

M E M O R A N D U M

DATE: November 15, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0080-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 13, 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 4, 2017

FROM: Vishnu Desai, Supervisor *MD*
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 25, 2017
Item No. 2018-0080-A and 0082-A

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

* * * * *

VKD: CEN
cc: file

IN RE: PETITION FOR ADMIN. VARIANCE *
(1402 Maywood Avenue)
9th Election District *
2nd Council District *
Alex & Mary Hertzman *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0080-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, Alex and Mary Hertzman ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed addition with a rear yard setback of 30 ft. in lieu of the required 40 ft., and to permit an existing detached garage located in the side yard in lieu of the rear yard. 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. No adverse ZAC comments were received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 22, 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 10-13-17

By 10W

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.

Although the Department of Planning did not make any recommendations related to the existing detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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 13th day of **October, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed addition with a rear yard setback of 30 ft. in lieu of the required 40 ft., and to permit an existing detached garage located in the side yard in lieu of the rear yard, 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.

ORDER RECEIVED FOR FILING

Date 10-13-17

By bw

- Petitioners or subsequent owners shall not convert the existing detached garage into a dwelling unit or apartment. The existing detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The existing detached garage shall not be used for commercial purposes.

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 10-13-17

By DLW



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 1402 Maywood Ave. Baltimore, MD 21204-3649 Currently zoned DR-2
Deed Reference 355911 00320 10 Digit Tax Account # 0902850270
Owner(s) Printed Name(s) Alex & Mary Hertzman

(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)

SEE
Attached

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):

Alex Hertzman Mary Hertzman
Name #1 - Type or Print Name #2 - Type or Print
Signature #1 Signature #2
1402 Maywood Ave. Baltimore, MD
Mailing Address City State
21204
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:

Dave Wickham
Name - Type or Print
Signature
11422 Reisterstown Rd. Owings Mills, MD
Mailing Address City State
21117 410-984-3254 dwickham@nlpentinc.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.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0080-A Filing Date 9/13/17 Estimated Posting Date 9/24/17 Reviewer gh

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: 1402 Maywood Ave. Baltimore, MD 21117
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, the undersigned homeowners at 1402 Maywood Avenue, Towson, MD 21204 have resided at this residence since November, 2014. The current square footage of our home as purchased is only 1558 square feet of living space. This includes two small bedrooms and an eight by eight Galley Kitchen. At the time of purchase, we envisioned this space to be inadequate for our ultimate needs. We have a growing family and need additional square footage. It should be noted that the majority of homes in this distinct community are considerably larger. Completing our proposed addition will not appear out of context to the surrounding neighborhood as it will fit comfortably within the 11,500 square foot lot.

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

Signature of Owner (Affiant)

Alex Hertzman

Name- Print or Type

Signature of Owner (Affiant)

Mary Hertzman

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:

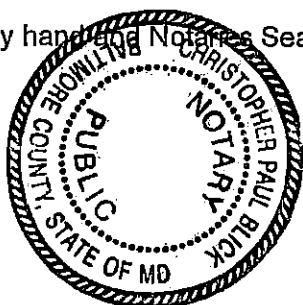
I HEREBY CERTIFY, this 30 day of August, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Alex Hertzman & Mary Hertzman

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

AS WITNESS my hand and Notary Seal



Notary Public

My Commission Expires 5/6/18

2018-0080-A

Variance from sections: 1B02.3.C.1 & 400.1 of the BCZR:

To permit a proposed addition with a rear yard setback of 30 feet in lieu of the required 40 feet, and to permit an existing detached garage located in the side yard in lieu of the required rear yard.

ZONING PROPERTY DESCRIPTION FOR 1402 Maywood Ave. Baltimore, MD 21204-3649.

BEGINNING FOR THE FIRST THEREOF, being known and designated as Lots 16 and 17, as shown On the PLAT OF RUXTON HEIGHTS, which Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book JWS No. 1, folio 64.

BEGINNING FOR THE SECOND THEREOF, beginning for the same at the corner formed by the intersection of the north side of Maywood Avenue, 40 feet wide, with the west side of Chelsea Street, 30 feet wide, as laid out on the Plat of The Old Orchard, which Plat is recorded among the Land Records of Baltimore County, in Plat Book LMCLM No. 10, folio 123, said place of beginning also being distant 70 feet measured easterly along the north side of Maywood Avenue from the division line between Lots Nos. 18 and 19 as laid out on the Plat entitled, "Plan of Ruxton Heights", which Plat is recorded among the Land Records of Baltimore County in Plat Book JWS No. 1, folio 64; and running thence westerly binding on the north side of Maywood Ave, 70 feet to the division line between lots Nos. 17 and 18 as laid out on the aforesaid Plat of Ruxton Heights, thence binding on said last mentioned division line, 115 feet to the northwest corner of said Lot No. 18 and part of the northernmost line of Lot No. 19, 70 feet to the west side of Chelsea Street as laid out on the plat of Old Orchard; and thence southerly binding on the west side of said street, 115 feet to the place of beginning.

Being Lot #16, in the subdivision of Ruxton Heights, as recorded in Baltimore County Plat Book # 0001, Folio # 0064, containing 11500 Square Feet. Located in the 9th Election District and 2nd Council District.

2018-00804

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/24/2017

Case Number: 2018-0080-A

Petitioner / Developer: ALEX HERTZMAN

Date of Hearing (Closing): OCTOBER 9, 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:
1402 MAYWOOD COURT

The sign(s) were posted on: SEPTEMBER 22, 2017



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



20

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0080 -A Address 1402 Maywood Ave

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/12/17 Posting Date: 9/24/17 Closing Date: 10/9/17

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- 0080 -A Address 1402 Maywood Ave 21204
Petitioner's Name Alex Hertzman Telephone 410-984-3254

Posting Date: 9/24/17 Closing Date: 10/9/17

Wording for Sign: To Permit a proposed addition with a rear yard setback of 30 feet in lieu of the required 40 feet, and to permit an existing detached garage located in the side yard in lieu of the rear yard

Revised 6/30/2018

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

NO 157195

Date: 9/12/17

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	200	000		6150				75.00

Total: 75.00

Rec From: Dave Wickham

For: Administrative Variance for
1402 Maywood Ave
Case # 2018-0080-A

DISTRIBUTION

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

PAID RECEIPT

DATE: 9/12/2017 1:21:11
 NO: 157195
 AMOUNT: 75.00
 FROM: Dave Wickham
 TO: [illegible]
 [illegible]
 [illegible]

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

October 11, 2017

Alex & Mary Hertzman
1402 Maywood Avenue
Baltimore MD 21204

RE: Case Number: 2018-0080 A, Address: 1402 Maywood Avenue

Dear Mr. & Ms. Hertzman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 12, 2017. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Dave Wickham, 11422 Reisterstown Road, Owings Mills MD 21117

 MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 9/21/17

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.

2018-0080-A
Administrative Variance
Alex & Mary Hertzman
1402 Maywood Avenue

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

Sincerely,



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

WW/RAZ

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: September 21, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0080-A
Address 1402 Maywood Avenue
(Hertzman Property)

Zoning Advisory Committee Meeting of **September 25, 2017**.

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

Reviewer: Steve Ford

Date: 9-21-2017

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

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SUBJECT: DEPS Comment for Zoning Item # 2018-0080-A
Address 1402 Maywood Avenue
(Hertzman Property)

Zoning Advisory Committee Meeting of **September 25, 2017**.

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

Reviewer: Steve Ford Date: 9-21-2017

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 _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>9-21</u>	PLANNING (if not received, date e-mail sent _____)	<u>NC</u>
<u>9-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>9-22-17</u> by <u>D'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0902850270			
Owner Information					
Owner Name:	HERTZMAN ALEX HERTZMAN MARY MORRISON		Use: Principal Residence:	RESIDENTIAL YES	
Mailing Address:	1402 MAYWOOD AVE BALTIMORE MD 21204-3649		Deed Reference:	/35591/ 00320	
Location & Structure Information					
Premises Address:		1402 MAYWOOD AVE BALTIMORE 21204-3649		Legal Description:	LT 16-17 1402 MAYWOOD AVE RUXTON HEIGHTS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0069	0010	0829		0000	16 2017 0001/0064
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area		Property Land Area	County Use
1940	1,376 SF			11,500 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	2 full	1 Detached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2017	As of 07/01/2017	As of 07/01/2018
Land:		201,500	201,500		
Improvements		199,200	238,300		
Total:		400,700	439,800	413,733	426,767
Preferential Land:		0			0
Transfer Information					
Seller: GEYH EDWARD A		Date: 11/24/2014		Price: \$450,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /35591/ 00320		Deed2:	
Seller: GREIF MANYA KELLY		Date: 06/25/2004		Price: \$505,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /20315/ 00274		Deed2:	
Seller: MCGEE WILLIAM M		Date: 10/19/1990		Price: \$1	
Type: ARMS LENGTH IMPROVED		Deed1: /08626/ 00241		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:		

2018-0080-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.



2018-0080-A



2018-0020-1A

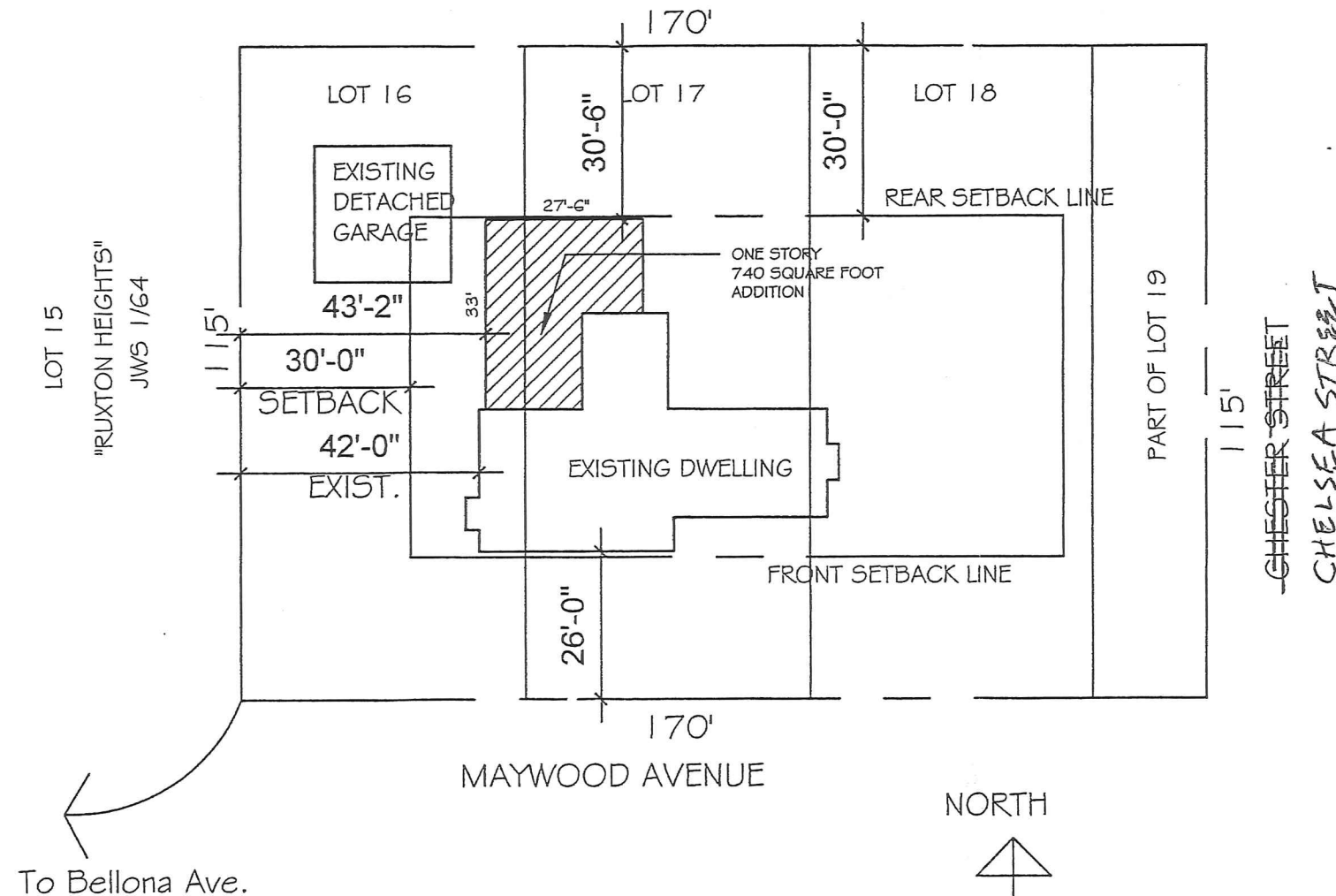


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1402 MAYWOOD AVE OWNER(S) NAME(S) ALEX, MARY HEETZMAN

SUBDIVISION NAME RUXTON HEIGHTS LOT # 16 BLOCK # - SECTION # -

PLAT BOOK # 0001 FOLIO # 0064 10 DIGIT TAX # 0902850270 DEED REF. # 13591100320



SITE PLAN FOR ADDITION TO
1402 MAYWOOD AVENUE
RIDERWOOD, MD 21204

SCALE 1" = 30'-0"

PLAN DRAWN BY STAN RYNER DATE 6-9-17 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 069B1

SITE ZONED DR 2

ELECTION DISTRICT 9TH

COUNCIL DISTRICT 2ND

LOT AREA ACREAGE _____

OR SQUARE FEET 11500

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

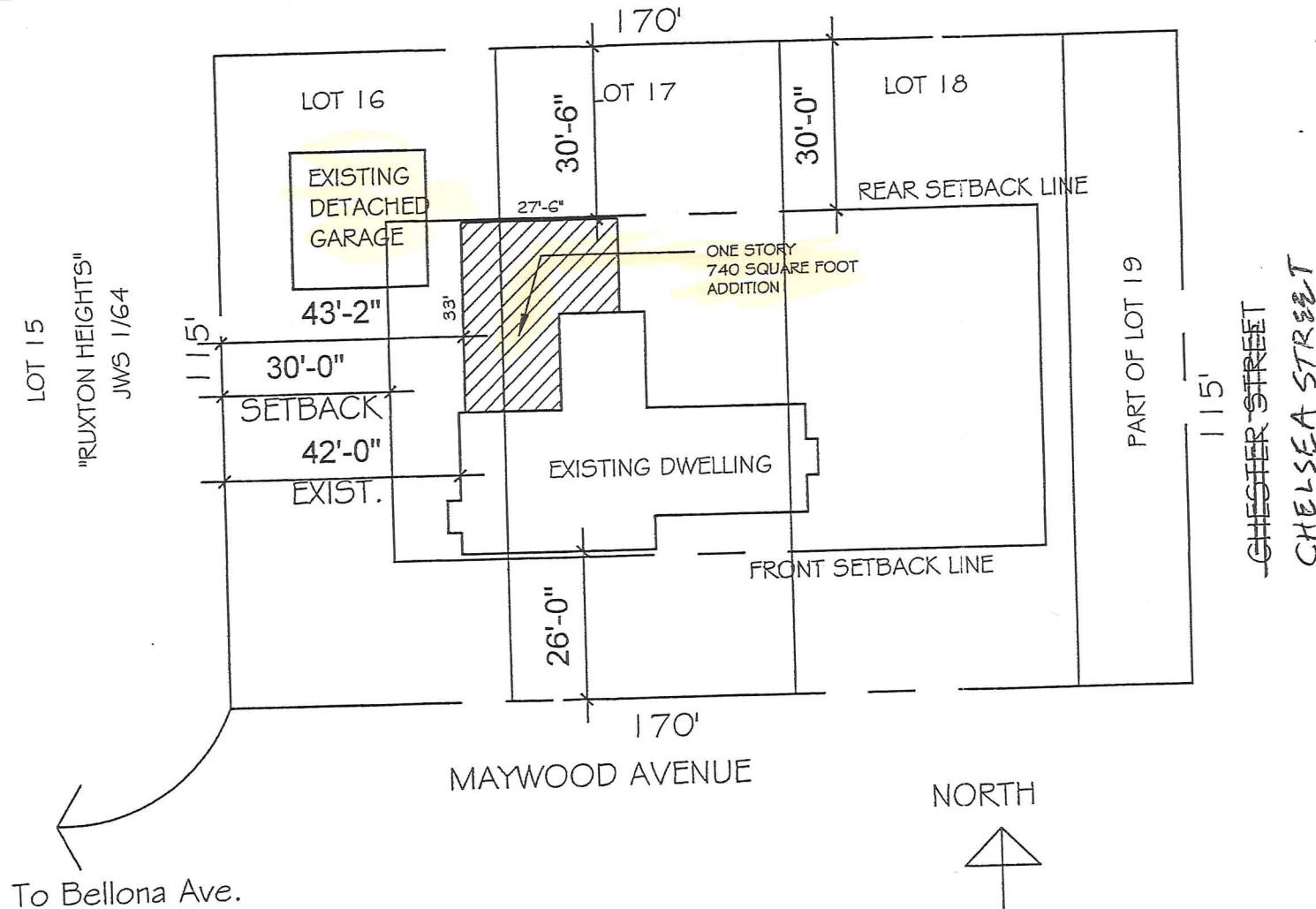
1955-3522-A

VIOLATION CASE INFO:

NO

2018-0080-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1402 MAYWOOD AVE OWNER(S) NAME(S) ALEX, MARY HERTZMAN
 SUBDIVISION NAME RUXTON HEIGHTS LOT # 16 BLOCK # - SECTION # -
 PLAT BOOK # 0001 FOLIO # 0064 10 DIGIT TAX # 0902850270 DEED REF. # 13591100320



SITE PLAN FOR ADDITION TO
 1402 MAYWOOD AVENUE
 RIDERWOOD, MD 21204

SCALE 1" = 30'-0"

PLAN DRAWN BY STAN RYDER DATE 6-9-17 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 069 B1

SITE ZONED DR 2

ELECTION DISTRICT 9TH

COUNCIL DISTRICT 2ND

LOT AREA ACREAGE _____

OR SQUARE FEET 11500

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

1955-3522-A

VIOLATION CASE INFO:

NO

Pet. Ex. 1

2018-0080-A