

MEMORANDUM

DATE: October 3, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0038-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 2, 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 *
(829 Loyola Drive)
9th Election District *
5th Council District *
Anita Delahay *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0038-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Anita Delahay ("Petitioner"). The Petitioner is requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (children's tree house) to be located on the side yard, on the third of the lot closest to a street with a height of 18 ft. in lieu of the required rear yard, the third of the lot farthest removed and maximum allowed height of 15 ft., respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. There were no ZAC comments received from any of the County reviewing agencies. However, it is to be noted that five (5) letters of support were received from community residents indicating they have no objections to Petitioner's zoning request.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 13, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 8-31-17

By 1200

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

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 31st day of **August, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the B.C.Z.R. to permit a proposed detached accessory structure (children's tree house) to be located on the side yard, on the third of the lot closest to a street with a height of 18 ft. in lieu of the required rear yard, the third of the lot farthest removed and maximum allowed height of 15 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 8-31-17

By [Signature]

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 8-31-17

By kw



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 829 LOYOLA DR. TOWSON MD. 21204 Currently zoned DR 3.5
 Deed Reference 29379 / 00103 10 Digit Tax Account # 0913751910
 Owner(s) Printed Name(s) ANITA DELAHAY

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) ... Sections 400.1 and 400.3 – to permit a proposed detached accessory structure (children's treehouse) to be located on the side yard, on the third of the lot closest to a street, with a height of 18 feet, in lieu of the required rear yard, the third of the lot farthest removed, and maximum allowed height of 15 feet, respectively.

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):

Anita Delahay / Anita Delahay
 Name #1 – Type or Print Name #2 – Type or Print
Anita Delahay / Anita Delahay
 Signature #1 Signature #2
829 LOYOLA DR. TOWSON MD.
 Mailing Address City State
21204 / 443.629.3428 / delahay28@yahoo.com
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

MIKE DELAHAY
 Name – Type or Print
Mike Delahay
 Signature
829 LOYOLA DR. TOWSON MD.
 Mailing Address City State
21204 / 443.629.3428 / delahay28@yahoo.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ 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.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0038-A Filing Date 7/31/17 Estimated Posting Date 8/13/17 Reviewer [Signature]

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: 829 LOYOLA DR. TOWSON MD. 21204
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 an administrative variance from sections 400.1 (Location) and 400.3 (Height), in order to build a treehouse for our 9 year old son. We would like to construct a high quality structure that our son, his friends, our neighbors, friends and family can enjoy for years to come. The structure would be in keeping with the craftsman design of our home and would be designed to add to the beauty of our neighborhood, including many new plantings in the surrounding area.

We are requesting a variance from section 400.1 (Location) because, due to the nature of our corner lot, we can not possibly build in the areas laid out by Baltimore County code. We have no real rear yard in which to build in accordance with code, all of our property is side/corner lot. We also cannot possibly meet the code for corner lots which states, "On corner lots they shall be located only in the third of the lot farthest removed from any street". The third of our lot farthest from the street is where our home sits.

Finally, we are requesting a variance from section 400.3 (Height), in order to build a more enjoyable, user friendly and visually appealing structure. We would like to build to a height of 18'-18.5'. From my conversations with the Zoning office, I understand there are no real codes for treehouses, so they are included as accessory structures, which typically sit on the ground. We request this variance simply due to the nature of a treehouse being higher up. Thank you for your consideration.

Anita Delahay
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Anita Delahay
Name- Print or Type

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 21st day of July, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: DIA D Bailey

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

AS WITNESS my hand and Notaries Seal

DIA D. BAILEY
State of MD, Baltimore City

Notary Public

My commission expires June 20, 2021

My Commission Expires

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: 829 LOYOLA DR. TOWSON MD. 21204
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 an administrative variance from sections 400.1 (Location) and 400.3 (Height), in order to build a tree-house for our 9 year old son. We would like to construct a high quality structure that our son, his friends, our neighbors, friends and family can enjoy for years to come. The structure would be in keeping with the craftsman design of our home and would be designed to add to the beauty of our neighborhood, including many new plantings in the surrounding area.

We are requesting a variance from section 400.1 (Location) because, due to the nature of our corner lot, we can not possibly build in the areas laid out by Baltimore County code. We have no real rear yard in which to build in accordance with code, all of our property is side/corner lot. We also cannot possibly meet the code for corner lots which states, "On corner lots they shall be located only in the third of the lot farthest removed from any street". The third of our lot farthest from the street is where our home sits.

Finally, we are requesting a variance from section 400.3 (Height), in order to build a more enjoyable, user friendly and visually appealing structure. We would like to build to a height of 18'-18.5'. From my conversations with the Zoning office, I understand there are no real codes for treehouses, so they are included as accessory structures, which typically sit on the ground. We request this variance simply due to the nature of a treehouse being higher up. Thank you for your consideration.

Anita Delahay
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Anita Delahay
Name- Print or Type

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 20th day of July, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: DIA D Bailey

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

AS WITNESS my hand and Notaries Seal

DIA D. BAILEY
State of MD, Baltimore City
My commission expires June 20, 2021

Notary Public

My Commission Expires



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 829 LOYOLA DR. TOWSON, MD. 21204 Currently zoned DR 3.5
Deed Reference 29379 / 00103 10 Digit Tax Account # 0913751910
Owner(s) Printed Name(s) ANITA DELAHAY

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) ... Sections 400.1 and 400.3 – to permit a proposed detached accessory structure (children's treehouse) to be located on the side yard, on the third of the lot closest to a street, with a height of 18 feet, in lieu of the required rear yard, the third of the lot farthest removed, and maximum allowed height of 15 feet, respectively.

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):

ANITA DELAHAY /
Name #1 – Type or Print Name #2 – Type or Print
Anita Delahay /
Signature #1 Signature #2

829 LOYOLA DR. TOWSON MD
Mailing Address City State

21204 / 443-629-3428 / delahay28@yahoo.co
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:

MIKE DELAHAY
Name – Type or Print

Signature

829 LOYOLA DR. TOWSON MD.
Mailing Address City State

21204 / 443-629-3428 / delahay28@yahoo.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 8 day of August, 2017, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0038-A Filing Date 7/31/17 Estimated Posting Date 8/13/17 Reviewer [Signature]

ZONING PROPERTY DESCRIPTION FOR: 829 Loyola Drive, Towson, MD. 21204

~~Beginning at a point on the south side of fifty foot road, Loyola Drive, one hundred eighty-nine and forty-three one-hundredths feet from the southwest corner of the tract and running by a line curving to the right with a radius of 1150.00' for a distance of 106.81' thence by a curve to the right with a radius of 25' for a distance of 33.67' said curve being subtended by a chord bearing south 31 degrees 59 minutes and 23 and six tenths seconds east for 31 and 25 one-hundredths feet to the west side of 50 foot road Terrace Way.~~

- ② Being Lot #88 in the subdivision of Charles Terrace as recorded in Baltimore County Plat Book #17, Folio #28, containing 11,997 square feet. Located in the 9th Election District and 5th Council District.

- ① Beginning at a point on the south side of Loyola Drive, which has a 50-foot right of way, at a distance of $\pm$ 25 feet west of the centerline of the nearest improved intersecting street Terrace Way, which has a 50-foot right of way (ie: southwest corner of intersection).

Item #0038

CERTIFICATE OF POSTING

Date: 8-13-17

RE: Case Number: 2018-0038-A

ZONING NOTICE

ADMINISTRATIVE
VARIANCE

CASE # 2018-0038-A

TO PERMIT A PROPOSED DETACHED ACCESSORY
STRUCTURE (CHILDREN'S TREE HOUSE) TO BE LOCATED ON THE SIDE
YARD, ON THE THIRD OF THE LOT CLOSEST TO A STREET, WITH A
HEIGHT OF 18 FEET IN LIEU OF THE REQUIRED REAR YARD, THE
THIRD OF THE LOT FARTHEST REMOVED, AND MAXIMUM ALLOWED
HEIGHT OF 15 FEET, RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 8/28/17

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, UNDER PENALTY OF
HANDICAPPED ACCESSIBLE

Essary sign(s) required
329 Longola Dr

(ear)

Phillips
of Sign Poster)

NCE PILSON
me of Sign Poster)

Barn Road
ress of Sign Poster)

MD 21120
p Code of Sign Poster)

443
nber of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0038 -A Address 829 Loyola Dr

Contact Person: David Duwall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/31/17 Posting Date: 8/13/17 Closing Date: 8/28/17

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0038 -A Address 829 Loyola Dr
Petitioner's Name Anita Delahay Telephone 443-629-3428
Posting Date: 8/13/17 Closing Date: 8/28/17

Wording for Sign: To Permit a proposed detached accessory structure (children's tree house) to be located on the side yard, on the third of the lot closest to a street, with a height of 18 feet in lieu of the required rear yard, the third of the lot farthest removed, and maximum allowed height of 15 feet, respectively

Revised 6/30/2018

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2018-0038-A
Property Address: 829 LOYOLA DRIVE, TOWSON MD. 21204
Property Description: SOUTHWEST CORNER OF INTERSECTION
Loyola Dr. + Terrace Way
Legal Owners (Petitioners): ANITA & MIKE DELAHAY
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MIKE DELAHAY
Company/Firm (if applicable): _____
Address: 829 LOYOLA DR.
TOWSON MD. 21204

Telephone Number: 443-629-3428

Revised 7/9/2015

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

NO 154870

Date: 7/31/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$75.00

Total: \$75.00

Rec From: A Delahay

For: Zoning hearing - case # 2013-0038-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
7/31/2017 7/31/2017 11:40:19 3
REG NS03 WALKIN CASH
RECEIPT # 735079 7/31/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 154870
Recpt Tot \$75.00
\$75.00 CK \$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 29, 2017

Anita Delahay
829 Loyola Drive
Towson MD 21204

RE: Case Number: 2018-0038 A, Address: 829 Loyola Drive

Dear Ms. Delahay:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 31, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

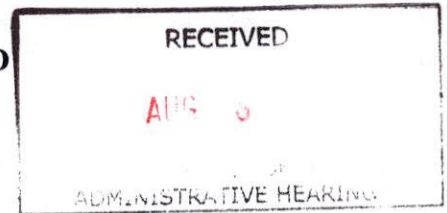
WCR: jaw

Enclosures

c: People's Counsel
Mike Delahay, 829 Loyola Drive, Towson MD 21204

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

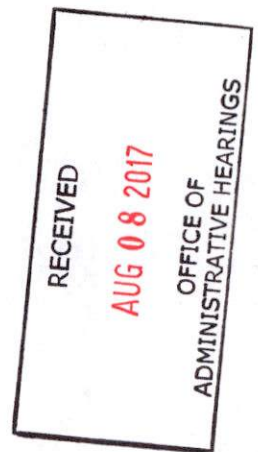
FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: August 8, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0038-A
Address 829 Loyola Drive
(Delahay Property)

Zoning Advisory Committee Meeting of **August 14, 2017**.

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



Reviewer: Steve Ford

Date: 8-8-2017



Date: 8/9/17

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. 2018-0038-A

*Administrative Variance
Anita Delahay
829 Loyola 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: August 8, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0038-A
Address 829 Loyola Drive
(Delahay Property)

Zoning Advisory Committee Meeting of **August 14, 2017**.

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

Reviewer: Steve Ford

Date: 8-8-2017

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0913751910			
Owner Information					
Owner Name:	DELAHAY ANITA		Use:	RESIDENTIAL	
Mailing Address:	829 LOYOLA DR BALTIMORE MD 21204-3714		Principal Residence:	YES	
			Deed Reference:	/29379/ 00103	
Location & Structure Information					
Premises Address:		829 LOYOLA DR 0-0000		Legal Description: 829 LOYOLA DR CHARLES TERRACE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0069	0012	0837		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
	88	2017		0017/0028	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1950	2,136 SF		11,997 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	FRAME	2 full	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2017	07/01/2018
Land:		122,900	122,900		
Improvements		154,600	188,000		
Total:		277,500	310,900	288,633	299,767
Preferential Land:		0			0
Transfer Information					
Seller: BROOKE RANDALL WHITNEY		Date: 04/19/2010		Price: \$327,000	
Type: ARMS LENGTH IMPROVED		Deed1: /29379/ 00103		Deed2:	
Seller: JONES PATRICIA S		Date: 05/11/1984		Price: \$40,503	
Type: ARMS LENGTH IMPROVED		Deed1: /06712/ 00326		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 05/04/2010					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

July 13, 2017

To: Baltimore County Zoning and Planning
Baltimore County Permit Department

To Whom it May Concern:

Mr. & Mrs. Michael Delahay approached me to explain that they were putting a structure at their home located at 829 Loyola Drive, Towson, Md. 21204, that would extent approximately 18 feet high.

I am in full support of the structure and have no issues or concerns.

I can be reached at 410-215-7537

Thank You;

Mary T. Zimmerman
830 Loyola Drive
Towson, Md. 21204

Item # 0038

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 09 Account Number - 0915170110							
Owner Information										
Owner Name:			ZIMMERMAN MARY T			Use:		RESIDENTIAL		
Mailing Address:			830 LOYOLA DR BALTIMORE MD 21204-			Principal Residence:		YES		
						Deed Reference:		/34405/ 00299		
Location & Structure Information										
Premises Address:			830 LOYOLA DR BALTIMORE 21204-			Legal Description:		PT LT 82 830 LOYOLA DR CHARLES TERRACE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0069	0012	0837		0000			82	2017	Plat Ref:	0017/0028
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1950			1,449 SF				12,738 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1 1/2	NO	STANDARD UNIT	FRAME	1 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:			123,100		123,100					
Improvements			157,900		232,300					
Total:			281,000		355,400		305,800		330,600	
Preferential Land:			0						0	
Transfer Information										
Seller: RINGLE JUDITH A				Date: 11/05/2013			Price: \$324,000			
Type: ARMS LENGTH IMPROVED				Deed1: /34405/ 00299			Deed2:			
Seller: MERKEL ELAN				Date: 08/08/2007			Price: \$357,500			
Type: NON-ARMS LENGTH OTHER				Deed1: /26015/ 00412			Deed2:			
Seller: GAFFNEY PATRICIA				Date: 05/05/2003			Price: \$310,000			
Type: ARMS LENGTH IMPROVED				Deed1: /17940/ 00735			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 01/22/2015										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				

Date	Subject	Project
By	Location	Scale

To whom it may concern,

This letter is to acknowledge my approval of my neighbor Mike Delahay of his plans to build a tree house type structure in his yard for his son. He has made me aware of his design intentions including the final height of around 18 feet.

Thank You,
Mitch Allen
826 Logola Dr.
Towson, MD 21204
443-377-4585

Item #0038

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0919514120			
Owner Information					
Owner Name:	ALLEN MITCH R CROSS BEARD ELIZABETH S		Use:	RESIDENTIAL YES	
Mailing Address:	826 LOYOLA DRIVE BALTIMORE MD 21204- 3712		Principal Residence:		
			Deed Reference:	/38995/ 00347	
Location & Structure Information					
Premises Address:	826 LOYOLA DR BALTIMORE 21204-3712		Legal Description:	826 LOYOLA DR CHARLES TERRACE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0069	0012	0837		0000	37 2017 0017/0028
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area		Finished Basement Area	Property Land Area	County Use
1951	1,815 SF			10,780 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	BRICK	2 full	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2017	07/01/2018	
Land:	122,600	122,600			
Improvements	150,200	179,000			
Total:	272,800	301,600	282,400	292,000	
Preferential Land:	0			0	
Transfer Information					
Seller: JEDYNAK BRUNO M		Date: 05/23/2017		Price: \$354,500	
Type: ARMS LENGTH IMPROVED		Deed1: /38995/ 00347		Deed2:	
Seller: REVELLE CHARLES S		Date: 06/14/2007		Price: \$346,500	
Type: NON-ARMS LENGTH OTHER		Deed1: /25787/ 00261		Deed2:	
Seller: SMITH THEODORE N		Date: 12/08/1970		Price: \$22,250	
Type: ARMS LENGTH IMPROVED		Deed1: /05149/ 00149		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:

July 27, 2017

Baltimore County
To Whom It May Concern,

We are residents of 419 Chestnut Avenue, Towson MD. Our immediate neighbors, Mike and Anita Delahay at 829 Loyola Dr are seeking a variance in order to build on their property. We have no objections to this process for the intended construction.


Bill and Stephanie Harte

Item #0038

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 09 Account Number - 0923158160							
Owner Information										
Owner Name:			HARTE WILLIAM F III HARTE STEPHANIE M				Use: Principal Residence:		RESIDENTIAL YES	
Mailing Address:			419 CHESTNUT AVE BALTIMORE MD 21204-				Deed Reference:		/37101/ 00135	
Location & Structure Information										
Premises Address:			419 CHESTNUT AVE BALTIMORE 21204-				Legal Description:		PT LT 7 419 CHESTNUT AVE CHARLES TERRACE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0069	0012	0837		0000			7	2017	Plat Ref:	0014/0108
Special Tax Areas:						Town:		NONE		
						Ad Valorem:				
						Tax Class:				
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1951			2,624 SF				10,956 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1 1/2	NO	STANDARD UNIT	FRAME	3 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:			122,700	122,700						
Improvements			282,200	375,100						
Total:			404,900	497,800	435,867		466,833			
Preferential Land:			0				0			
Transfer Information										
Seller: AUSTIN BRETT				Date: 01/21/2016				Price: \$523,350		
Type: ARMS LENGTH IMPROVED				Deed1: /37101/ 00135				Deed2:		
Seller: LEMBERG DANIEL M				Date: 08/21/2014				Price: \$500,000		
Type: ARMS LENGTH IMPROVED				Deed1: /35286/ 00408				Deed2:		
Seller: MCCAULEY WILLIAM A				Date: 09/29/2004				Price: \$495,000		
Type: ARMS LENGTH IMPROVED				Deed1: /20753/ 00234				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 09/01/2016										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				

WM. SCHWARZ
418 TERRACE WAY
TOWSON, MD 21204

July 27, 2017

Baltimore County Zoning Board
111 W. Chesapeake Avenue
Towson, MD 21204

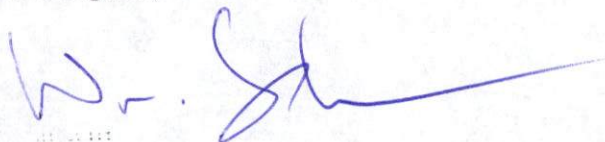
To the Baltimore County Zoning Board:

It's my pleasure to endorse the variance request of my next-door neighbors, Mike and Anita Delahay, for their property at 829 Loyola Drive.

We have lived next door to the Delahays for more than 7 years and appreciate the care and consideration they have always taken in keeping their home and property neat, clean, well-landscaped and visually appealing. I am certain the project under consideration will be tasteful, professionally finished and will complement both the Delahays' home and our neighborhood.

Please let me know if you require any additional information.

Best regards,



Will Schwarz

Item #0038

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 09 Account Number - 0916550550							
Owner Information									
Owner Name:		GRACE NANCY C			Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		418 TERRACE WAY TOWSON MD 21204-3724			Deed Reference:		/29727/ 00236		
Location & Structure Information									
Premises Address:		418 TERRACE WAY 0-0000			Legal Description:		418 TERRACE WAY WS CHARLES TERRACE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0069	0012	0837		0000			10	2017	Plat Ref: 0017/0028
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1951		2,520 SF		600 SF		9,648 SF		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
2	YES	STANDARD UNIT		BRICK	3 full/ 1 half				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2017		As of 07/01/2017		As of 07/01/2018	
Land:		122,400		122,400					
Improvements		311,300		337,600					
Total:		433,700		460,000		442,467		451,233	
Preferential Land:		0						0	
Transfer Information									
Seller: VERNOT ANDREA M				Date: 08/02/2010		Price: \$589,900			
Type: ARMS LENGTH IMPROVED				Deed1: /29727/ 00236		Deed2:			
Seller: SCHWAB DAVID M				Date: 05/16/1994		Price: \$202,000			
Type: ARMS LENGTH IMPROVED				Deed1: /10530/ 00483		Deed2:			
Seller: DUKE JAMES H				Date: 06/01/1990		Price: \$172,000			
Type: ARMS LENGTH IMPROVED				Deed1: /08494/ 00744		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 02/15/2011									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application Date:									

July 30, 2017

Baltimore County Zoning Department
400 Washington Avenue
Towson, Maryland 21204

To whom it may concern,

I live at 828 Loyola Drive and my house is directly across the street from the Delahay's. Mike Delahay informed me that he is going to be building a treehouse and asked me if I was ok with him doing so. Mike is a true craftsman and I know he will build an aesthetically attractive treehouse. My house will have a direct view and I am in complete support of Mike building this house.

If you have any questions, please don't hesitate to give me a call at 443-928-0381.

Sincerely,

John Stahl

Item #0038

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 09 Account Number - 0914400070							
Owner Information									
Owner Name:		STAHL JOHN				Use:		RESIDENTIAL	
Mailing Address:		828 LOYOLA DR BALTIMORE MD 21204-3712				Principal Residence:		YES	
						Deed Reference:		/19959/ 00388	
Location & Structure Information									
Premises Address:		828 LOYOLA DR 0-0000				Legal Description:		UNRECORDED 828 LOYOLA DR NS CHARLES TERRACE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0069	0012	0837		0000			36	2017	Plat Ref: 0017/0028
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1950		2,705 SF				11,524 SF		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
2	NO	STANDARD UNIT		FRAME	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:		122,800		122,800					
Improvements		273,700		281,100					
Total:		396,500		403,900		398,967		401,433	
Preferential Land:		0						0	
Transfer Information									
Seller: PRITCHARD RANDALL S				Date: 04/27/2004		Price: \$329,000			
Type: ARMS LENGTH IMPROVED				Deed1: /19959/ 00388		Deed2:			
Seller: MULLICAN MARK A				Date: 10/30/2002		Price: \$310,000			
Type: ARMS LENGTH IMPROVED				Deed1: /17019/ 00001		Deed2:			
Seller: RODGERS JOHN D				Date: 06/23/1994		Price: \$179,900			
Type: ARMS LENGTH IMPROVED				Deed1: /10607/ 00347		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 05/15/2008									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

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>8-8</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-9</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>✓</u>	ADJACENT PROPERTY OWNERS <u>5 yers. of Support from Neighbors</u>	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-13-17</u> by <u>Pison</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

REAR YARD DEFECTIVE LACK OF SPACE TO MEET CODE

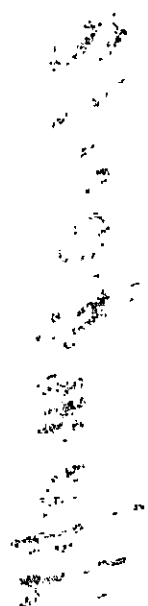


Item #0038

REAR OF YARD DEPICTING LACK OF SPACE TO MEET CODE
? PROPOSED LOCATION



Item #0038



WEST SIDE / TERRACE WAY HEROW DENOTES PROPOSED
STRUCTURE



400

SW CORNER - ARROW DENOTES PROPOSED STRUCTURE



Item # 0038



1000

1000

1000

REAR YARD DEPICTING LACK OF SPACE TO MEET CODE



Item #0038

20
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200

KEAR YARD DEPICTING LACK OF SPACE TO MEET CODE



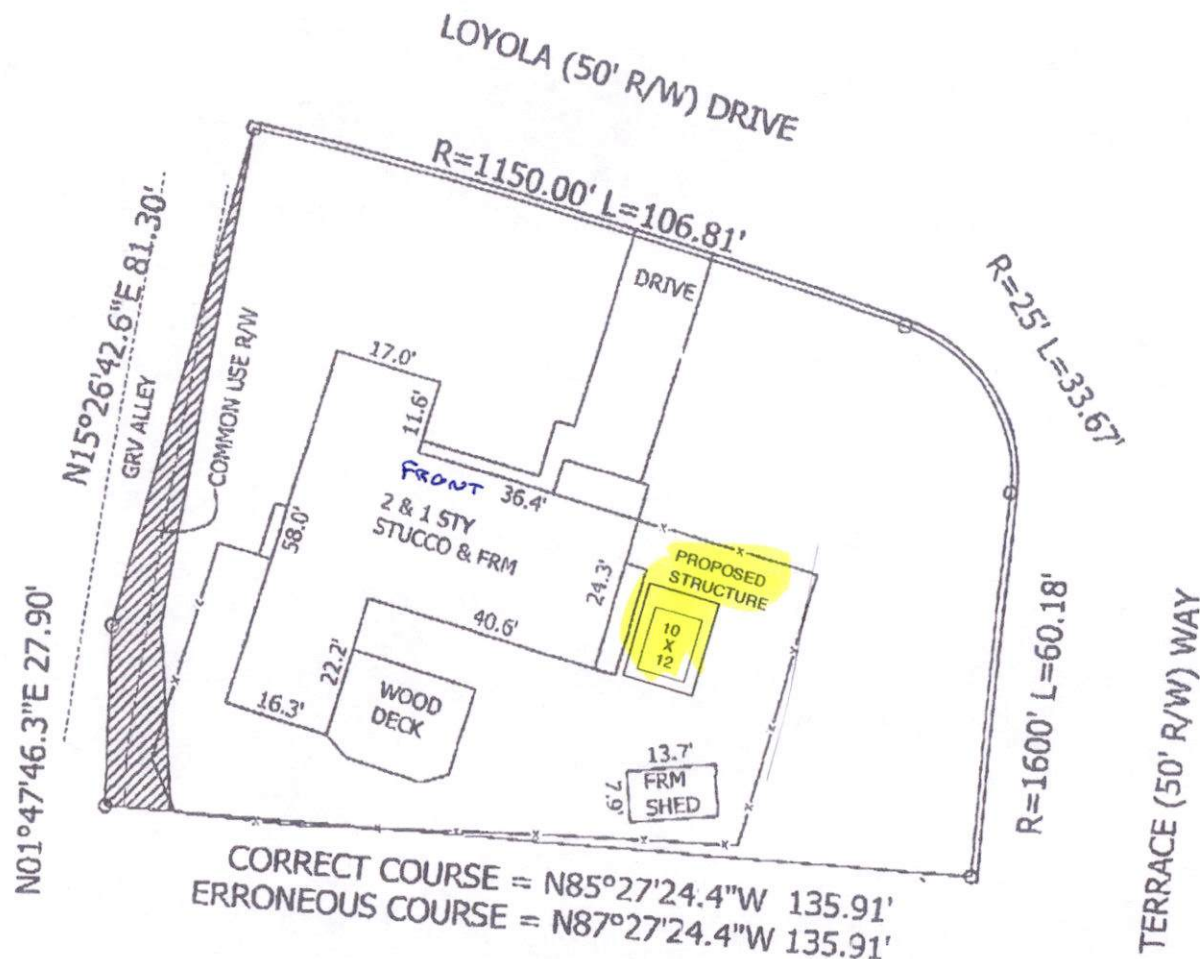
Item #003

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

ADDRESS 829 LOYOLA DRIVE OWNER(S) NAME(S) ANITA DELAHAY

SUBDIVISION NAME CHARLES TERRACE LOT # 88 BLOCK # _____ SECTION # _____

PLAT BOOK # 17 FOLIO # 28 10 DIGIT TAX # 0913751910 DEED REF. # 29379/00103



PLAN DRAWN BY LESLIE CURTIS HOPKINS DATE 8.17.09 SCALE: 1 INCH = 30 FEET

REG. # 274

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 06962

SITE ZONED DR 3.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 11,997

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? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

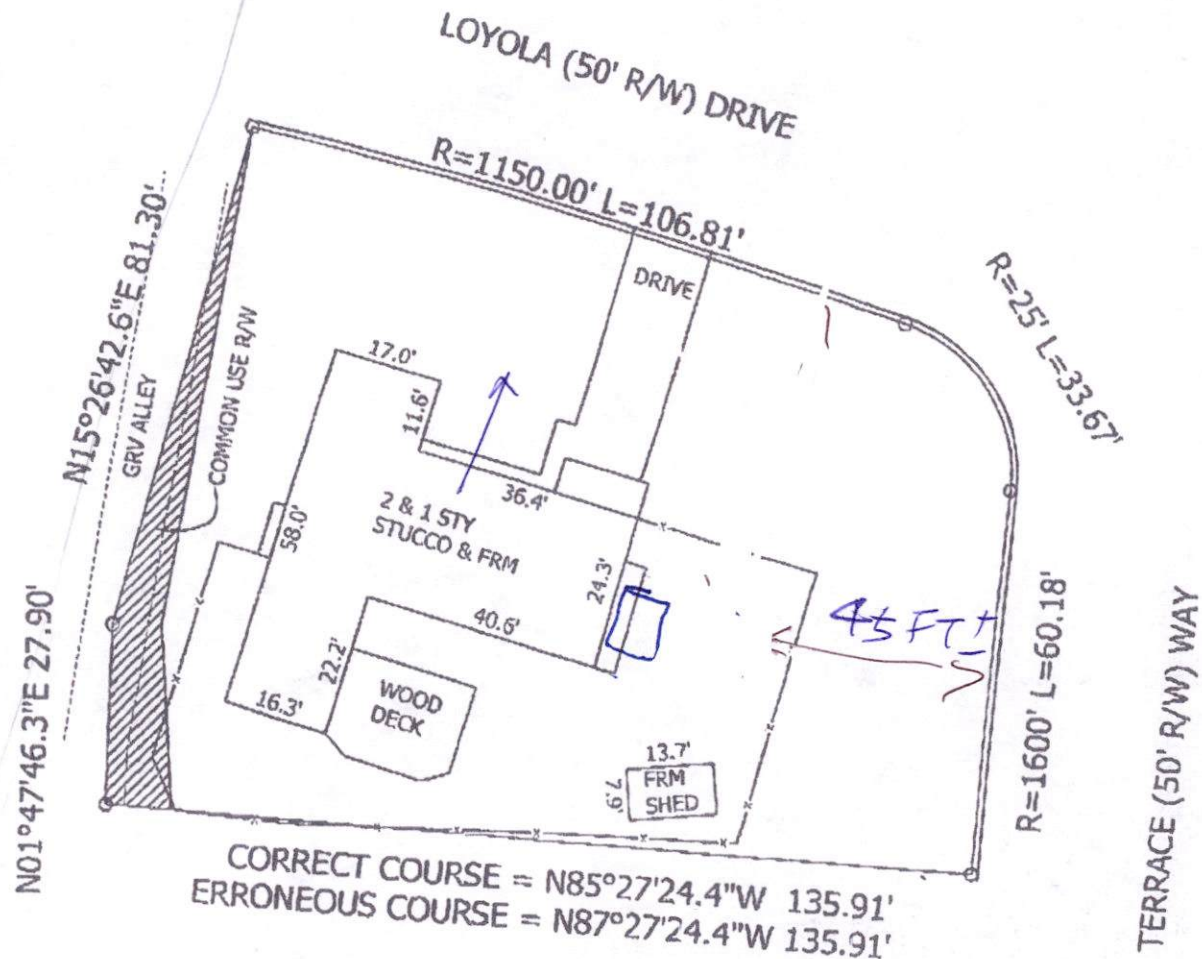
Per. Ex. 1

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

ADDRESS 829 LOYOLA DRIVE OWNER(S) NAME(S) ANITA DELAHAY

SUBDIVISION NAME CHARLES TERRACE LOT # 88 BLOCK # _____ SECTION # _____

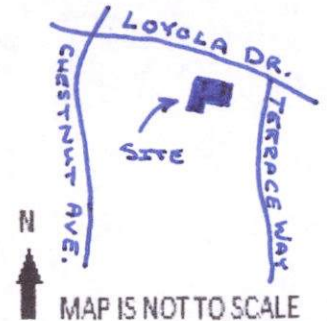
PLAT BOOK # 17 FOLIO # 28 10 DIGIT TAX # 0913751910 DEED REF. # 29379/00103



PLAN DRAWN BY LESLIE CURTIS HOPKINS DATE 8-17-09 SCALE: 1 INCH = 30 FEET

REG. # 274

SITE VICINITY MAP



ZONING MAP# 069c2

SITE ZONED DR 3.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 11,997

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? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

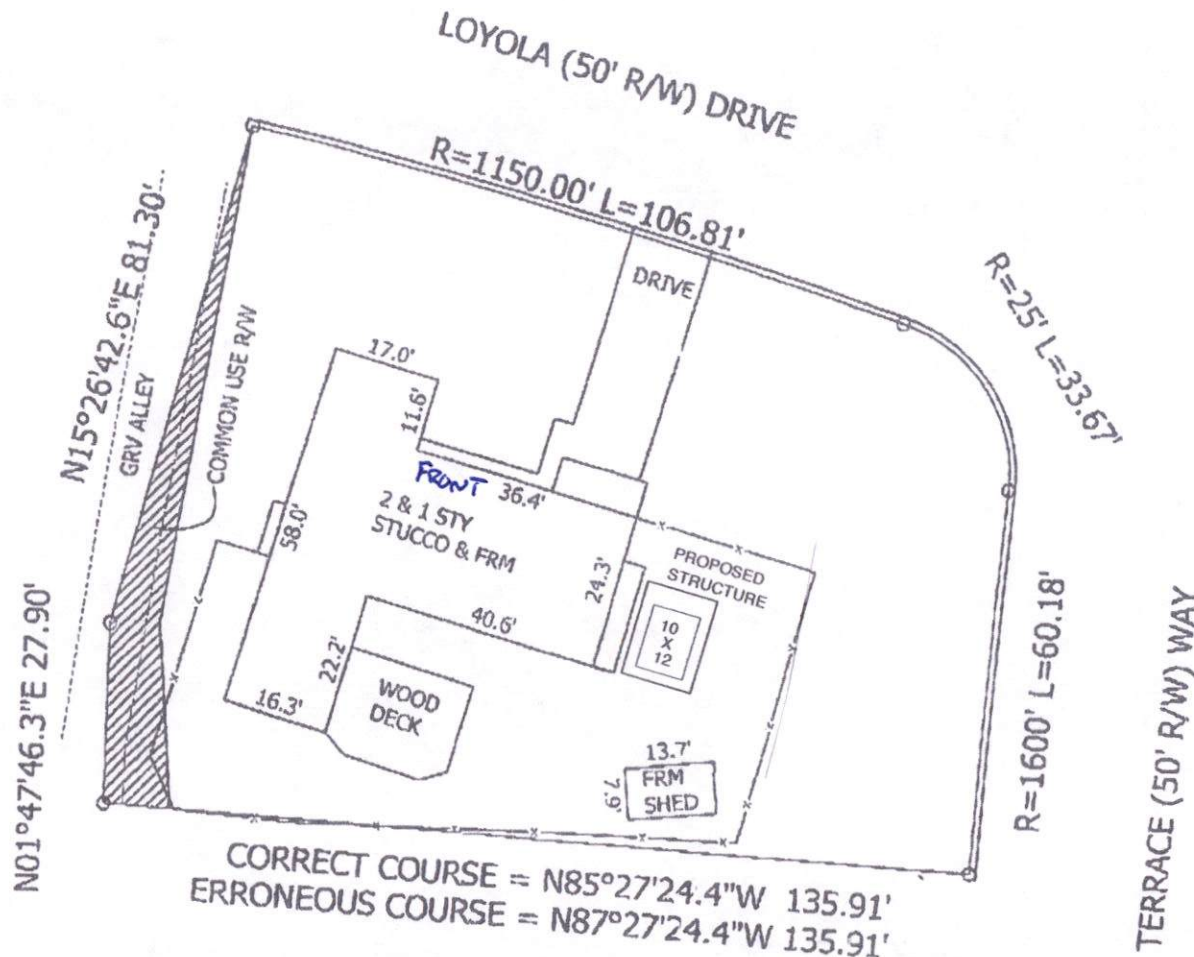
N/A

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

ADDRESS 829 LOYOLA DRIVE OWNER(S) NAME(S) ANITA DELAHAY

SUBDIVISION NAME CHARLES TERRACE LOT # 88 BLOCK # _____ SECTION # _____

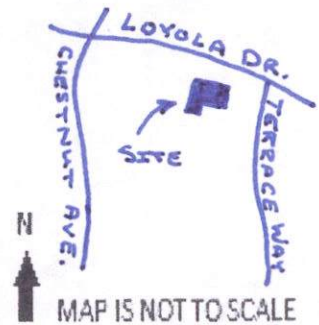
PLAT BOOK # 17 FOLIO # 28 10 DIGIT TAX # 0913751910 DEED REF. # 29379/00102



PLAN DRAWN BY LESLIE CURTIS HOPKINS DATE 8.17.09 SCALE: 1 INCH = 30 FEET

REG. # 274

SITE VICINITY MAP



ZONING MAP# 06962

SITE ZONED DR 3.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 11,997

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? No

IF SO GIVE CASE NUMBER

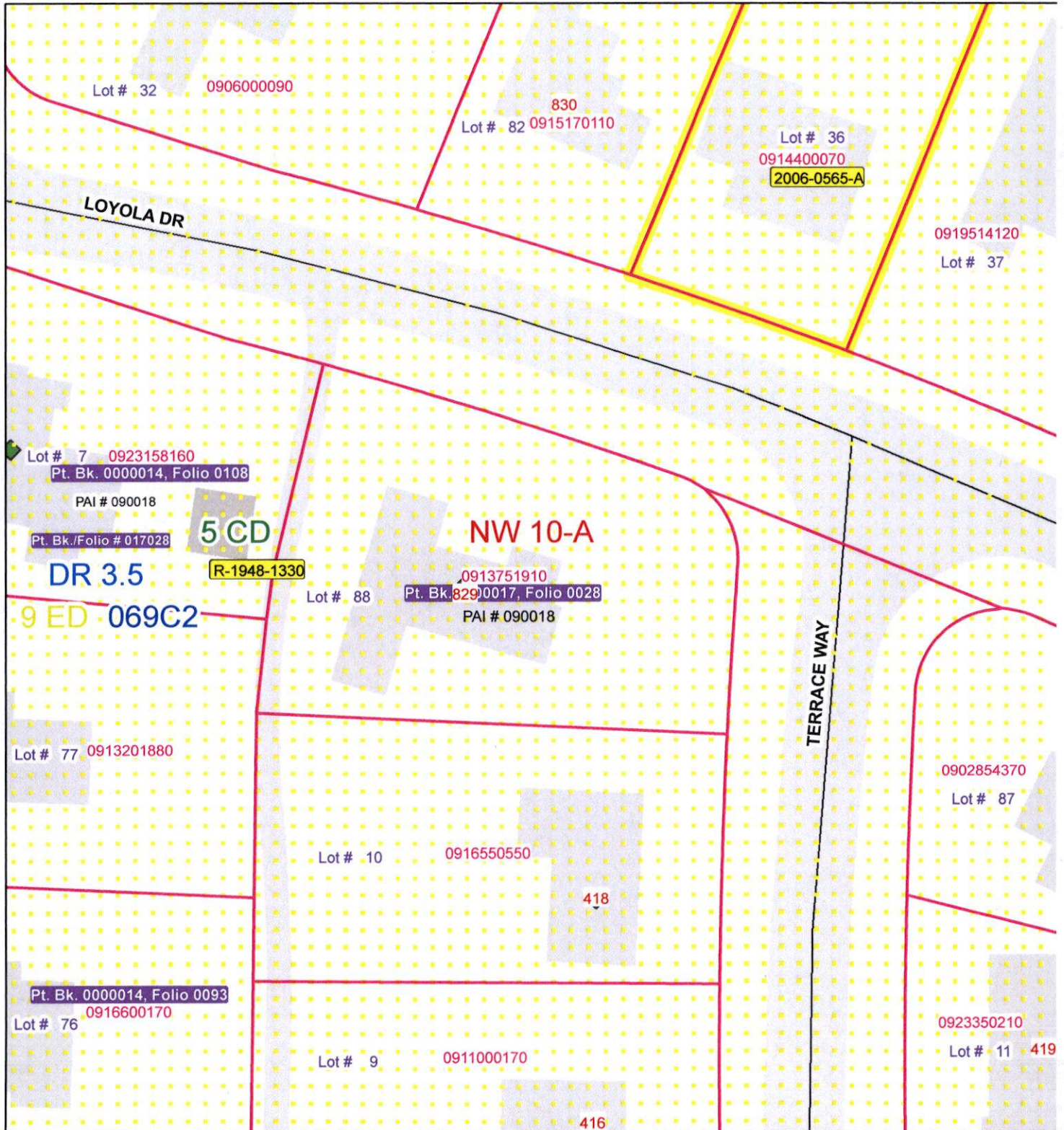
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

829 Loyola Drive



Publication Date: 7/28/2017



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0038