

MEMORANDUM

DATE: January 9, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0131-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 8, 2018. 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 *
(6621 Edenvale Road)
3rd Election District
2nd Council District
Michael E. & Melissa B. Bondi
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0131-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 owners of the property, Michael E. and Melissa B. Bondi (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (“B.C.Z.R.”), as follows: (1) To permit a proposed addition with a rear yard setback of 18 ft. in lieu of the required 30 ft.; and (2) To amend the Final Development Plan (“FDP”) for Bonnie View Estates Phase 3, Lot No. 5 only. 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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 19, 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 § 32-3-303 of the Baltimore County Code (“B.C.C.”). Based upon the information available, there is no evidence

ORDER RECEIVED FOR FILING

Date 12-7-17

By OW

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 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 7th day of **December, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To permit a proposed addition with a rear yard setback of 18 ft. in lieu of the required 30 ft.; and (2) To amend the Final Development Plan ("FDP") for Bonnie View Estates Phase 3, Lot No. 5 only, 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.

ORDER RECEIVED FOR FILING

Date 12-7-17

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 12-7-17

By OW



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 6621 EDENVALE RD BALTIMORE MD 21209

Currently zoned DR2

Deed Reference 33922 / 00420

10 Digit Tax Account # 2500000663

Owner(s) Printed Name(s) MICHAEL & MELISSA BONDI

(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) 1801.2.C.1.b To permit a proposed addition with a rear yard set back of 18 feet in lieu of the required 30 feet and to amend the FDP (Bonnie View Estates Phase 3) for lot #5.

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):

MICHAEL BONDI

MELISSA BONDI

Name #1 – Type or Print

Name #2 – Type or Print

Michael Bondi
Signature #1

Melissa Bondi
Signature #2

6621 EDENVALE RD BALTIMORE MD

Mailing Address

City

State

21209

443-844-1680

Zip Code

Telephone #

Email Address

MEBONDI@ICLOUD.COM

Representative to be contacted:

DANIEL "DONNY" ANKRI

Name – Type or Print

D. Ankri
Signature

6803 CHEROKEE DR BALTIMORE MD

Mailing Address

City

State

21209

443-929-2377

Zip Code

Telephone #

Email Address

DONNYANKRI@GMAIL.COM

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

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 2018-0131-A

Filing Date 11/8/17

Estimated Posting Date 11/19/17

Reviewer gl

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: 6621 EDENVALE RD BALTIMORE MD 21209
Print or Type Address of property City State Zip Code

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

AN ADMINISTRATIVE VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING HOUSE PROVIDES
A PRACTICAL DIFFICULTY FOR THE GROWING BONDI FAMILY. THE AMOUNT OF LIVING ROOM AND DINING ROOM
SPACE ON THE MAIN LEVEL ARE INADEQUATE. THE PROPOSED PROJECT INCLUDES AN ENLARGED FAMILY
ROOM & DINING ROOM THAT CAN ACCOMMODATE ADDITIONAL SEATING FOR THE GROWING BONDI FAMILY.

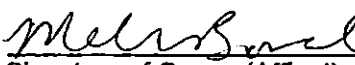
THANK YOU FOR YOUR CONSIDERATION.

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


Signature of Owner (Affiant)

MICHAEL BONDI

Name- Print or Type


Signature of Owner (Affiant)

MELISSA BONDI

Name- Print or Type

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

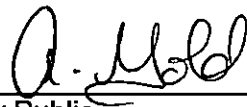
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of NOV, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael Bondi, Melissa Bondi

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

AS WITNESS my hand and Notaries Seal


Notary Public

12/15/18
My Commission Expires

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 6621 Edenvale Road Baltimore MD 21209

Beginning at a point on the East side of Edenvale Rd which is 60 feet wide at the distance of 175 feet South of the centerline of the nearest improved intersecting street Greenspring Ave which is 60 feet wide.

Part B

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

Being Lot #5, Block # N/A Section # N/A in the subdivision of Bonnie View Estates as recorded in Baltimore County Plat Book #78, Folio #135 containing 8,583 square feet, located in the 3rd Election District and the 2nd Council District.

CERTIFICATE OF POSTING

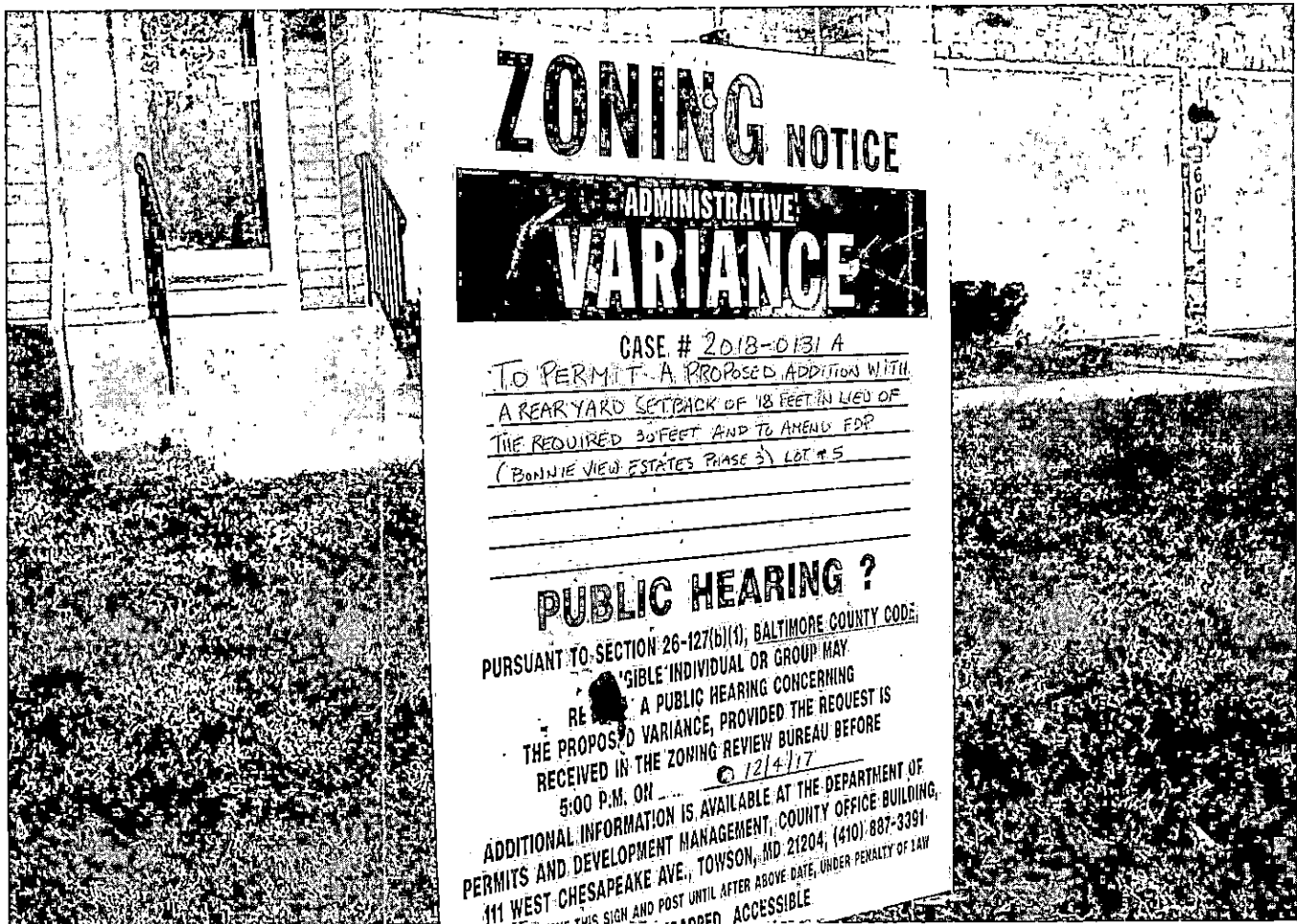
Date: 11-19-17

RE: Case Number: 2018-0131-A

Petitioner/Developer: Melissa Bondi

Date of Hearing/Closing: 12-4-17

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 6621 Edenvale Rd



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0131 -A Address 6621 Edenvale Rd

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

Filing Date: 11/8/17 Posting Date: 11/19/17 Closing Date: 12/4/17

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- 0131 -A Address 6621 Edenvale Rd 21209

Petitioner's Name Michael Bondi / Melissa Bondi Telephone 443-844-1680

Posting Date: 11/19/17 Closing Date: 12/4/17

Wording for Sign: To Permit a proposed addition with a rear yard set back of 18 feet in lieu of the required 30 feet, and to amend FDP (Bonnie View Estates Phase 3) lot #5

Revised 6/30/2018

ME 160529

Date:

11/8/17

7410 RECEIVED

[illegible][illegible]

Total: 150.00

From:

For:

Administrative Variance # 2018-031-1
FDIP around moat Lot # 5
6021 Edenwold Rd

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW- CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

December 5, 2017

Michael & Melissa Bondi
6621 Edenvale Road
Baltimore MD 21209

RE: Case Number: 2018-0131 A, Address: 6621 Edenvale Road

Dear Mr. & Ms. Bondi:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 8, 2017. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

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

(AV) 12-4-17

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: November 15, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0131-A
Address 6621 Edenvale Road
(Bondi Property)

Zoning Advisory Committee Meeting of **November 20, 2017**.

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

Reviewer: Steve Ford

Date: 11-15-2017

Date: 11/13/17

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.

*2018-0131-A
Administrative Variance
Michael & Melissa Bondi
6621 Edenvale 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,

Richard Zeller

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



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Office of Administrative Hearings

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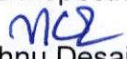
Reviewer: Steve Ford

Date: 11-15-2017

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 20, 2017
Item No. 2018-0131-A

DATE: December 5, 2017

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Amend the Final Development Plan (Bonnie View Estates Phase 3) for Lot #5.

* * * * *

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: November 26, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For November 12, 2018
Item No. 2019-0129-A, 0130-A, 0131-A, 0132-A, 0133-SPHA, 0134-A,
0135-A, 0136-A, 0137-A, 0096-A, 0139-A, 0140-A, 0144-SPHA and 0149-A

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

*

*

*

*

*

VKD: cen
cc: file

Pt. Bk. 0000079, Folio 0114
Pt. Bk./Folio # 079114

Pt. Bk. 0000079, Folio 0183

Pt. Bk./Folio # 079183

2500000704

2500000703

Lot # 0

24000007029

Pt. Bk. 0000077, Folio 0017

Pt. Bk./Folio # 077017

SMITH AVE

SMITH AVE

PEBBLE BROOKE RD

Lot # 24

0313085500

Pt. Bk. 0000019, Folio 6622 61

2500000699

Pt. Bk./Folio # 079042

2500000702

Pt. Bk. 0000079, Folio 0042

Lot # 58

2500000691

6625

DR 3.5

Lot # 23

0312041900

3 ED

1992-0204-SPHA
1988-0056-SPHXA

2 CD

NW 8-C 079A1

Lot # 22

0313060810

PAI # 030454

PAI # 030454

6621
2500000663

Lot # 5

2500000664

Lot # 6

Lot # 57

2500000690

PAI # 030027

PAI # 030027

Pt. Bk./Folio # 019061

Lot # 21

0308032350

Lot # 4

2500000662

Pt. Bk. 0000078, Folio 0135

Lot # 7

2500000665

Pt. Bk./Folio # 078135

Lot # 20

6614
0306059000

Lot # 3

2500000661

Lot # 8

2500000666

Lot # 19

6612
0303050201

Lot # 2

2500000660

Lot # 9

2500000667

Lot # 18

0302069500

6610

Lot # 1

2500000659

Lot # 10

2500000668

2500000678

Lot # 45
2309

NW 7-C

EDENVALE RD

CLARINGTON RD

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 2500000663			
Owner Information					
Owner Name:	BONDI MICHAEL E BONDI MELISSA B		Use:	RESIDENTIAL	
Mailing Address:	6621 EDENVALE RD BALTIMORE MD 21209-2701		Principal Residence:	YES	
			Deed Reference:	/33922/ 00420	
Location & Structure Information					
Premises Address:		6621 EDENVALE RD 0-0000		Legal Description:	0.197 AC PHASE 3 6621 EDENVALE RD ES BONNIE VIEW ESTATES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0079	0002	0083		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	2
	5	2017		0078/ 0135	
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2010	3,314 SF		8,583 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	2 Attached
Last Major Renovation					
Value Information					
Base Value		Value	Phase-in Assessments		
		As of 01/01/2017	As of 07/01/2017	As of 07/01/2018	
Land:	158,900	158,900			
Improvements	341,900	393,300			
Total:	500,800	552,200	517,933	535,067	
Preferential Land:	0			0	
Transfer Information					
Seller: WASSERMAN ANDREW		Date: 07/11/2013		Price: \$645,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /33922/ 00420		Deed2:	
Seller: BEAZER HOMES CORP		Date: 06/23/2010		Price: \$601,126	
Type: ARMS LENGTH IMPROVED		Deed1: /29612/ 00398		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 09/10/2013					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

2018-0131-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

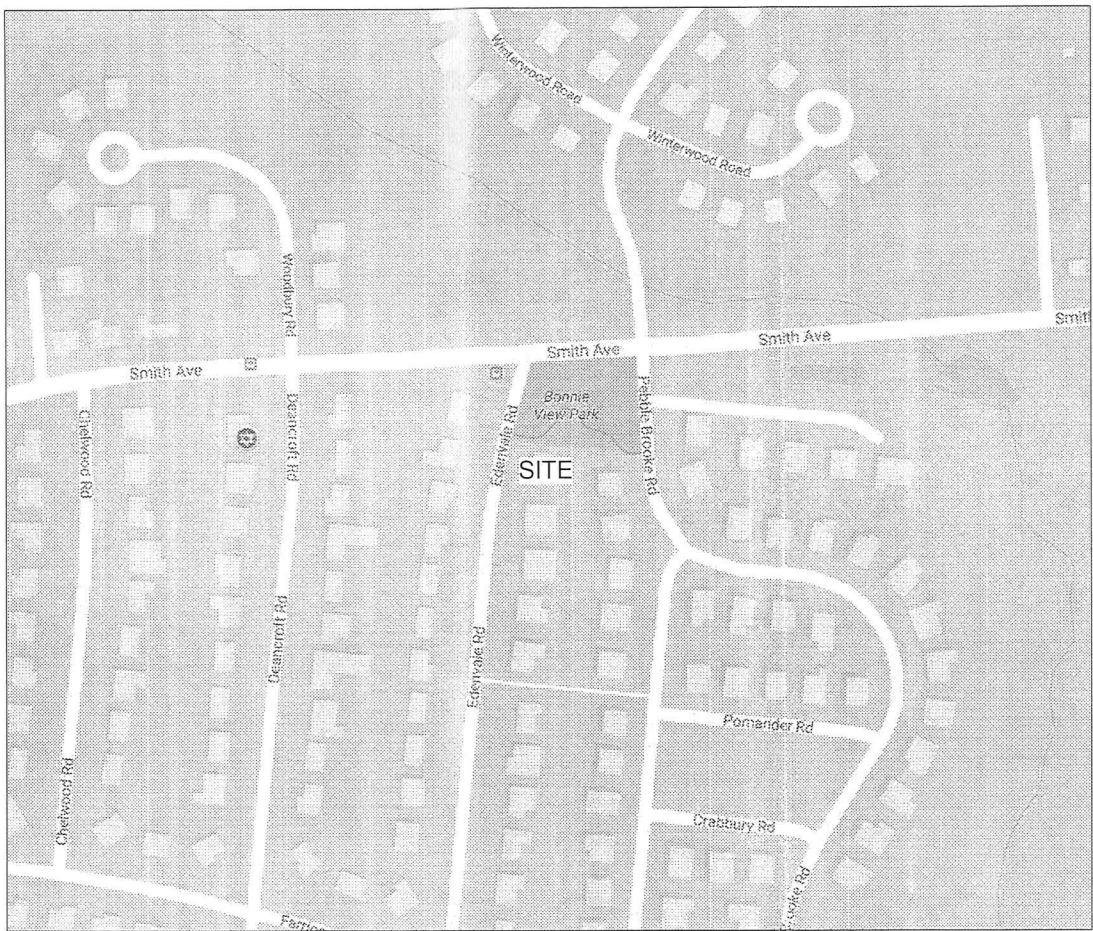
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 2500000663			
Owner Information					
Owner Name:		BONDI MICHAEL E BONDI MELISSA B		Use:	RESIDENTIAL
Mailing Address:		6621 EDENVALE RD BALTIMORE MD 21209-2701		Principal Residence:	YES
				Deed Reference:	/33922/ 00420
Location & Structure Information					
Premises Address:		6621 EDENVALE RD 0-0000		Legal Description:	0.197 AC PHASE 3 6621 EDENVALE RD ES BONNIE VIEW ESTATES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0079	0002	0083		0000	5 2017 0078/0135
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2010	3,314 SF		8,583 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	2 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2017	As of 07/01/2017	As of 07/01/2018
Land:		158,900	158,900		
Improvements		341,900	393,300		
Total:		500,800	552,200	517,933	535,067
Preferential Land:		0			0
Transfer Information					
Seller: WASSERMAN ANDREW		Date: 07/11/2013		Price: \$645,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /33922/ 00420		Deed2:	
Seller: BEAZER HOMES CORP		Date: 06/23/2010		Price: \$601,126	
Type: ARMS LENGTH IMPROVED		Deed1: /29612/ 00398		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 09/10/2013					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

STAPLE EDGE

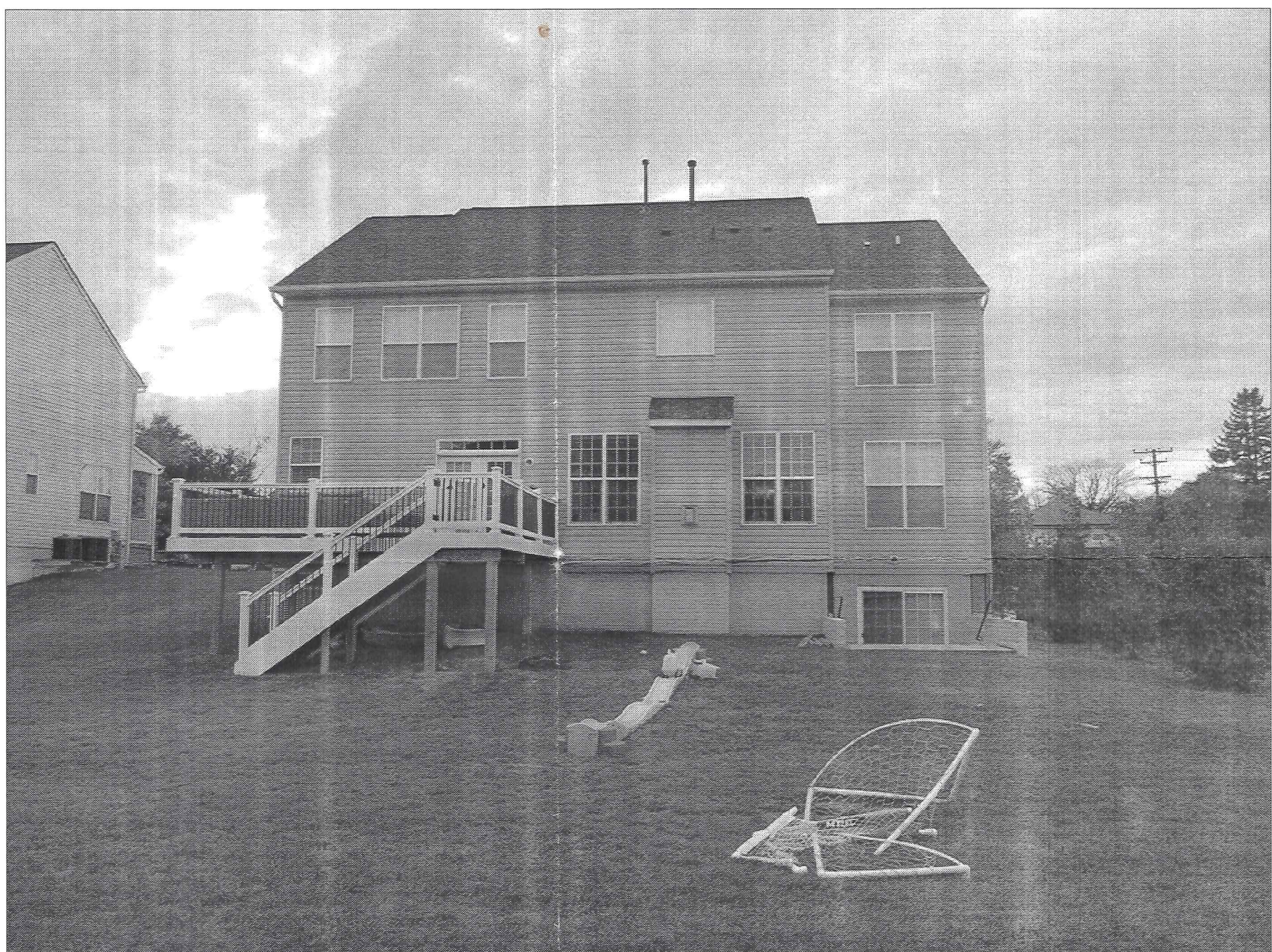
STAPLE EDGE

NOTES

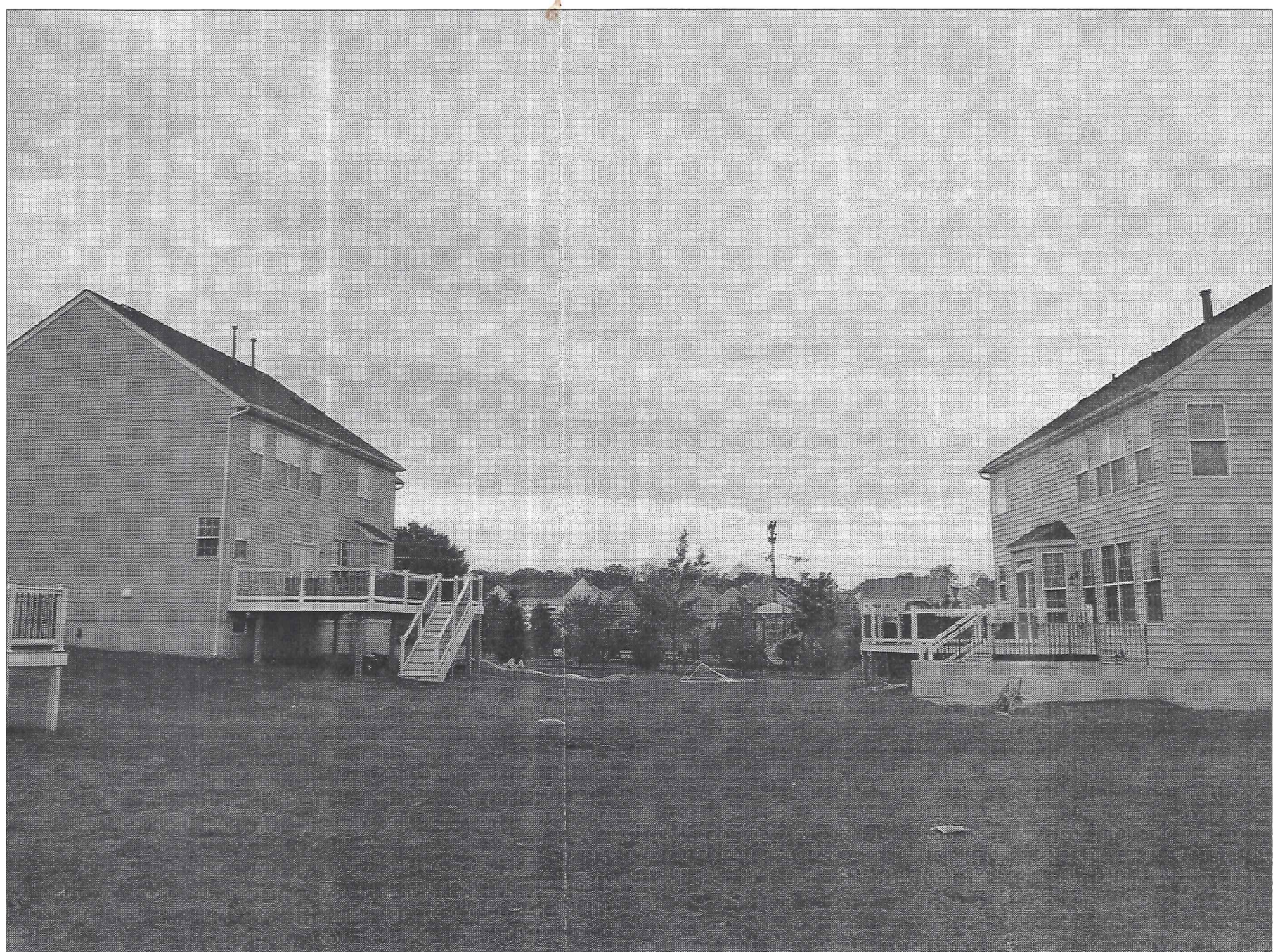
1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM CLIENT-PROVIDED LOCATION SURVEY.



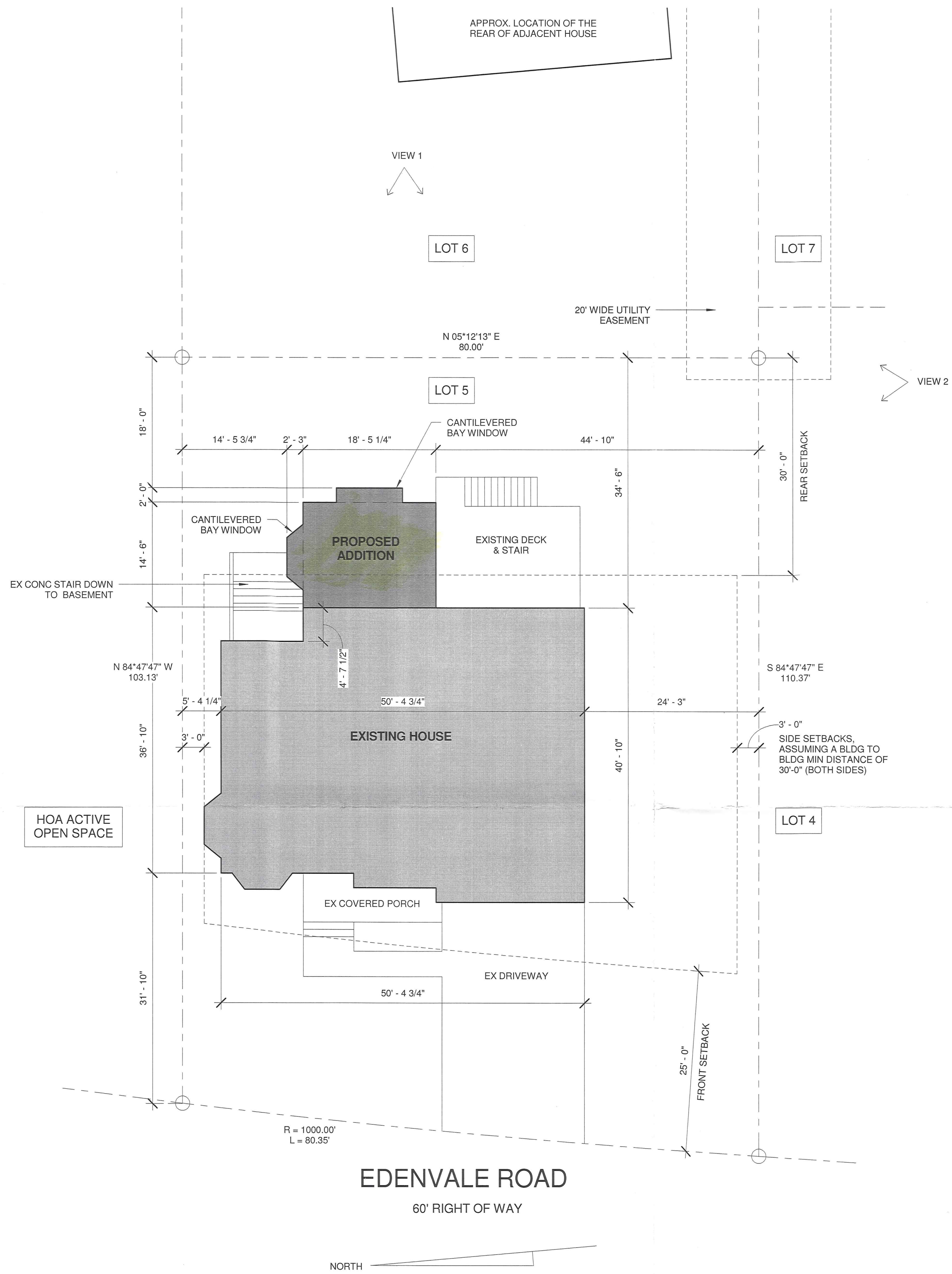
VICINITY PLAN (NOT TO SCALE)
TAKEN FROM GOOGLE MAPS



EXISTING PHOTO - VIEW 1



EXISTING PHOTO - VIEW 2



A1 SITE PLAN
1" = 10'-0"

ZONING HEARING PLAN FOR:
VARIANCE ☒ FOR SPECIAL HEARING ☐
ADDRESS: 6621 EDENVALE ROAD
BALTIMORE, MD 21209
OWNER'S NAME: MICHAEL & MELISSA BONDI
SUBDIVISION NAME: BONNIE VIEW ESTATES
LOT#: 5
BLOCK#: N/A
SECTION#: N/A
PLAT BOOK#: 0078
FOLIO#: 0135
10 DIGIT TAX#: 2500000663
DEED REF#: 33922 / 00420
ZONING MAP# 079A1
SITE ZONED DR2
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 8,583 SQ. FT.
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS:
PUBLIC ☒ PRIVATE ☐
SEWER IS:
PUBLIC ☒ PRIVATE ☐
PRIOR HEARING? NO

BONDI ADDITION

6621 EDENVALE RD
BALTIMORE MD 21209

D4
DONNY
ANKRI
ARCHITECTS

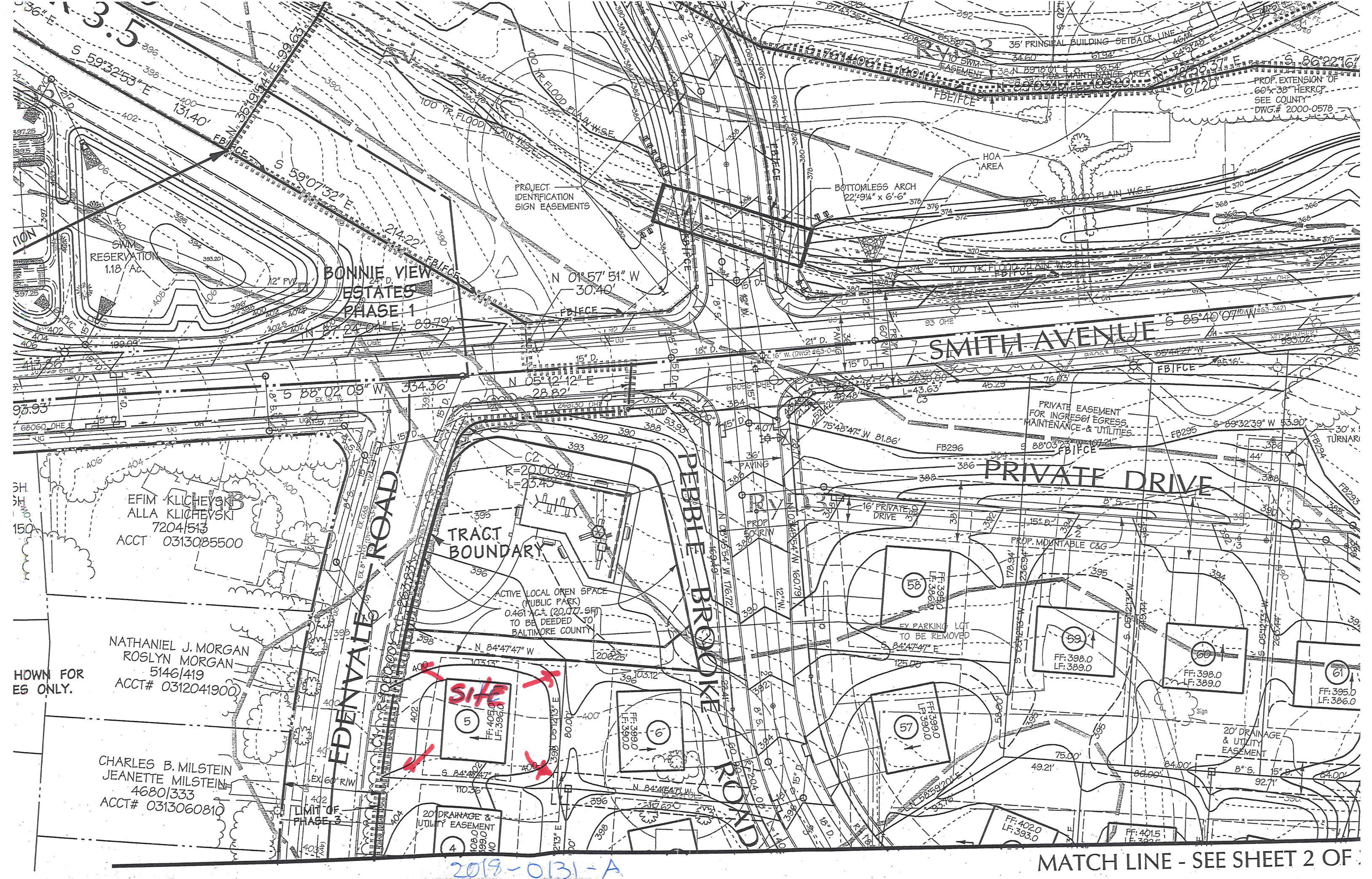
donnyankri@gmail.com
443.929.2377

VARIANCE SUBMISSION

Date	11/6/2017
Scale	As indicated
Job No.	XXXX
Drawn By	DA

SITE PLAN *Pet. Exp. 1*

Drawing No. **A0.01**
2018-0131-A



MATCH LINE - SEE SHEET 2 OF 2