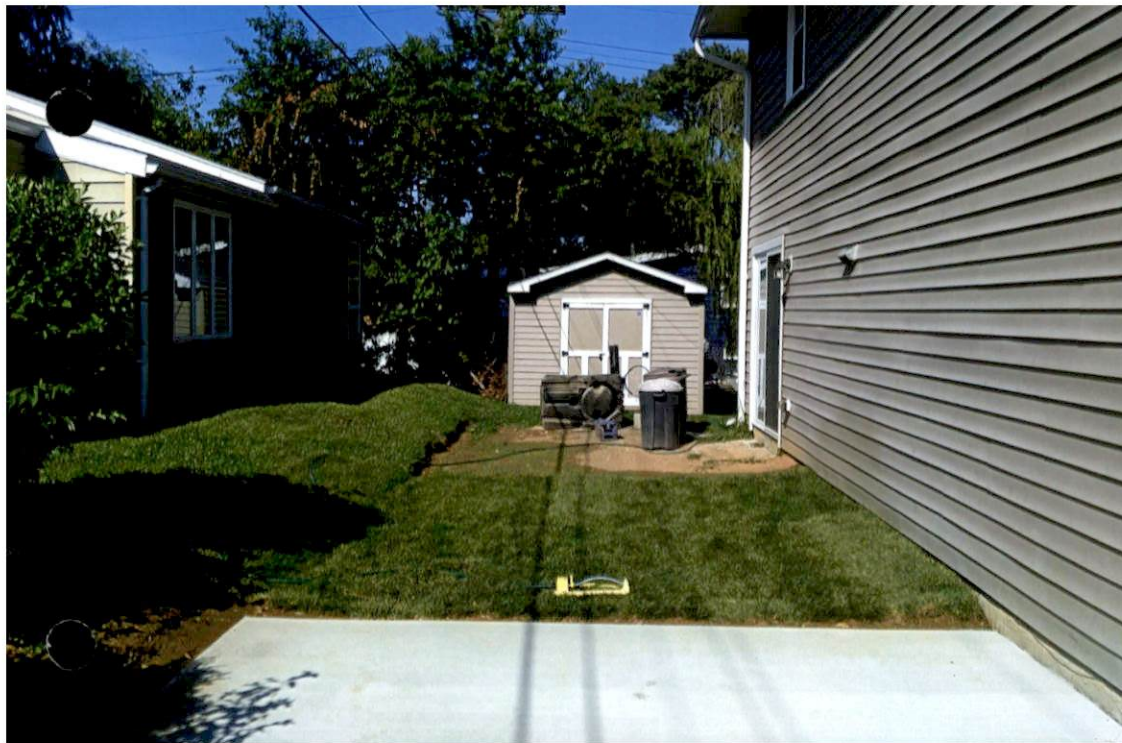
2018-0029-A



2018-0029-A



2018-0029-A



2018-0029-A



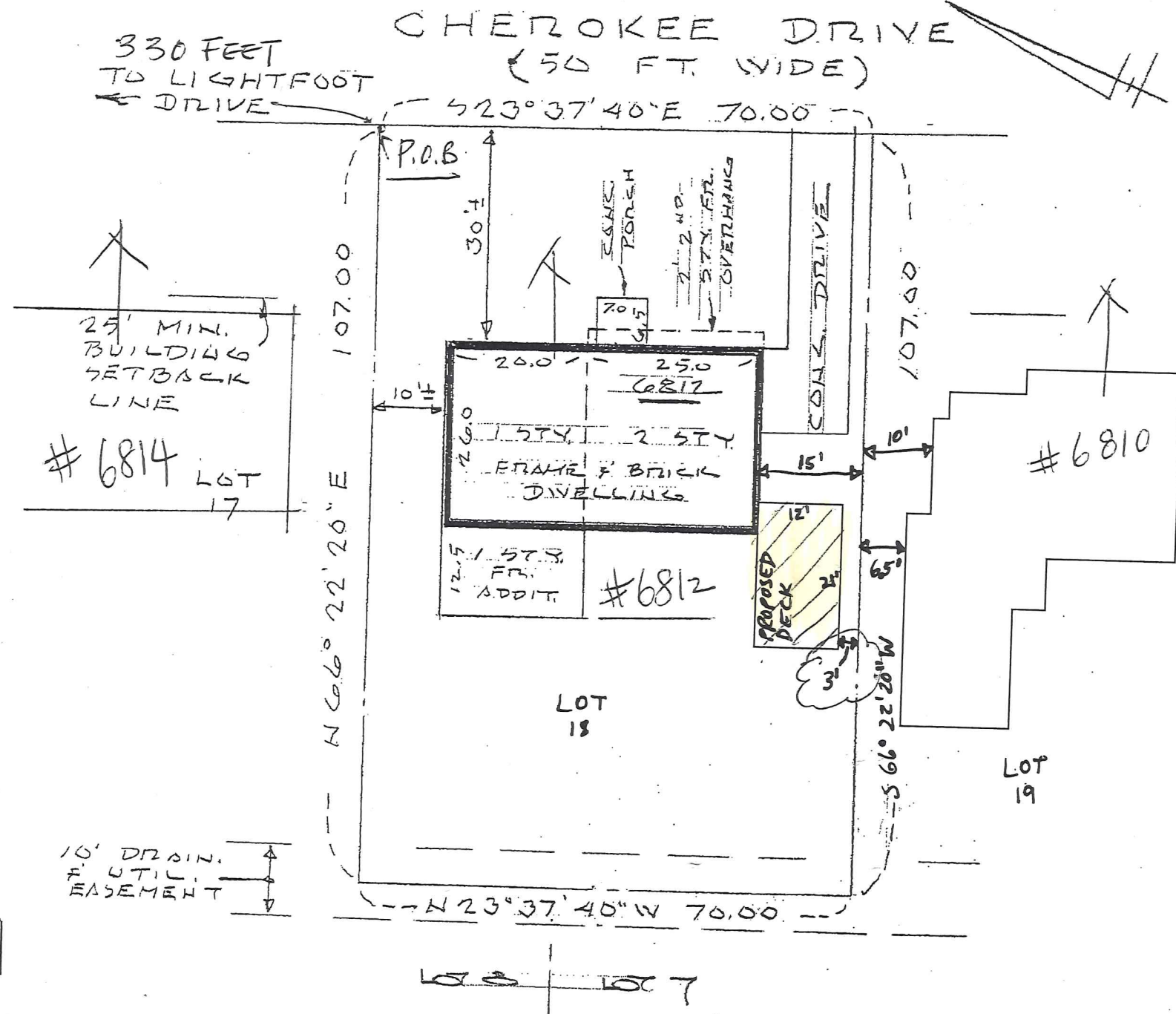
2018-0029-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 6812 Cherokee Drive OWNER(S) NAME(S) Arrohom & Elishera Goldsmith

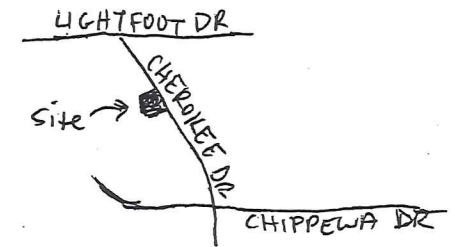
SUBDIVISION NAME Valley Stream LOT # 18 BLOCK # D SECTION # 2

PLAT BOOK # 20 FOLIO # 85 10 DIGIT TAX # 0320001860 DEED REF. # 23539/00361



PLAN DRAWN BY Elishera Goldsmith DATE 7/3/17 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 078C1

SITE ZONED DR 5.5

ELECTION DISTRICT 3 ED

COUNCIL DISTRICT 2 CD

LOT AREA ACREAGE _____

OR SQUARE FEET 7,490

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? Yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1952-2429-X

VIOLATION CASE INFO:

N/A

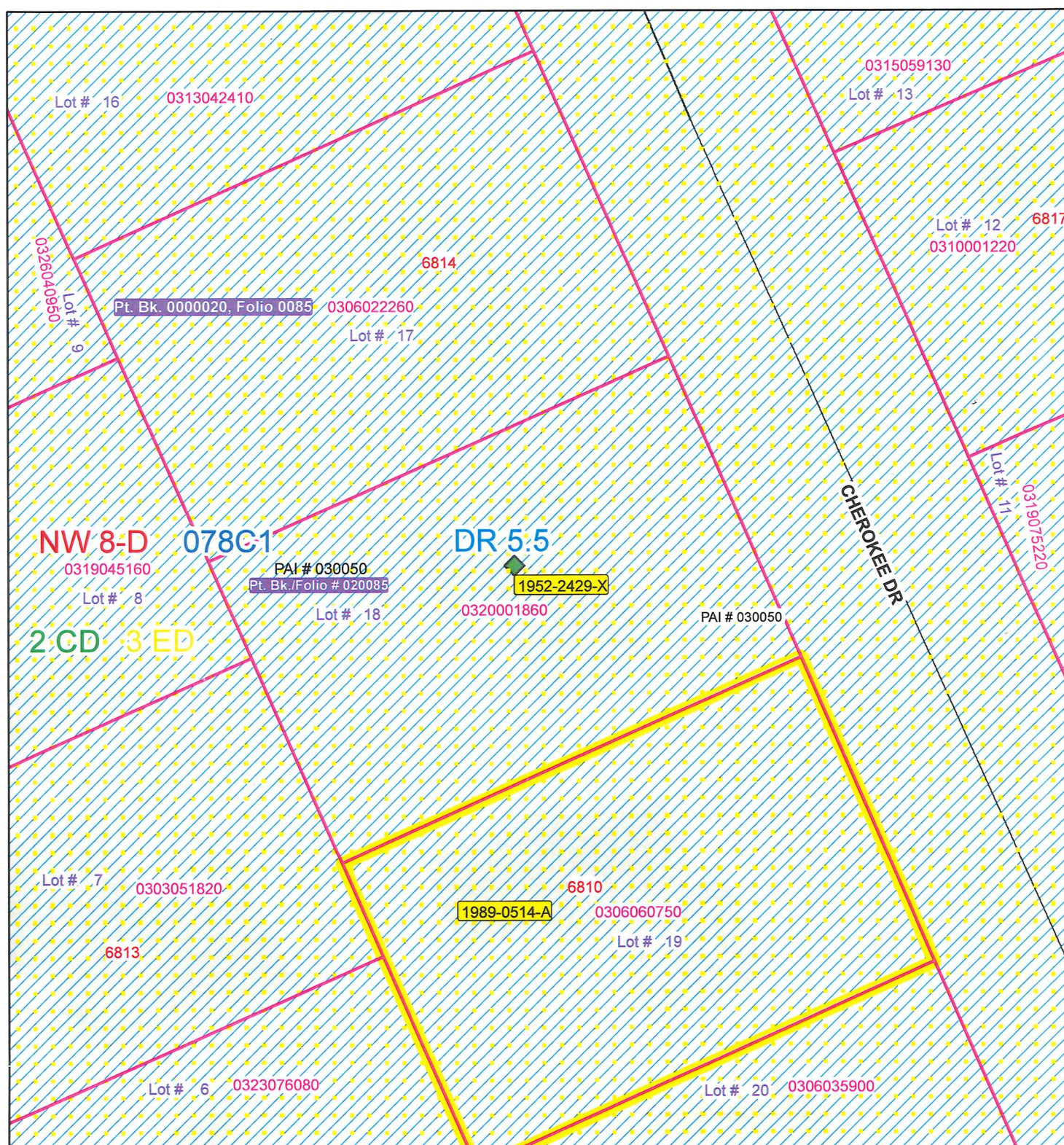
Pet. Eor.
1

2018-0029-A

N/A

2018-0029-A

6812 Cherokee Drive



Publication Date: 6/29/2017



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



0 5 10 20 30 40 Feet

1 inch = 30 feet

2018-0029-A