

M E M O R A N D U M

DATE: April 5, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0144-SPHX - Appeal Period Expired

The appeal period for the above-referenced case expired on March 30, 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: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION**

(14 West Seminary Avenue) *

8th Election District *

3rd Council District *

Megan Avery *

Legal Owner *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0144-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Special Exception filed on behalf of Megan Avery, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to determine if a Chartered Financial Consultant meets the definition of a "professional person" as that term is used in the B.C.Z.R.. A Petition for Special Exception was filed to permit an office of a professional person which does not occupy more than 25% within the professional person's primary residence.

Megan Avery and surveyor Bruce Doak attended the public hearing in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and Department of Planning (DOP). Neither agency opposed the requests.

The subject property is approximately 10,000 sq. ft. in size and is split-zoned DR 5.5 & BL-AS. The property is improved with a single-family dwelling which was in poor condition when Petitioner purchased the property last year. Photos submitted at the hearing suggest a business has

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Date 2-28-18

By Sen

been operated at the property in the past, and a large portion of the front and rear of the site is paved.

SPECIAL HEARING

The petition for special hearing seeks a determination that a financial consultant constitutes a “professional person” as that term is used in the B.C.Z.R. Under the regulations certain “professional persons” may maintain an office within their residence provided it does not, among other things, occupy more than 25% of the floor area thereof. In Case No. 2015-0149-SPHX, the undersigned considered an analogous case and determined a financial adviser (unlike a realtor, *see* Case No. 2000-0184-X) qualified as a professional person under B.C.Z.R. §1B01.C.12. I believe a similar finding is appropriate in this case. Ms. Avery is a Chartered Financial Consultant (ChFC) and also holds Series 6 & 7 securities licenses. These credentials require a great deal of course work and training, and I believe they qualify Petitioner as a “professional person” under the Regulations.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272, (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Mr. Doak opined Petitioner satisfied the requirements for special exception relief under B.C.Z.R. §502.1 and no evidence to the contrary was presented. I also take comfort in the fact that

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Date 2-28-18

By Sen

Eric Rockel (on behalf of the Lutherville Community Association) and the adjoining neighbors support the requests. Exhibits 7A-C. As such the petition for special exception will be granted.

THEREFORE, IT IS ORDERED this 28th day of **February 2018**, by this Administrative Law Judge, that the Petition for Special Hearing to determine if a Chartered Financial Consultant meets the definition of a "professional person," be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception to permit an office of a professional person which does not occupy more than 25% within the professional person's primary residence, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioner must submit for approval by Baltimore County a landscape plan for the site.
3. The special exception granted herein shall be deemed rescinded at such time as Petitioner shall sell or transfer the subject property and/or cease to use the property as her principal residence.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 2-28-18

3 By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 14 WEST SEMINARY AVENUE which is presently zoned DR 5.5 i BLAS
Deed References: JLE 38/27/247 10 Digit Tax Account # 0 8 1 8 0 0 1 8 4 0
Property Owner(s) Printed Name(s) MEGAN AVERY

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED SHEET

2. ☒ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

SEE ATTACHED SHEET

3. ☐ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

MEGAN AVERY

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1301 YORK ROAD SUITE 602 LUTHERVILLE MD

Mailing Address

City

State

21093

Zip Code

410-828-9505

Telephone #

Email Address

MAVERY@YOURLEGACYPLAN.COM

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address

City

State

21053

Zip Code

410-419-4906

Telephone #

Email Address

BD@BRUCEDOAKCONSULTING.COM

CASE NUMBER 2018-0144-SP4X Filing Date 11/29/17

Do Not Schedule Dates:

Reviewer

MUST HAVE A HEARING IN THE MORNING

REV. 10/4/11

Petitions Requested for 14 West Seminary Avenue

Special Hearing

To determine if a Licensed Professional Planner meets the definition of a "professional person" as sited in Section 1B01.C.12 BCZR

Special Exception

To permit an office of a professional person which does not occupy more than 25% within the professionals person's primary residence per Section 1B01.C.12 BCZR

Variances

1) To permit an existing two way driveway that is 8 feet wide in lieu of the required 20 feet wide per Section 409.4 BCZR

2) To permit no design, screening and landscaping along the east side of the existing parking area and driveway in lieu of the required design, screening and landscaping in accordance with the Landscape Manual per Section 409.8.A.1 BCZR

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

14 West Seminary Avenue
Eighth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the north side of Seminary Avenue, 260'+- from the west side of York Road.

The subject project is comprised of Lot 40 and Lot 41 of the subdivision of Lutherville Heights, dated April 1923 and recorded in the Land Records of Baltimore County in Plat Book 7, Page 68.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor

2018-0144-SPHX



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5438792

Sold To:

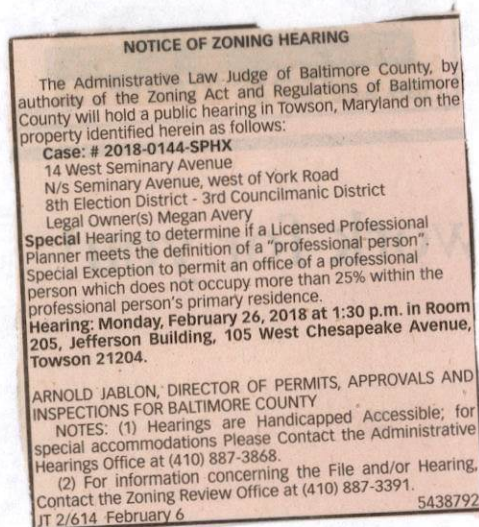
Megan Avery - CU00638110
1301 York Rd
Ste 602
Lutherville Timonium, MD 21093-6009

Bill To:

Megan Avery - CU00638110
1301 York Rd
Ste 602
Lutherville Timonium, MD 21093-6009

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

Feb 06, 2018



The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

February 06, 2018

Re:
Zoning Case No. 2018-0144-SPHX
Legal Owner: Megan Avery
Hearing date: February 26, 2018

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **14 West Seminary Avenue**.

The sign was posted on **February 06, 2018**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2018-0144-SPHX

14 West Seminary Avenue

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Monday February 26, 2018 1:30 PM

REQUEST:

**SPECIAL HEARING TO DETERMINE IF A LICENSED
PROFESSIONAL PLANNER MEETS THE DEFINITION OF A
"PROFESSIONAL PERSON"**

**SPECIAL EXCEPTION TO PERMIT AN OFFICE OF A
PROFESSIONAL PERSON WHICH DOES NOT OCCUPY MORE
THAN 25% WITHIN THE PROFESSIONAL PERSON'S PRIMARY
RESIDENCE.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE



KEVIN KAMENETZ
County Executive

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

January 25, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0144-SPHX
14 West Seminary Avenue
N/s Seminary Avenue, west of York Road
8th Election District – 3rd Councilmanic District
Legal Owners: Megan Avery

Special Hearing to determine if a Licensed Professional Planner meets the definition of a "professional person." Special Exception to permit an office of a professional person which does not occupy more than 25% within the professional person's primary residence.

Hearing: Monday, February 26, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Megan Avery, 1301 York Road, Ste. 602, Lutherville 21093
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 6, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 6, 2018 Issue - Jeffersonian

Please forward billing to:

Megan Avery
1301 York Road, Ste. 602
Lutherville, MD 21093

410-828-9505

NOTICE OF ZONING HEARING

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND SPECIAL EXCEPTION
14 West Seminary Road; N/S Seminary Avenue,* OF ADMINISTRATIVE
W 260' to c/line of York Road
8th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Megan Avery
Petitioner(s) * BALTIMORE COUNTY
* 2018-144-SPHX

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

DEC 05 2017

KO

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of December, 2017, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) 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: 2018-044-SDH
Property Address: 14 West Seminary Avenue
Property Description: LOTS 40 & 41 OF LUTHERVILLE HEIGHTS

Legal Owners (Petitioners): MAGAN AVERY
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: MEGAN AVERY
Company/Firm (if applicable): N/A
Address: 1301 YORK ROAD, SUITE 602
LUTHERVILLE, MO 21093

Telephone Number: 410-828-9505

Revised 5/20/2014

REF 160541

Date: 11/29/17

WELCOME

REFERS: ALL THE TIME IS

11/27/2017 11/27/2017 07:40:34

REG NO 15 WALKIN CAM

RECEIPT # 75451 11/29/2017 OFL

Sept 25 523 ZIMING VERIFICATION

CR 100 10241

Rec'd Tot \$1,091.00

1.000.00 OK 1.00 CA

Baltimore County, Maryland

[illegible]

Total: 1000

Rec

From

For

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*

February 22, 2018

Megan Avery
1301 York Road
Suite 602
Lutherville MD 21093

RE: Case Number: 2018-0144 SPHX, Address: 14 West Seminary Avenue

Dear Ms. Avery:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 29, 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 stylized with a large, flowing "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak Consulting LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053

Date: 12/6/17

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

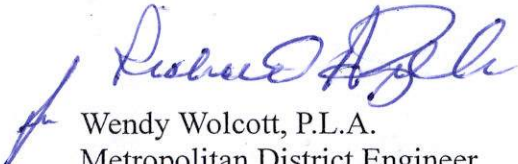
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 12/6/17. A field inspection and internal review reveals that an entrance onto MD131 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for _____, Case Number 2018-0144-SPHY

*Special Exception, Special Hearing
Megan Avery
14 W. Seminary Avenue
MD131*

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 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

Date:
Subj:
Pas

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-144

DATE: 12/21/2017



INFORMATION:

Property Address: 14 W Seminary Avenue
Petitioner: Megan Avery
Zoning: DR 5.5, BL-AS
Requested Action: Special Exception, Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge (ALJ) should approve a licensed professional Planner as a professional person pursuant to BCZR §101 and also the petition for special exception to use the property for an office of a professional person which does not occupy more than 25% of the professional person's primary residence.

A site visit was conducted on December 7, 2017. This site is within the area of the Community Conservation Plan for Lutherville that was adopted by the Baltimore County Council on February 20, 1996.

In the event the ALJ determines the licensed professional Planner meets the definitional requirements of BCZR §101, the Department has no objection to granting the petitioned zoning relief and recommends the premises at 14 West Seminary Avenue is an appropriate location for an office of a professional provided the following conditions are incorporated into the Order granting approval :

- The area dedicated to the professional office shall not exceed 25% of the professional person's primary residence.
- The professional office shall remain for the duration of the professional person's residency. Upon the professional person vacating the residence, the professional office shall be removed. The special exception may not transfer with the property unless otherwise permitted through further consideration by the Administrative Law Judge.
- The Community Conservation Plan for Lutherville seeks to protect Seminary Avenue from becoming more commercialized and puts forth strategies to accomplish that through encouraging landowners to add landscaping, screen parking, improve signage and upgrade the appearance of existing buildings. The Department recommends the petitioners submit a landscape plan to the Baltimore County Landscape Architect for approval. Such a plan shall show vegetative screening in the front of the dwelling and along the west side of the property adjacent to the proposed parking area. In doing so, impacts from the special exception use upon the neighboring properties and Seminary Avenue are mitigated.

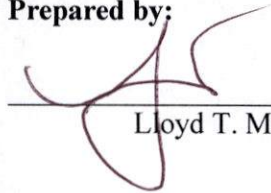
12/21/2017

Subject: ZAC # 18-144

Page 2

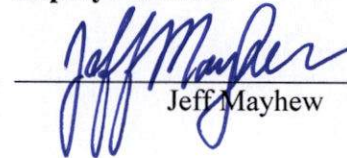
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Wally Lippincott

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Bruce E. Doak

Office of the Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: December 11, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0144-SPHX
Address 14 West Seminary Avenue
(Avery Property)
Address correction only

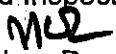
Zoning Advisory Committee Meeting of **December 18, 2017**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: January 8, 2018

SUBJECT: Zoning Advisory Committee Meeting
For December 18, 2017
Item No. 2018-0144-SPHX (Corrected - Address)

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

If Special Exception and Zoning Relief is granted, a Landscape Plan is required per the requirement of the Landscape Manual.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 11, 2017
Item No. 2018-0144-SPHX

DATE: December 28, 2017

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

If Special Exception and Special Hearing Relief is granted, a Landscape Plan is required per the requirement of the Landscape Manual.

*

*

*

*

*

VKD: can
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 12/21/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-144

INFORMATION:

Property Address: 14 W Seminary Avenue
Petitioner: Megan Avery
Zoning: DR 5.5, BL-AS
Requested Action: Special Exception, Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge (ALJ) should approve a licensed professional Planner as a professional person pursuant to BCZR §101 and also the petition for special exception to use the property for an office of a professional person which does not occupy more than 25% of the professional person's primary residence.

A site visit was conducted on December 7, 2017. This site is within the area of the Community Conservation Plan for Lutherville that was adopted by the Baltimore County Council on February 20, 1996.

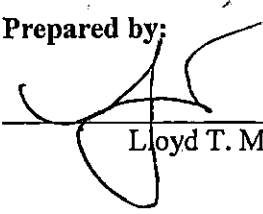
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Date: 12/21/2017
Subject: ZAC # 18-144
Page 2

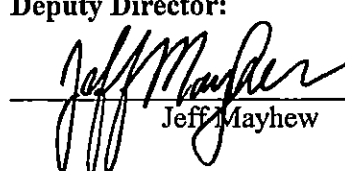
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Wally Lippincott
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Bruce E. Doak
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: December 11, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0144-SPHX
Address 14 West Seminary Avenue
(Avery Property)
Address correction only

Zoning Advisory Committee Meeting of **December 18, 2017**

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

Reviewer: Steve Ford

CASE NAME Avery
CASE NUMBER 2018-0144-SPH X
DATE 2/26/18

E - MAIL

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1/8/18</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
<u>12/11</u>	DEPS (if not received, date e-mail sent _____)	<u>No Comment</u>
_____	FIRE DEPARTMENT	_____
<u>12/21</u>	PLANNING (if not received, date e-mail sent _____)	<u>comment</u>
<u>12/16</u>	STATE HIGHWAY ADMINISTRATION	<u>no Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>2/6/18</u>	
SIGN POSTING	Date: <u>2/6/18</u>	by <u>DOCK</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 08 Account Number - 0818001840							
Owner Information										
Owner Name:		AVERY MEGAN				Use:		RESIDENTIAL		
Mailing Address:		14 W SEMINARY AVE LUTHERVILLE TIMONIUM MD 21093-5521				Principal Residence:		YES		
						Deed Reference:		/39127/ 00247		
Location & Structure Information										
Premises Address:		14 W SEMINARY AVE LUTHERVILLE TIMONIUM 21093-5521				Legal Description:		LT 40,41 14 SEMINARY AVE LUTHERVILLE HEIGHTS		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0060	0024	0593		0000			40	2017	Plat Ref:	0007/0068
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1938		1,396 SF		425 SF		10,000 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	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:		100,200		100,200						
Improvements		145,000		155,300						
Total:		245,200		255,500		248,633		252,067		
Preferential Land:		0						0		
Transfer Information										
Seller: GILL DIANA				Date: 06/23/2017				Price: \$215,000		
Type: ARMS LENGTH IMPROVED				Deed1: /39127/ 00247				Deed2:		
Seller: GILL DIANA				Date: 10/15/2014				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /35465/ 00070				Deed2:		
Seller: GILL JOSEPH DOUGLAS				Date: 10/03/2003				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /18897/ 00643				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:

Case No.:

2018-0144-3PHX

Exhibit Sheet

Petitioner/Developer

Protestant

2-28-18
45

2-28-18
sen

No. 1	Plan	
No. 2	Pet's Credentials	
No. 3	"Omitted"	
No. 4	Photos w/ plan	
No. 5	Elevations	
No. 6	Floorplans	
No. 7	7A-7C Letters of Support	
No. 8	Landscaping Proposal	
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER' S

EXHIBIT NO. 2

Megan L. Avery, ChFC

As a ChFC I work closely consulting with clients to help them make sense of today's complex accounting and planning options. I established Legacy in 1998, and currently am serving about 300 Baltimore county households.

My practice firmly based in Lutherville I have been a 22 year tenant of Heaver Plaza. I am very excited to be able to start earning equity in this property as well as have a place that will be easier for my clients to navigate. For years I have been scouting this area where I could run my practice for 7 years. (This was the 5th property that I made an offer on). It is my understanding that this property has been used for business since at least the 80's. I understand that this might not have been done above board. It is my hope that I can do this legitimately. I am dedicated to being an asset to the community for the years to come.

Those living in the Baltimore area may have heard me speak as a financial expert at many local events, or as the former host of "Your Estate Matters" on the radio station WBIS. You may have seen me in "Baltimore Magazine" where I have been quoted on occasion.

Other noteworthy local accomplishments include being one of the recipients of the Bravo! Entrepreneur Award for 2005 from Smart Woman Magazine, and for receiving the 2005 National Senior Expo Leadership Award. I was also named a "5 Star Wealth Manager" for the last 5 consecutive years.

I am a member of Daughters of the American Revolution, as well as, many other nationally recognized organizations. I have also been participating in "Women in Business" a fundraiser, which benefits the Susan G. Komen Foundation.

My education helps me navigate clients through the technical taxation requirements, risks, and options available to clients concerning:

- ◇ Tax
- ◇ Wealth Transfer
- ◇ Retirement
- ◇ Income

As a Chartered Financial Consultant. My professional career has focused on tax, estate, retirement, and income planning. I currently hold several financial and security licenses, and acts a fiduciary. She is registered in Maryland, Pennsylvania, Virginia, Delaware, and Alabama among others. She has received education from both American Academy of Estate Planning Attorneys and The American College. She also completes of continuing education annually.

LEGACY CONSULTING LLC

Our Story....

★ -----

Transitioning into retirement can be challenging, and we are here to help. Legacy Consulting LLC and its affiliates have been serving the community since 1998 with Retirement Income, Wealth transfer and Tax strategies.

Legacy Consulting LLC is a hometown boutique financial services firm. We strive to bring simple, efficient solutions to our clients, because most financial mistakes are made when the right questions aren't asked. Our job is to make sure you ask the right questions.

We help the clients we serve understand their options and make sound decisions. As a client of Legacy Consulting LLC, you have a team of advocates on your side and you don't go it alone.

With the ever-changing rules and regulations, it is important to work closely with professionals, that understand them inside and out and that can help make sure you have a comprehensive plan in place.

Our experience in this industry has prepared us to anticipate the needs that may arise and to help you plan for the unexpected. With over 20 years of being a leader in the industry we are awarded the resources and knowledge which makes us well suited to help you analyze your situation and provide solutions.

Among the first steps to developing a plan that will last through retirement and may pass on as a Legacy, is to have the right tools. Let us help you take stock of where you are and help you fill in any missing pieces.

LEGACY CONSULTING LLC

Services Provided....

★ -----

- ★ Structured Income Planning
- ★ Social Security and Pension Reviews
- ★ Life Insurance and Annuity Audits
- ★ Independent Brokerage Services
- ★ Fixed, Indexed and Variable Annuities
- ★ Fee for Service Options
- ★ Managed Money
- ★ Investment Tax Analysis
- ★ Asset Protection Planning
- ★ Beneficiary Review and Analyses
- ★ Multi-Generational Wealth Planning
- ★ Roth IRA Conversions

WHAT TO EXPECT AS A LEGACY CONSULTING CLIENT

★ -----

During our first consultation, we seek to establish a clear understanding of you and your expectations. We will ask you to provide all types of information and we will spend a lot of time asking each other questions. If we establish that we are a good fit and that there is a need for our services, we will offer recommendations and agree on how to proceed. Once we begin the process we will usually meet a few more times defining the goals and strategies we want to use, then we will map out a timeline to implement the plan. Once implemented we will meet at least annually to revisit and stay on track.

Interested in joining the Legacy Consulting client family? Request more information or come in for an initial consultation today.

Megan L. Avery ChFC, the founder of Legacy Consulting LLC, Legacy Tax Advisory LLC and Legacy Transitions LLC. She and her team have been serving Maryland Residents since 1998.

Throughout her career, she has focused primarily on tax, estate, retirement and income planning. She received Her Chartered Financial Consultant Degree from The American College and received extensive training from American Academy of Estate Planning Attorneys.

Megan holds her Security Licenses (series 6, and 7) and she is a Registered Representative with Questar Capital Corporation (QCC), Member FINRA/SIPC.

Managed Money and Advisory Services (Series 65 license) are offered through Questar Asset Management (QAM), A Registered Investment Advisor.

Through her company Legacy Consulting LLC she is an independent insurance agent (Life, Health and Long Term Care Licenses). The companies she founded are independent of QCC and QAM.

Her Tax Practice Legacy Tax Advisory LLC is registered with the IRS and an approved firm and holds a registered EFIN.

The only constant in life is change, which is why Megan makes remaining up-to-date a priority. She complete annual required continuing education and as part of her elective Continuing Education she also achieved the real-estate License.

She doesn't go it alone she has a great team and strategic partners that help serve the clients. They have called Heaver Plaza in Lutherville home for 20 years and in 2017 she purchased their current location and is proud to secure her roots and continue to serve the community.

LEGACY TAX ADVISORY LLC

Our Story....

★

Taxes can be intimidating, but you don't have to go it alone. Legacy Tax Advisory LLC and its affiliates have been serving the community since 1998 with Retirement Income, Wealth transfer and Tax strategies.

Legacy Tax Advisory is a hometown tax preparation firm. We strive to make tax preparation and planning as simple and efficient as we can for our clients at a great value.

With the ever-changing rules and regulations, it is important to work closely with professionals that understand them inside and out.

With our premier tax planning service, we are able to walk our clients through a proactive process where we are able to project future tax liability and develop sound strategies to help reduce one of your largest recurring expenses, your tax bill.

We help the clients we serve understand their options and make sound decisions. As a client of Legacy Tax Advisory LLC, you have a Team of advocates on your side and you don't go it alone. We feel that one of our greatest differentiators is that Legacy Tax Advisory provides both Tax Preparation as well as Tax Planning services to our clients. Become a client of Legacy Tax Advisory LLC and let us exceed your expectations.

Our experience in this industry has prepared us to anticipate the needs that may arise and to help you plan for the unexpected. Using our expertise of 20 years in the industry and the recourses awarded from being a leader in the industry provides, we are well suited to help you analyze your situation.

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LEGACY TAX LLC

SERVICES PROVIDED

★

- ★ Tax reduction Reviews
- ★ Individual Tax Preparation
- ★ Investment Tax Analysis
- ★ Cost Basis Research
- ★ Estate Administration Accounting
- ★ Asset Inventory
- ★ Small Business Accounting
- ★ Bookkeeping
- ★ K-1's
- ★ IRS Correspondence
- ★ Amended Returns
- ★ Tax Pickup and Delivery Service

WHAT TO EXPECT AS A TAX PREPERATION CLIENT

★

Tax Preparation Service:

The entire team at Legacy look forward to serving you during tax season! After all necessary documentation is provided, the tax preparer, based upon that information, will accurately prepare your Federal and State tax returns in a timely manner. If recommendations arise we will reach out to you.

Ongoing year round support:

IRS Correspondence: Letters from the Internal Revenue Service and State taxing authorities can be intimidating. However, many times the IRS are the ones in error. We can assist you in resolving these issues. Do not just pay whatever they demand. If you do get a letter from the IRS, we can advise you on the best steps to take to resolve the issue.

Schedule a free tax analysis Today 4108289505



Department of Treasury
Internal Revenue Service
IRS Tax Professional PTIN Processing Center
1605 George Dieter PMB 678
El Paso TX 79936

Letter	4763
Date	December 13, 2017
To contact us	Phone 1-877-613-7846 TTY 1-877-613-3686 8 a.m. - 5 p.m. CT



Department of Treasury
Internal Revenue Service
IRS Tax Professional PTIN Processing Center

Name: MEGAN L AVERY
PTIN: P01505002
Effective Year: 2018

State Maryland Insurance License

License No: 122655

NPN: 6828977

MEGAN L. AVERY

1301 YORK ROAD

STE 602

LUTHERVILLE, MD 21093

This is to certify that pursuant to requirements of the Maryland Insurance Code the above named is qualified to do business in the state of Maryland with the authority listed below.

LICENSE/REGISTRATION

LICENSE
ISSUE DATE EXPIRE DATE

LINES OF AUTHORITY

PRODUCER

01/07/2016

12/31/2018

HEALTH, LIFE, VARIABLE LIFE AND
VARIABLE ANNUITY PRODUCTS

This qualification shall remain in effect until the expiration date, when applicable, unless suspended, revoked or denied. Licensees/Registrants must renew the qualification and pay all applicable fees as required by Maryland Insurance Code prior to the expiration date.

For questions regarding licensing, renewal or continuing education requirements, contact the Maryland Insurance Administration at 1-888-204-6198 or visit www.mdinsurance.state.md.us

Alfred W. Redmer, Jr.
Alfred W. Redmer, Jr, Insurance Commissioner

VOID IF ALTERED NON-TRANSFERABLE

Dear Licensee:

Enclosed is your new license.

Please use your new License number, your name as it appears on your License, and your Social Security or National Producer Number whenever calling or writing to the Maryland Insurance Administration. Any update to the information provided on your original application must be reported to The Maryland Insurance Administration within thirty (30) days of the change.

If applicable, you must remain current on, and comply with all Continuing Education requirements for any License and lines of insurance that you hold. Please see the Maryland CE regulation for details.

Should you have any questions or concerns regarding your Maryland Insurance License, please call our customer service unit at 1-888-204-6198 between 8:00AM and 5:00PM EST Monday through Friday, or write to The Maryland Insurance Administration, Attn: Producer Licensing, 200 St. Paul Place, Suite 2700, Baltimore, MD 21202.

Sincerely,
The Maryland Insurance Administration

2018 Registration Renewal

MEGAN AVERY (USALL-4301705)

Registration Renewal Status

Renewal Status: Not Submitted
Last Modified:

Total Renewal Fee: \$2,157.00
Registration Fees Saved: \$0.00

SRO Registrations

SRO	Renew	Registration	Firm CRD	Fee
	☐ Yes ☐ No	GS (S7) General Securities Representative	43100	
FINRA	☐ Yes ☐ No	IR (So) Investment Company Products/Variable Contracts Rep	43100	\$45.00

State Registrations

Regulator	Renew	Registration	Firm CRD	Fee
AL	☐ Yes ☐ No	AG Agent	43100	\$60.00
CO	☐ Yes ☐ No	AG Agent	43100	\$18.00
DE	☐ Yes ☐ No	AG Agent	43100	\$65.00
MD	☐ Yes ☐ No	AG Agent	43100	\$50.00
	☐ Yes ☐ No	RA (S65 or S66) Investment Advisor	138358	\$50.00
NJ	☐ Yes ☐ No	AG Agent	43100	\$60.00
OH	☐ Yes ☐ No	AG Agent	43100	\$60.00
PA	☐ Yes ☐ No	AG Agent	43100	\$115.00
VA	☐ Yes ☐ No	AG Agent	43100	\$40.00
WA	☐ Yes ☐ No	AG Agent	43100	\$20.00
WI	☐ Yes ☐ No	AG Agent	43100	\$80.00

Other Fees

Date Incurred	Description	Fee
11/01/2017	CE Firm Element Fee	\$185.00
11/01/2017	FINRA Assessment Fee	\$330.00
11/01/2017	FINRA Branch Renewal Fee	\$195.00
11/01/2017	FINRA Second Branch Fee	\$195.00
11/01/2017	FSI annual membership dues: Support FSI's advocacy for you	\$179.00
11/01/2017	IAR Investment Advisory Fee	\$45.00
11/01/2017	Questar Renewal Fee	\$115.00
11/01/2017	Regulatory Fee	\$250.00

QUESTAR
ASSET MANAGEMENT

Megan L. Avery
1301 YORK RD
STE 602
LUTHERVILLE, MD 21093
Phone(Work) 410-828-9505
Fax 410-828-9505

Questar Asset Management
5701 Golden Hills Drive
Minneapolis, MN 55416
(888) 446-5872

August 4, 2017

This brochure supplement provides clients with information about Megan Avery that supplements the Questar Asset Management disclosure brochure. You should have received a copy of the Questar Asset Management disclosure brochure. Please contact Bruce Garber, Designated Supervisory Principal at 5164729714 or Questar Asset Management at (888) 446-5872 if you did not receive a copy of the Questar Asset Management disclosure brochure or if you have any questions about the contents of this brochure supplement.

EDUCATIONAL BACKGROUND & BUSINESS EXPERIENCE

Megan L. Avery

Year of Birth: 1970

Education

Towson State 1989 (no degree conferred)

Business Experience

Registered Representative, Questar Capital Corporation Aug 21 2009 to Present

Registered Representative, Berthel Fisher Securities 2006-2009

Professional Licenses and Designations

Series 6 Investment Company Products/Variable Contracts Limited Representative Examination

Series 7 General Securities Representative Examination

Series 66 Uniform Combined State Law Examination

ChFC Chartered Financial Consultant

The ChFC, Chartered Financial Consultant designation is a financial credential awarded by the American College to individuals who satisfy educational, work experience and ethics requirements. Recipients of the ChFC certification have completed, and passed examinations, on at least seven mandatory college-level courses in the areas of financial, insurance, retirement and/or estate planning, as well as income taxation and/or investments. Additionally, recipients have completed at least three elective courses on the financial system, estate planning applications, executive compensation, and/or retirement decisions. In order to maintain this designation, ChFC holders must satisfy the ongoing requirements of the Professional Achievement in Continuing Education ("PACE"), which includes at least 30 hours of continuing education every two years.

DISCIPLINARY INFORMATION

The investment adviser representative has no material disciplinary events to report.

OTHER BUSINESS ACTIVITIES

The investment adviser representative is a registered representative of Questar Capital Corporation, a FINRA member broker/dealer. When acting in this capacity, this representative may recommend the purchase and sale of securities products to clients and typically earns a commission for doing so. This representative may also earn on-going distribution or service fees, typically known as 12b-1 fees, from the sale of mutual funds. This representative may also receive on-going distribution or service fees from the sale of other investment products such as a variable annuity, variable life insurance policy, alternative investments (e.g. REITs, limited partnerships, etc.), and brokerage products. This representative may receive non-cash compensation from product sponsor companies in the form of marketing support and/or the reimbursement of costs associated with attending meetings offered by product sponsor companies, typically referred to as 'due diligence meetings'. This compensation structure may create an incentive to recommend investment products based on the potential compensation associated with the product, rather than on the client's needs.

The investment adviser representative is an independent insurance agent that markets and sells the following

types of products: fixed annuities, fixed indexed annuities, disability insurance, health insurance, non-variable life insurance, employee-benefits and long-term care insurance, and typically earns a commission, and on-going distribution or service fees, for doing so.

The investment adviser representative provides tax preparation services and earns a fee for doing so.

The investment adviser representative manages subcontractors in the senior housing market and earns compensation for doing so. She also holds her Maryland Realestate License.

ADDITIONAL COMPENSATION

The investment adviser representative has no additional compensation to report.

SUPERVISION

The individual responsible for supervising the advisory activities of Megan Avery is Bruce Garber, Designated Supervisory Principal. Bruce Garber is responsible for supervising the sales activities of Megan Avery and monitoring the activities of Megan Avery through regular contact, supervisory interviews, annual compliance meetings, and customer file reviews. Bruce Garber may be reached at 5164729714.

CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 10/21/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

A INSURANCE INC/PHS

2080 P: (866) 467-8730 F: (888) 443-6112

BOX 29611

ARLOTTE NC 28229

ZACY TAX ADVISORY LLC

31 YORK RD # STE602

PHERVILLE TIMONIUM MD 21093

CONTACT NAME:	
PHONE (A/C, No, Ext): (866) 467-8730	FAX (A/C, No): (888) 443-6112
E-MAIL ADDRESS:	
INSURER(S) AFFORDING COVERAGE	
INSURER A: Hartford Casualty Ins Co	NAIC#
INSURER B: Twin City Fire Ins Co	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED, HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	ADDL INSR	SUBR BYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ General Liab GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☒ LOC OTHER:			30 SBA BQ5643	11/15/2017	11/15/2018	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY			30 SBA BQ5643	11/15/2017	11/15/2018	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/IN OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	30 WEC NJ7314	11/15/2017	11/15/2018	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (See RECORD 101, Additional Remarks Schedule, may be attached if more space is required)

Use usual to the Insured's Operations. Certificate holder is listed as an Additional Insured per Business Liability form SS0008, attached to this policy. Host liquor liability is included in the coverages provided in this policy.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan L. Castaneda

101 York Rd. Ste 602

Pherville, MD 21093

Pherville, MD 21093



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/29/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Arthur J. Gallagher & Co. Insurance Brokers of CA.
18201 Von Karman Ave Suite 200
Irvine CA 92612

CONTACT NAME: Ciera Padilla
PHONE (A/C, No, Ext): 949-349-9806 **FAX (A/C, No):** 949-349-9906
E-MAIL ADDRESS: Ciera_Padilla@aig.com

INSURER(S) AFFORDING COVERAGE **NAIC #**
INSURER A: Continental Casualty Company 20443

INSURED **QUESTAR-17**
Reg Reps/Advisors/Agents of Questar Capital Corp.
Questar Agency, Inc & Questar Asset Mgt, Inc.
5701 Golden Hills Drive
Minneapolis MN 55416

INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

COVERAGES

CERTIFICATE NUMBER: 232489984

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBH INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY					PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTIONS ☐					
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				
A	Errors & Omissions Claims Made & Reported Policy		425385947	7/1/2017	7/1/2018	Each Claim \$1,000,000 Rep Aggregate Limit \$1,000,000 Policy Aggregate \$100,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Please Note: The Certificate Holder listed below is defined as an Insured under this policy. Retention: \$500 each claim on products of Allianz Life Ins Co of North America & Allianz Life Ins Co of NY, \$2,500 each claim on products approved by Questar Capital Corp & Questar Asset Mgt & for Cost of Corrections Demand, \$10,000 each claim involving Alternative Investments Coverage: Sale & servicing of individual & group life, accident & health, disability, long term care, fixed annuities, and approved securities sold through Questar Capital Corporation (including, but not limited to variable products and mutual funds) and investment advisory services through Questar Asset Mgt, Inc. Prior Acts Coverage: The date of first continuous E&O coverage, subject to proof - E&O POLICY LOCATED AT WWW.QUESTAREO.COM

CERTIFICATE HOLDER

MEGAN AVERY
1301 YORK RD STE 602
LUTHERVILLE MD 21093
USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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MENU	Welcome MEGAN AVERY
	Form ADV Part 2B
	 DOL
	Gifts and Gratuities Blotter
	Insurance Courses
	Marketing Support
	Invoices & Payment
	Program Status
	 Outside Business Activities
	My Certificates

My Certificates

 A paper certificate will be mailed to you.  Print certificate  Request a paper certificate

Please ensure your pop-up blocker is disabled when downloading your certificate.

Page 1 | 2

Provider	Course Type	State (License #)	Course Name (Course ID)	Completion Date	Category (Hours/Credits)	Total Credits	Status	Certificate	Print
RegEd, Inc.	Producer	MD (3188)	Ethical Issues in the Financial Services Industry (128)	12/11/2017	3.00 hour(s) Ethics	3.0	Completed		
RegEd, Inc.	Producer	MD (99441)	Expect the Unexpected: A Guide to Long-Term Care, 4-Hr Training (423)	12/11/2017	4.00 hour(s) Life/Health/Long Term Care 0.00 hour(s) ClearCert: Long Term Care	4.0	Completed		
RegEd, Inc.	Producer	MD (67859)	Anti-Money Laundering for Insurance - 2nd Ed (79_2)	12/11/2017	3.00 hour(s) Life & Health	3.0	Completed		
RegEd, Inc.	Producer	MD (1461)	Suitability of Annuity and Life Transactions (176)	07/24/2016	3.00 hour(s) Life & Health 1.00 hour(s)	3.0	Completed		











2











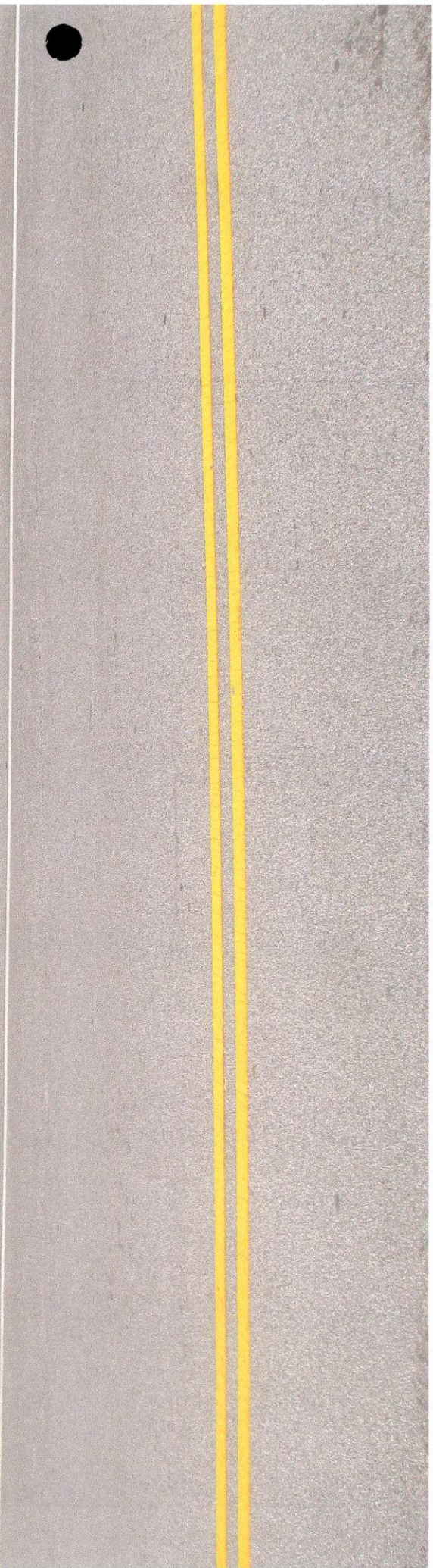












5

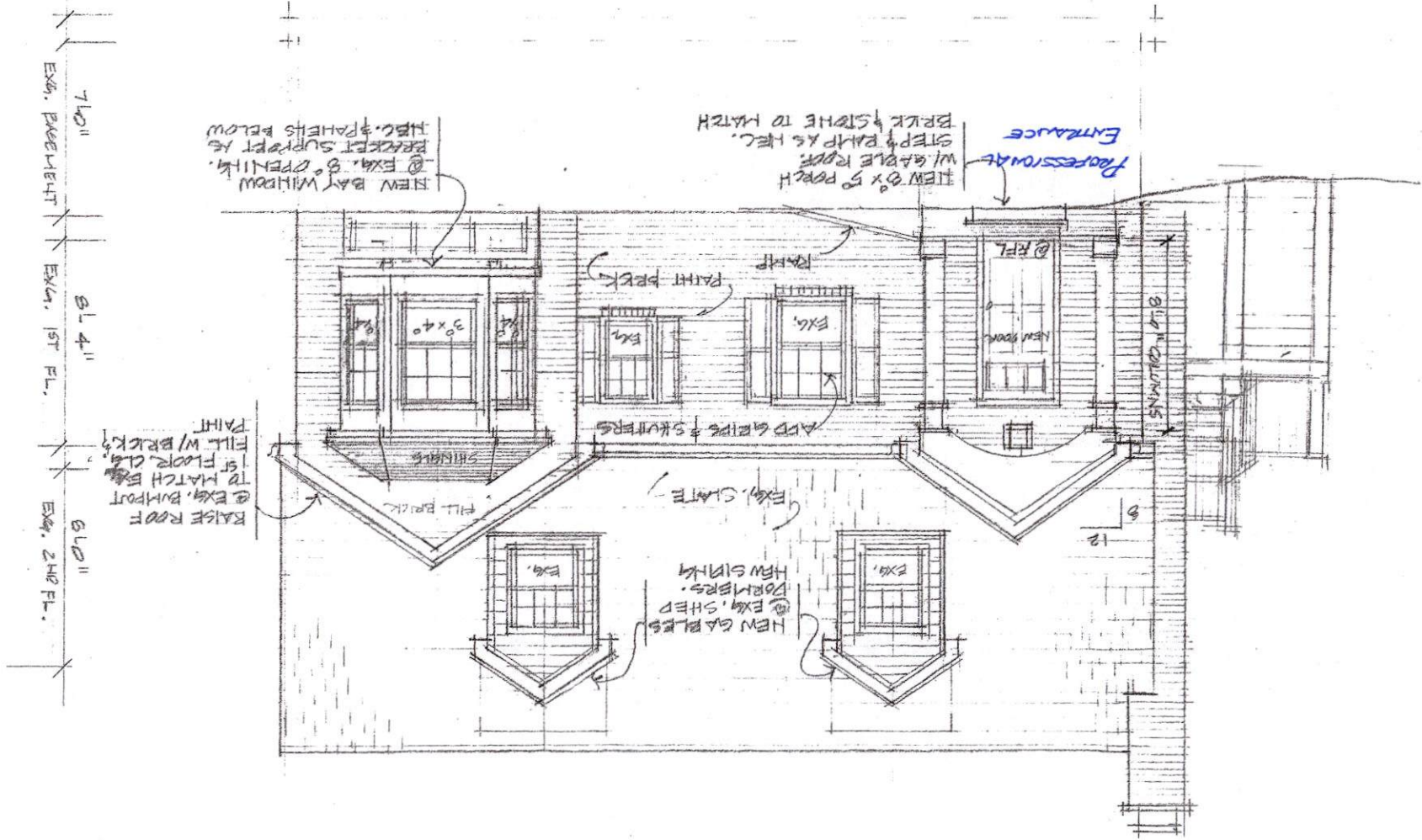




PETITIONER'S

PROPOSED FRONT ELEV. 11'-0" 11'-6.17

4 W. SEMINARY

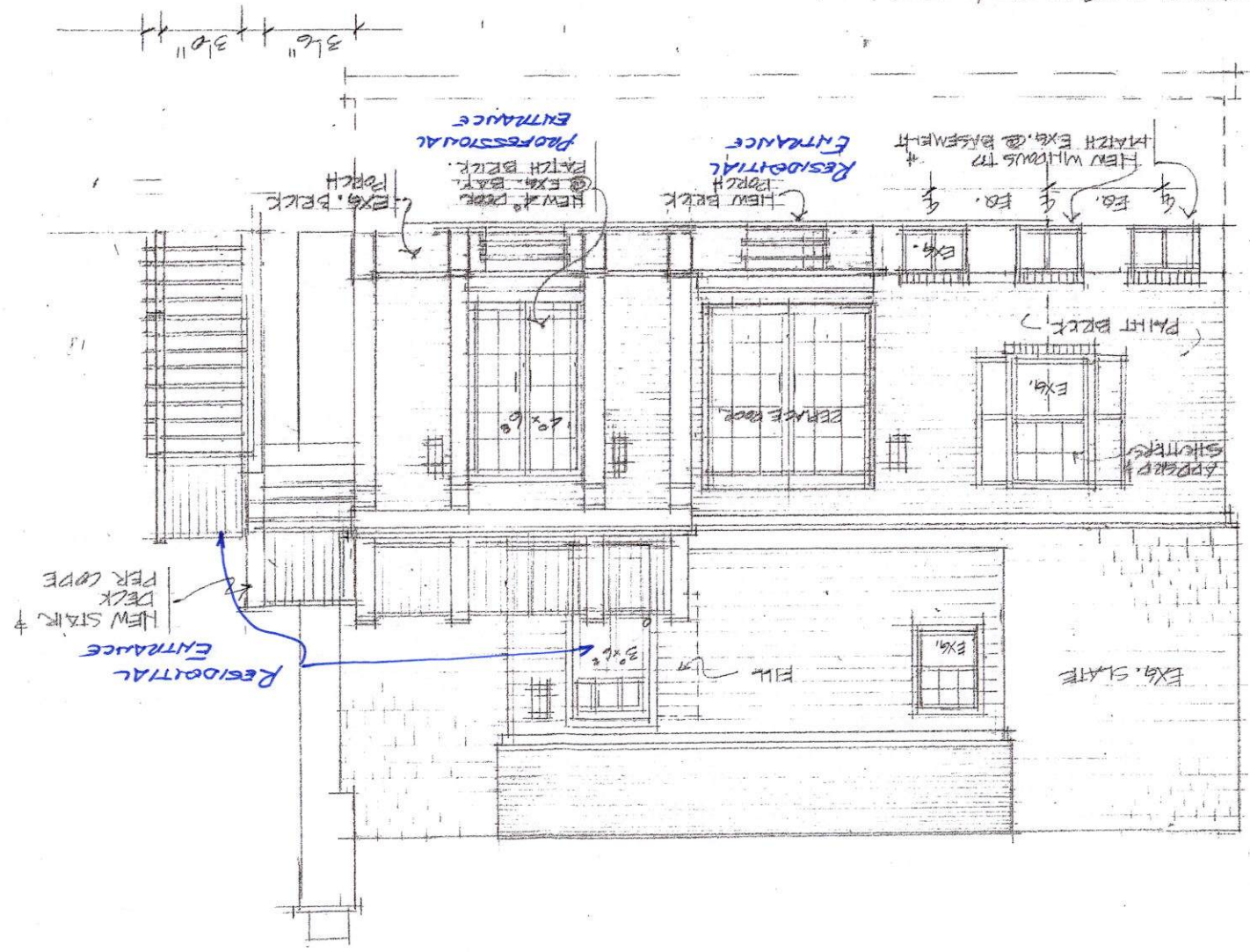


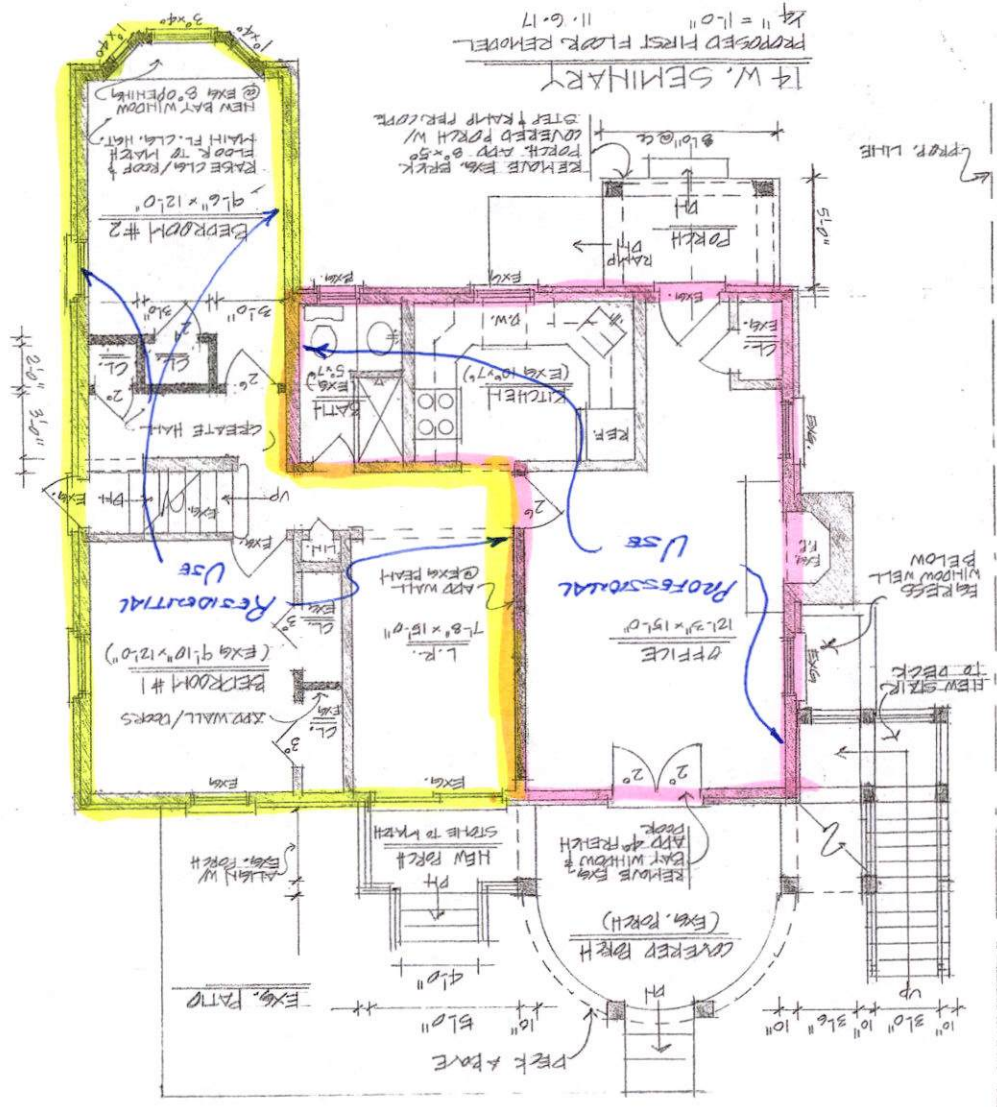
7'0" 8'4" 8'0"

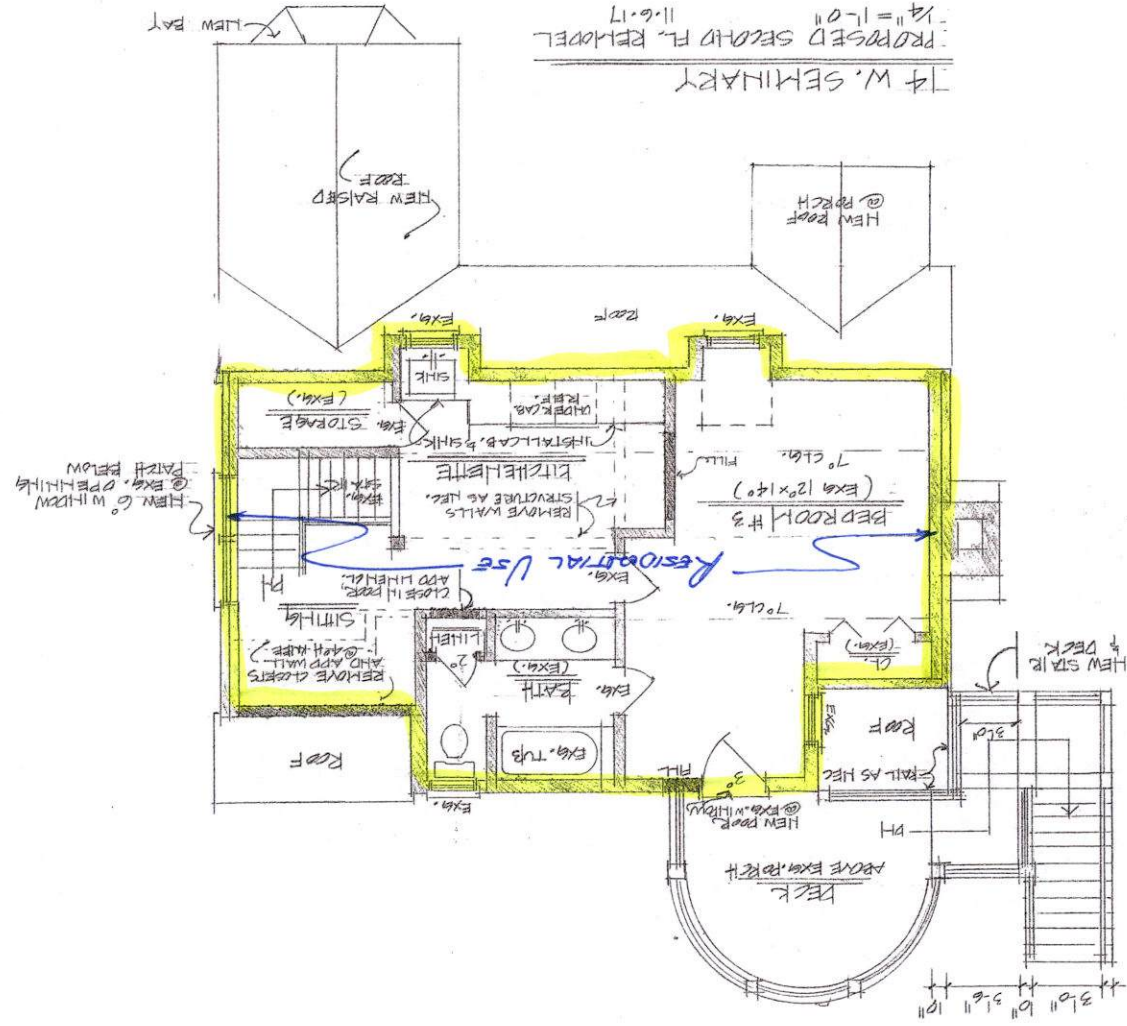
EXG. BASEMENT EXG. 1ST FL. EXG. 2ND FL.

4 W. SEMINARY

PROPOSED REAR ELEV. 11.6.17







A

Sue Mun
12W Seminary Ave.
Lutherville MD 21093
4435205082

January 5th 2018

Department of Planning
Zoning Advisory Committee
Special Exception Special Hearing

RE: Case Number 18-144 DR 5.5 BL-AS

To whom it may concern,

I am the owner of 12 West Seminary Ave. in Lutherville Maryland. I understand that Ms. Avery is petitioning to use part of the property for her Consulting and Tax practice. I do not have a problem with this.

Sincerely,



Sue Mun

PETITIONER'S

EXHIBIT NO. 7 A-C

B

Nancy Longo
16W Seminary Ave.
Lutherville MD 21093
410 821 7720

January 16th 2018

Department of Planning
Zoning Advisory Committee
Special Exception Special Hearing

RE: Case Number 18-144 DR 5.5 BL-AS

To whom it may concern,

I am the owner of 16 West Seminary Ave. in Lutherville Maryland. I was pleased to meet Ms. Avery. She has shared with me the plans for the much needed improvements that she intends to make to the building and property at 14 West Seminary. I understand that she is petitioning to use part of the property for her Consulting and Tax practice. I have no objection to this. I have already been discussing and are making plans for landscaping to be completed this the spring that will separates our two properties, and we are in agreement with the final outcome of being a nice clean line and distinct division.

Very truly yours,

Nancy Longo

Nancy Longo

C

February 14, 2018

Ms. Megan Avery
14 West Seminary Avenue
Lutherville, Maryland 21093

Sent via email

Dear Ms. Avery:

Thank you for spending time with me talking about your plans to use 14 West Seminary Avenue as your residence and as an office for your financial planning business. I relayed your intentions to the Board of the Lutherville Community Association, and the Board is supportive of this use so long as the home office does not occupy more than 25% of the primary residence. The Board also appreciates the efforts you have made to improve the appearance of the exterior of this home.

Should my schedule permit, I will make the attempt to attend the hearing on February 26th, and voice my support at the special hearing, but should I not be able to attend, please feel free to enter this letter in the record during the hearing.

Sincerely,

Eric Rockel
Board Member
Lutherville Community Association

Date: 2/23/18

Page 1 of 2

PieScape Inc.

Grounds Maintenance, Landscaping, Hardscaping & Snow Removal

10816 Philadelphia Road * White Marsh, MD 21162 * (410)344-0344* Fax (410)344-0346

www.piescape.net

piescape@piescape.net

Established 1986

"Still Reliable"

MHIC# 133668

PROPOSAL SUBMITTED TO: Magan Avery	HOME PHONE	WORK PHONE
14 W Seminary ave	CELL PHONE	FAX #
Towson, Md	EMAIL ADDRESS mavery@yourlegacyplan.com	CREDIT CARD # Exp Date 3 Digit Code

Remove fence, trees, stumps, etc.

Clean up and prep

Plant (13) Tonto Crape Myrtles and Mulch

Construct an L shaped garden wall structure (Planter) 25' across front- 10' wide and 25' down side

Approximately 2' tall across front and 3' tall down side using Techo Blocs G force wall

and caps (Graphix smooth)

Fill planter with garden soil then mulch

15 gallon Crape Myrtles \$13,500.00

30 gallon Crape Myrtles \$15,500.00

******Payments made with a credit card will be accessed a 5% charge over the amount charged for checks.**

*** ALL GUARANTEES AND WARRANTYS WILL NOT APPLY IF NOT PAID IN FULL AT COMPLETION ***

NOTE: THERE WILL BE A \$35 SERVICE FEE FOR ALL RETURNED CHECKS.

Initial _____

PETITIONER' S

EXHIBIT NO. 8

We propose herein to furnish material and labor in complete accordance with the above specifications for the sum of:

1/3 Due for Deposit =
1/3 Due halfway thru job =
Balance due upon completion

Contract Payments : TERMS AND CONDITIONS

1. Payment shall be made as follows:

A credit card number will be required to be held on file as a secured final payment on the finished work/services.

2. A service charge of one and one-half percent (1-1/2%) per month of the unpaid contract amount due to PieScape shall be assessed on all such outstanding sums due and payable pursuant to the payment agreement in paragraph one (1) above. The charge will begin on the fifteenth (15th) day following the date payment is due and payable, until payment as agreed is completed.

3. It is agreed and understood that PieScape shall have the right to institute collection proceedings, legal or otherwise, on the (30th) day following the date any sums remain due and payable pursuant to payment agreement in paragraph one (1) above. The customer shall be required to pay the costs of any such collection proceeding including, but not limited to, court costs & reasonable attorney fees.

4. Payment is due at completion. Warranty is therefore VOID if payment is not paid at completion of project.

Additional Terms and Conditions:

5. All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices in the trade. Our employees are educated, trained and certified installers. We guarantee your pavements, patios or walls are installed over and beyond the industry's standards and has a 5 year warranty. Neglect, abuse, or natural disasters will not be covered under warranty. Plants, trees and shrubs are guaranteed for 1 year; however, limitations do apply.

Neglect & consequential damage will void the warranty. Warranty replacements are subject to review. Unique lighting - fixtures and transformers have a lifetime warranty. LED bulbs have a 5 year warranty & 40K life expectancy. Labor to replace is not included.

6. All agreements contingent upon strikes, accidents or delays are beyond our control.

7. Responsibility is strictly limited to performance of services as specified in this contract: There is no liability for consequential damages.

8. This agreement shall not become binding upon PieScape until executed by an authorized representative of the company. It is agreed and understood that an acceptance of this proposal, as signified by the customer(s)' signature below, creates a binding contract from the date of signing, affording a right to seek any legal remedies available for the breach thereof.

This agreement as contained in (2) two pages represents the whole and entire agreement between the parties. No other agreements, oral or written have been made by PieScape. At times conditions might alter the process and cause it to change (weather, soil, availability, etc.) The price given in this proposal has the estimated amount of material and labor needed to do the proposed work. Any alteration or deviation from the above specifications involving extra costs will be instituted with a written change order/work order, upon request. Customer will be responsible for any changes to work being performed outside the scope of this contract @ an hourly rate of \$45.00/hr per man and materials.

9. You, the buyer-customer, may cancel this agreement at any time prior to midnight of the third business day after the date of this agreement. Any contract cancelled after the deposit has been sent in will be charged a \$150.00 restocking fee. The check will be sent out on the 15th of the following month. In addition, if we have to return material because of customer cancellation, a 25% restocking fee will be assessed for all material that is returned to supplier.

10. All prices quoted are effective for a period not to exceed 90 days from the date of the unsigned proposal. Installation guides, that prove to be defective. They will not guarantee the color match of replacement units.

AUTHORIZED SIGNATURE: _____

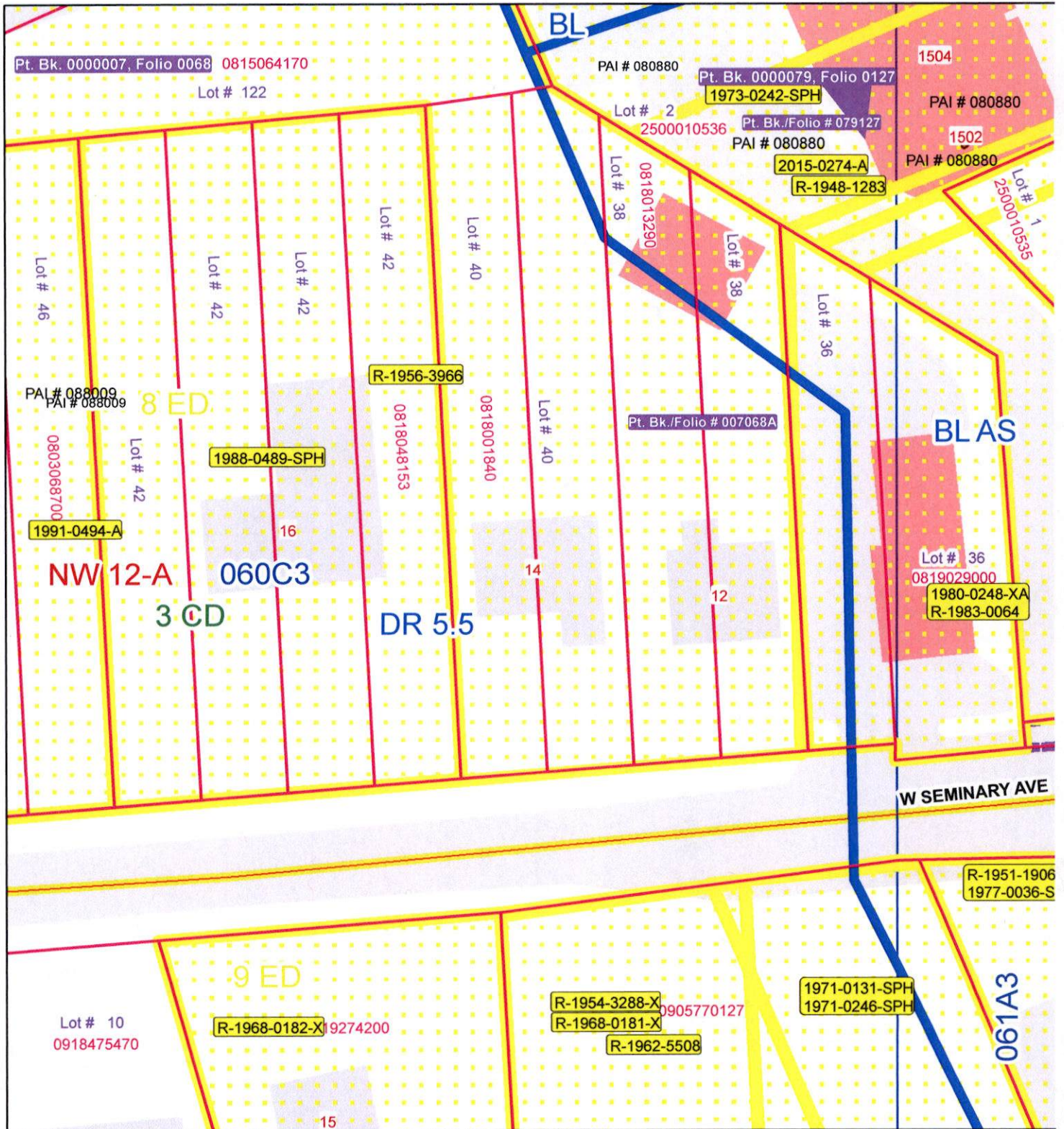
PieScape, Inc.

Note: If not accepted, this proposal may be withdrawn within 15 days of signing.

ACCEPTANCE OF PROPOSAL: The above specifications, prices and terms and conditions have been read, are understood, are satisfactory and are herein accepted. By signing below, I hereby authorize the above specified work to be done. Payment will be made as outlined above. Receipt of a copy of this agreement is hereby acknowledged.

Date

2018-J144-SPHX



Publication Date: 11/29/2017



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

GENERAL SITE INFORMATION

- Ownership: Megan Avery
- Address: 14 West Seminary Avenue Lutherville, MD 21093
- Deed references: JLE 38127/ 247 Lots 40 & 41 "Lutherville Heights" PB 7/68
- Area: 10,000 sq. ft. (per SDAT)
- Tax Map / Parcel / Lot / Tax account #: 60 / 593 / 40 & 41 / 08-18-001840
- Election District: 8 Councilmanic District: 3
- ADC Map: 4583 GIS tile: 060C3 Position sheet: 45NW1
- The boundary shown hereon is from Plat Book 7/ 68 recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 060C3 and the information provided by Baltimore County on the Internet.
- Improvements: Single family dwelling & parking lot. The existing dwelling and parking lot will remain.

OFFICE OF ZONING

Zoning: DR 5.5 & BL AS Previous zoning cases R-1956-3966 (denied).

Parking Calculations

Building square footage (per SDAT): 1st & 2nd Floors 1,396 Basement 425
Required parking spaces: 5
Dwelling: 2
Office (25% of 1821 sf = 456 sf): 3
(5 parking spaces per 1000 square feet of gross floor area per section 409.6A.1 BCZR)
Parking spaces provided on site: 6

DR 5.5 Setbacks for Residential Buildings

Front: 25 feet
Side: 10 feet
Rear: 30 feet

ENVIRONMENTAL IMPACT

Watershed: Jones Falls URDL land type: 1 Tier: 1

- The existing dwelling is currently serviced by public water and sewer.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

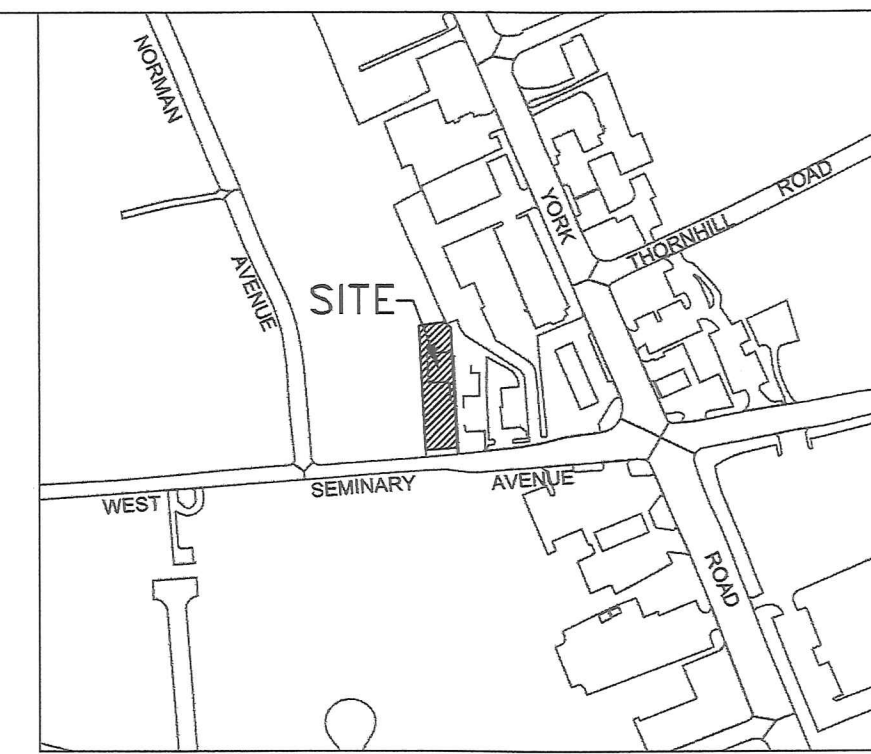
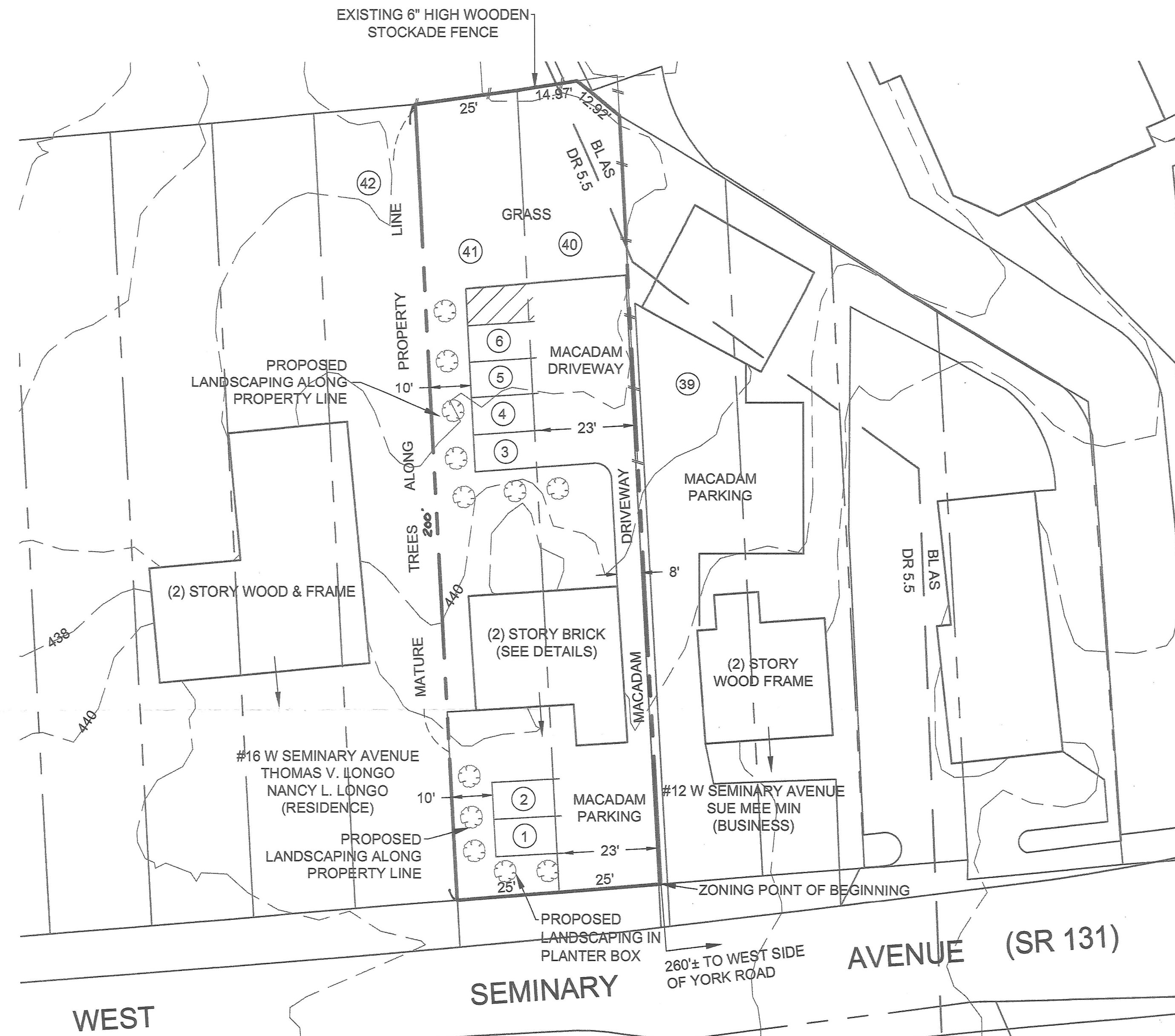
OFFICE OF PLANNING

Regional Planning District: Lutherville District Code: 308

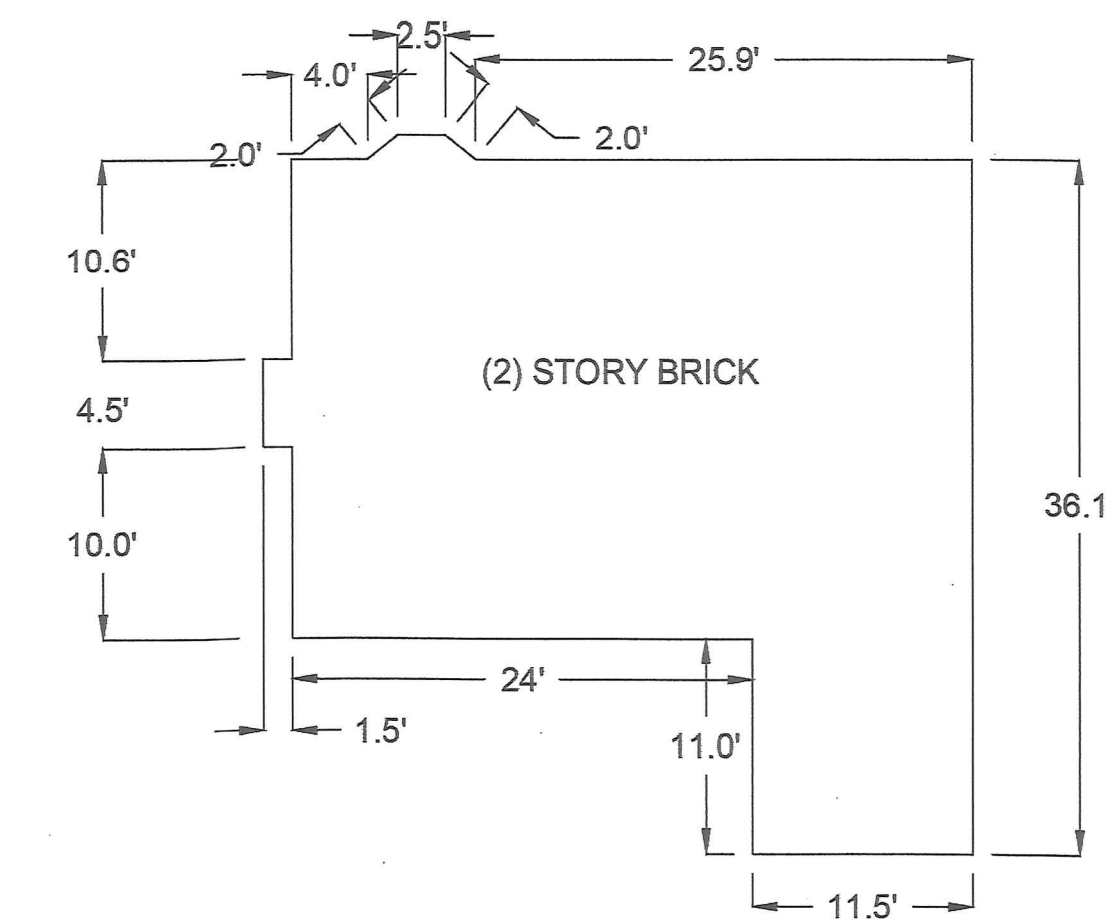
- The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

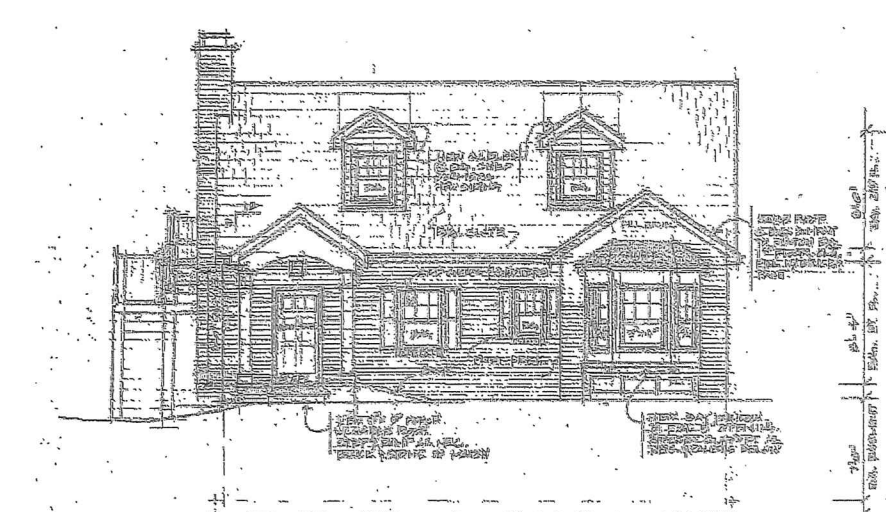
To utilize up to 25% of the dwelling square footage for professional use.



Vicinity Map - Scale: 1" = 300'



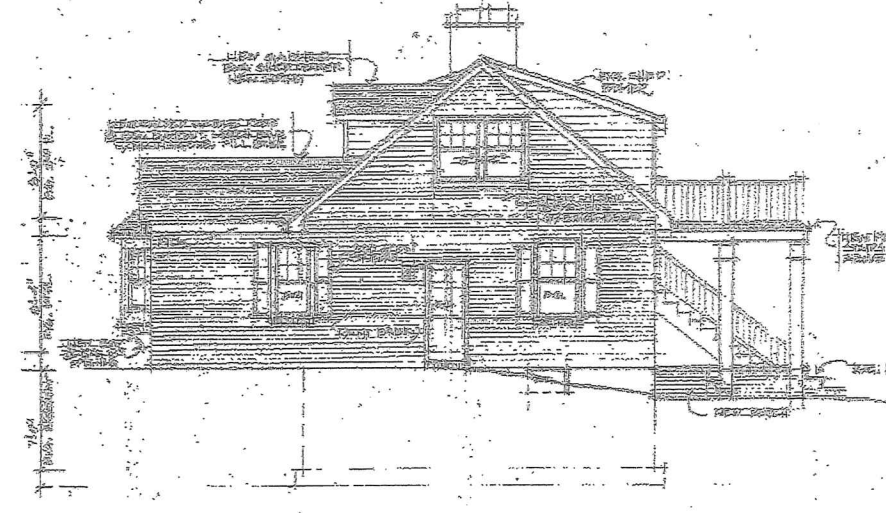
BUILDING FOOTPRINT



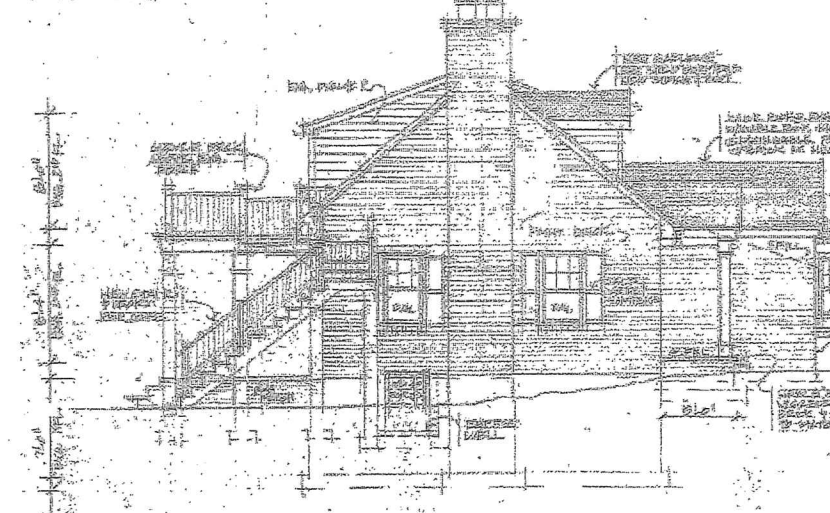
FRONT



REAR

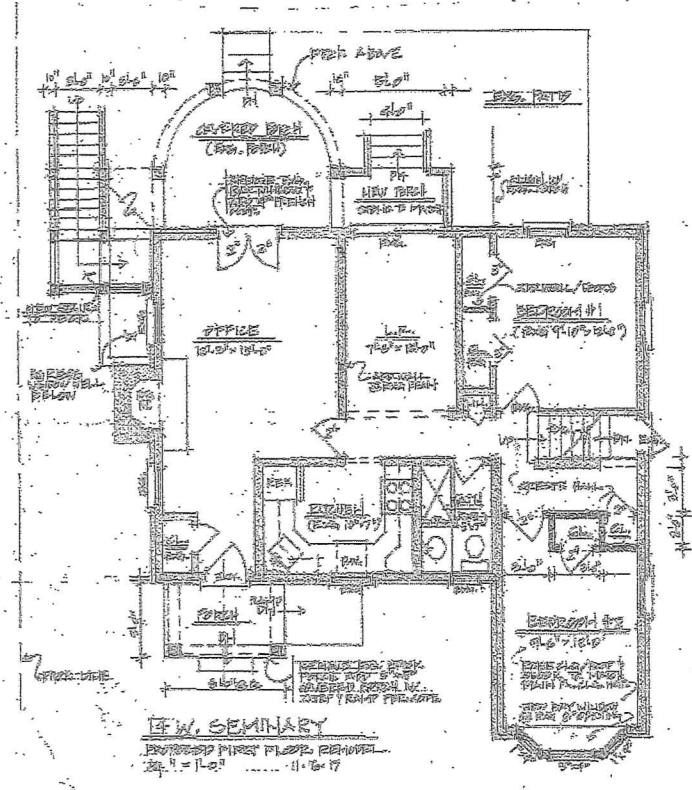


EAST

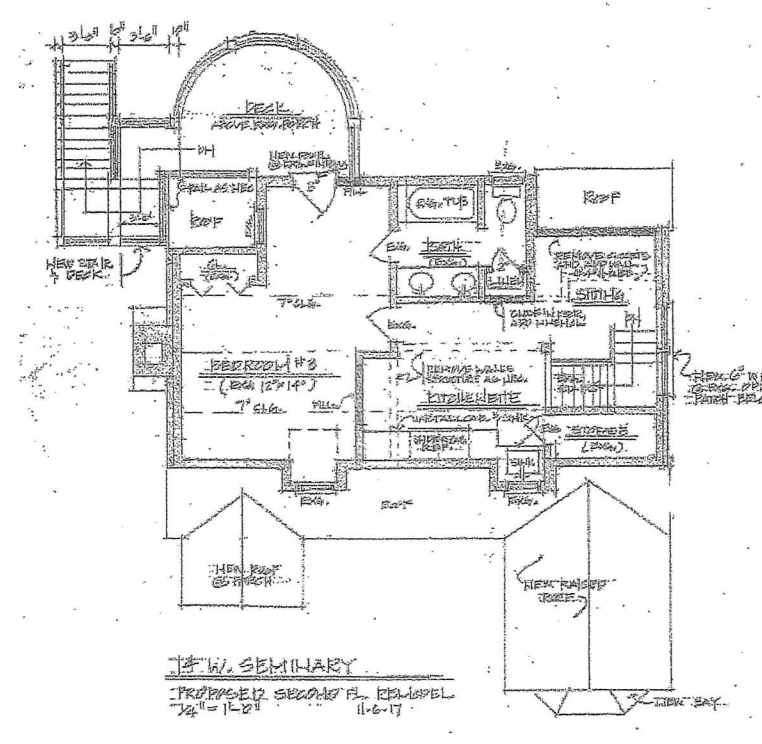


WEST

ELEVATIONS

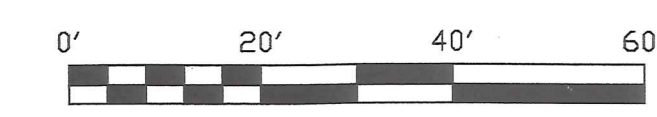


FIRST FLOOR



SECOND FLOOR

FLOOR PLANS



REVISION

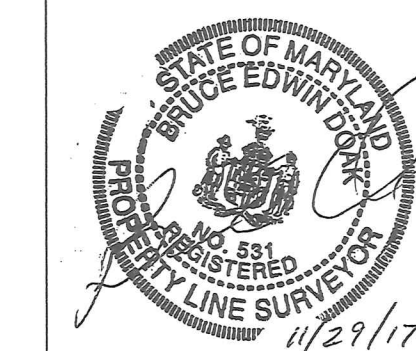
Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#14 WEST SEMINARY AVENUE

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 11/14/2017

Scale: 1"=20'



GENERAL SITE INFORMATION

- 1. Ownership: Megan Avery
- 2. Address: 14 West Seminary Avenue Lutherville, MD 21093
- 3. Deed references: JLE 38127 / 247 Lots 40 & 41 "Lutherville Heights" PB 7/68
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Side: 10 feet
Rear: 30 feet

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- 1. The existing dwelling is currently serviced by public water and sewer.
 - 2. There are no underground storage tanks on the subject property.
 - 3. The subject property is not in the Chesapeake Bay Critical Area.
 - 4. The subject property is not located within a 100 year flood plain.

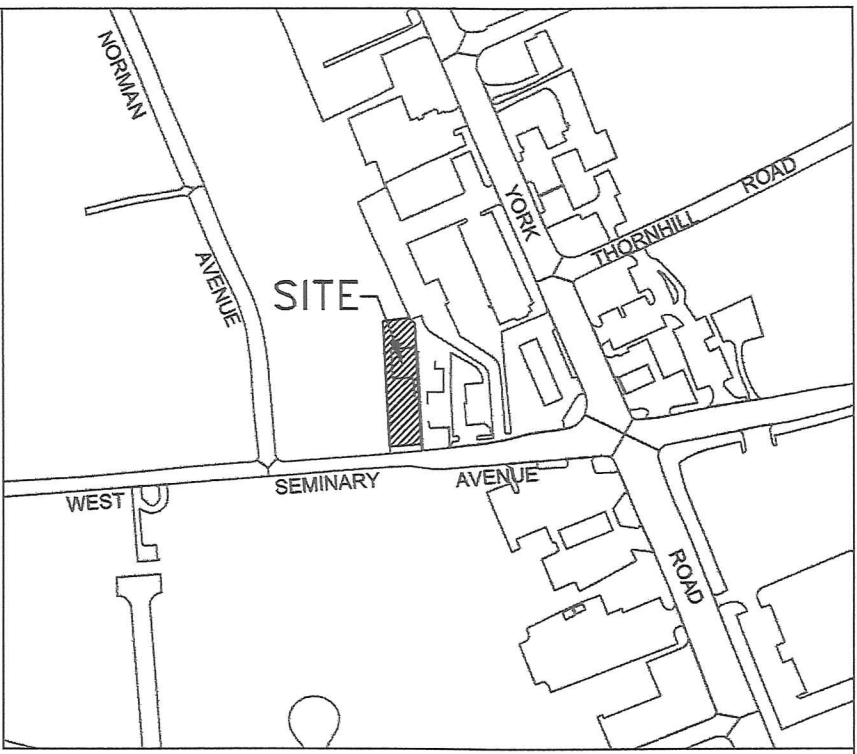
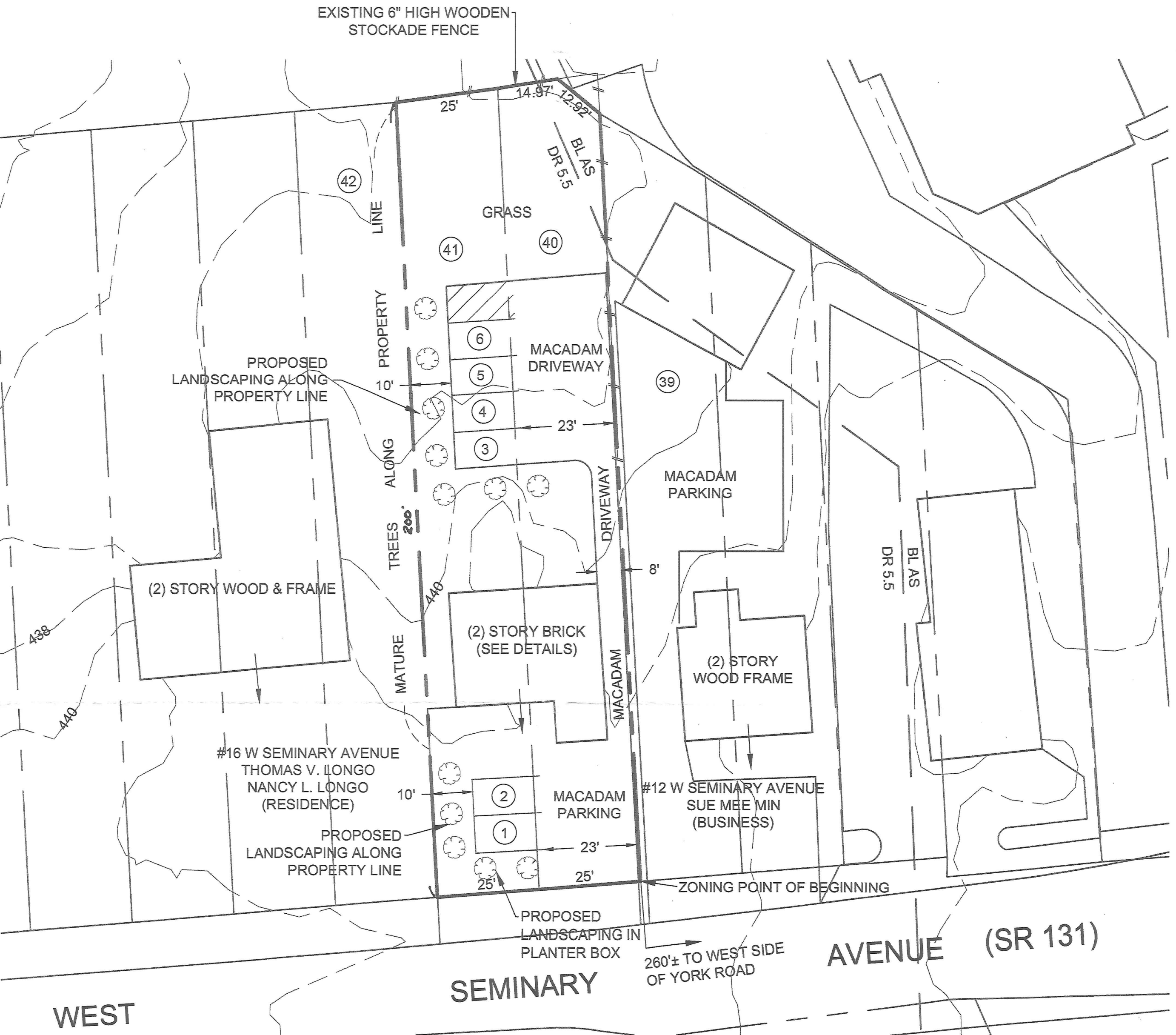
OFFICE OF PLANNING

Regional Planning District: Lutherville District Code: 308

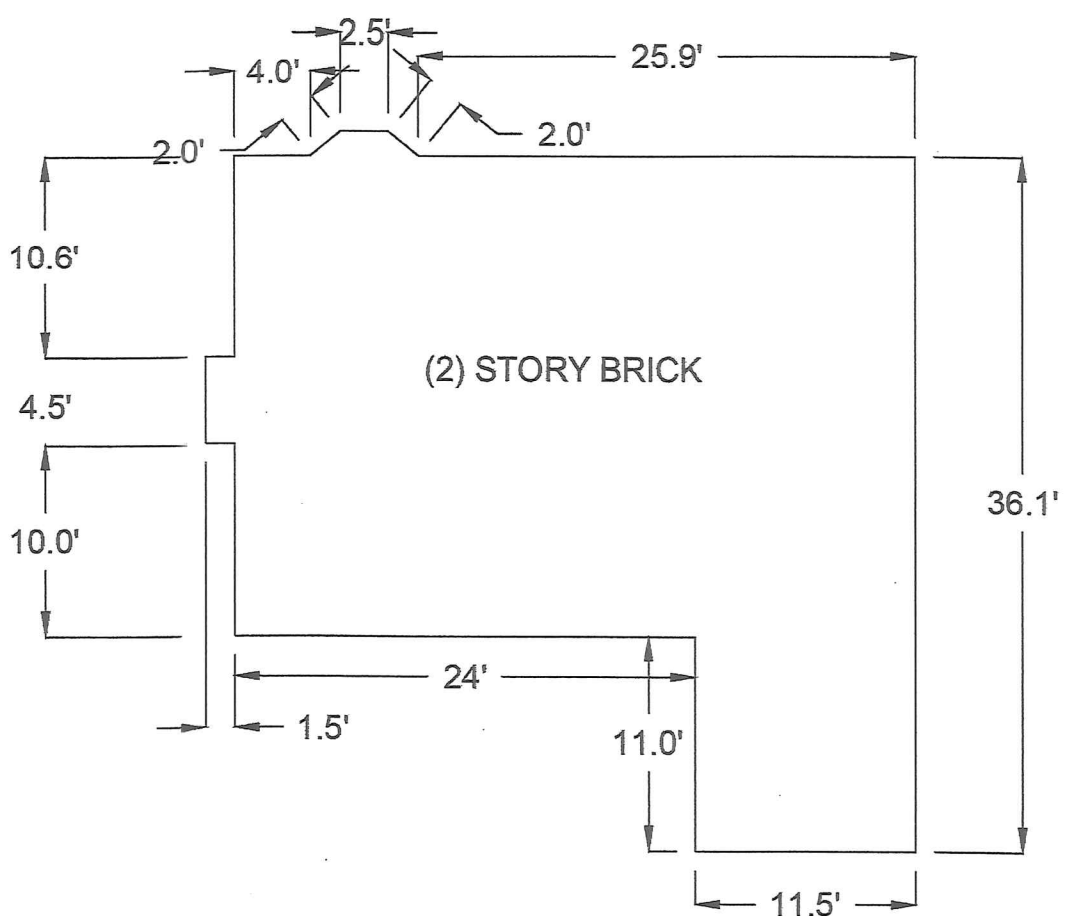
- 1. The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

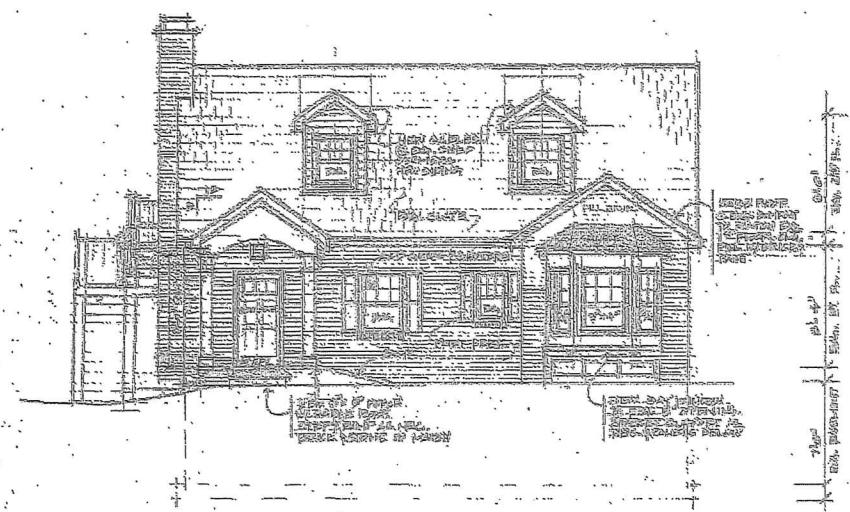
To utilize up to 25% of the dwelling square footage for professional use.



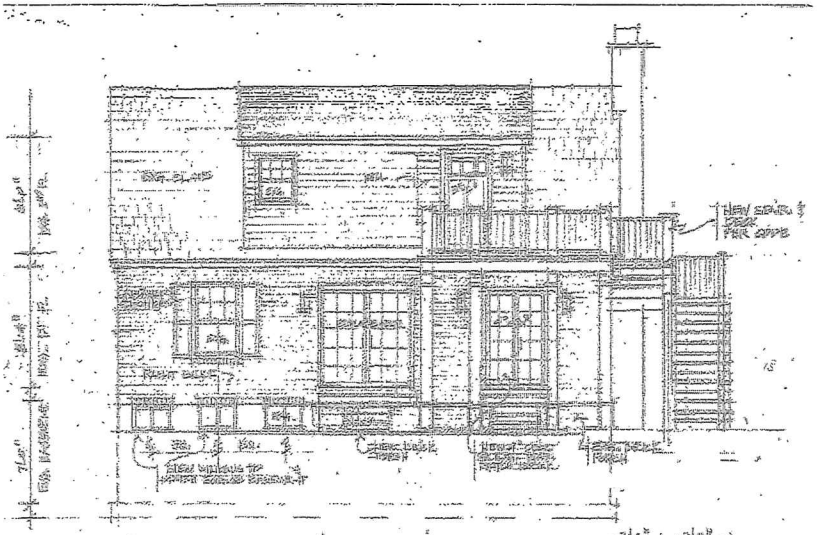
Vicinity Map - Scale: 1' = 300'



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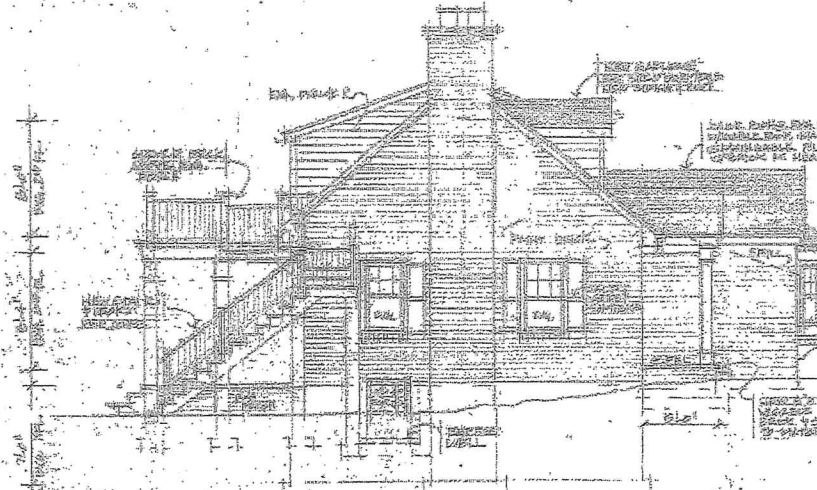
FRONT



REAR

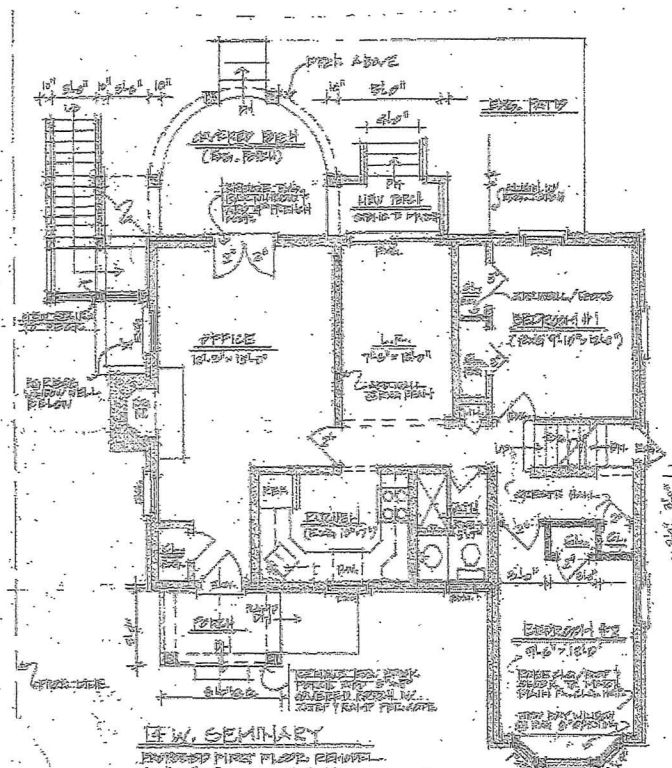


EAST

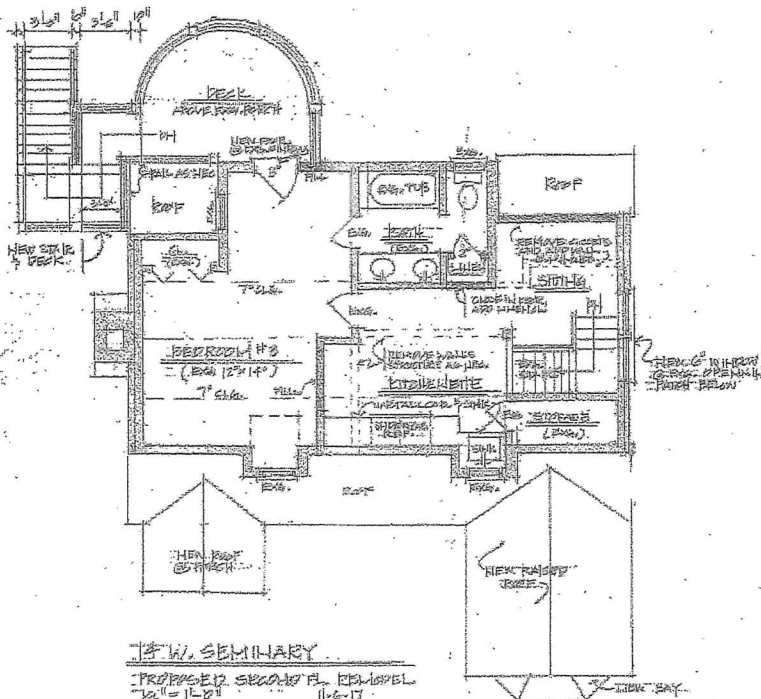


WEST

ELEVATIONS



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SECOND FLOOR

FLOOR PLANS



REVISION

PETITIONER'S
EXHIBIT NO. <u>1</u>

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Fresland, MD 21053
o 443-900-5535 m 410-219-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#14 WEST SEMINARY AVENUE

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT



Date: 11/14/2017

Scale: 1"=20'

CASE # 2018-0144-SP4X

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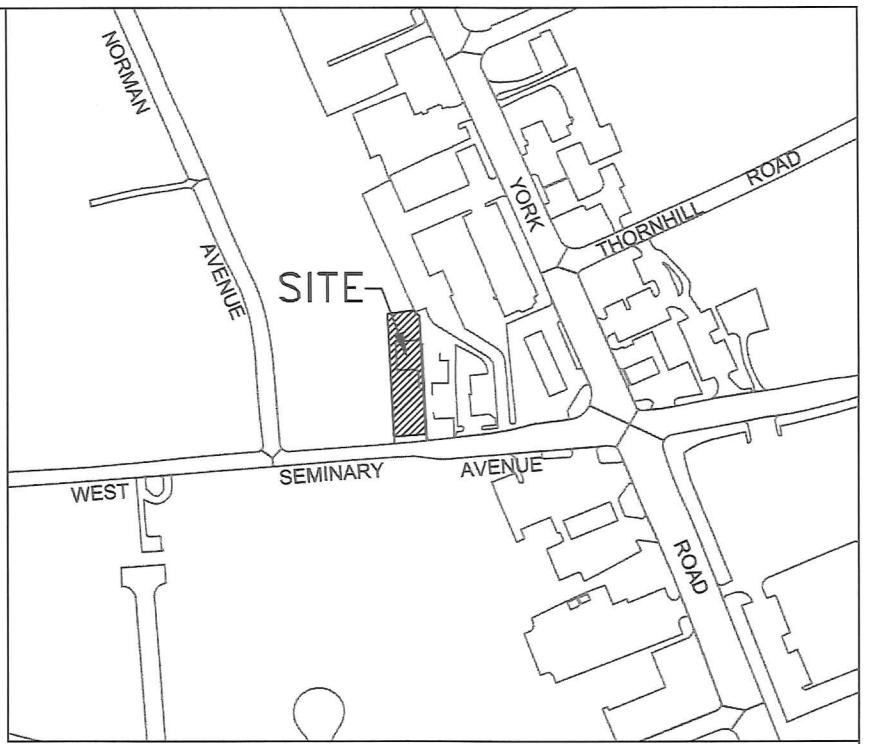
OFFICE OF PLANNING

Regional Planning District: Lutherville District Code: 308

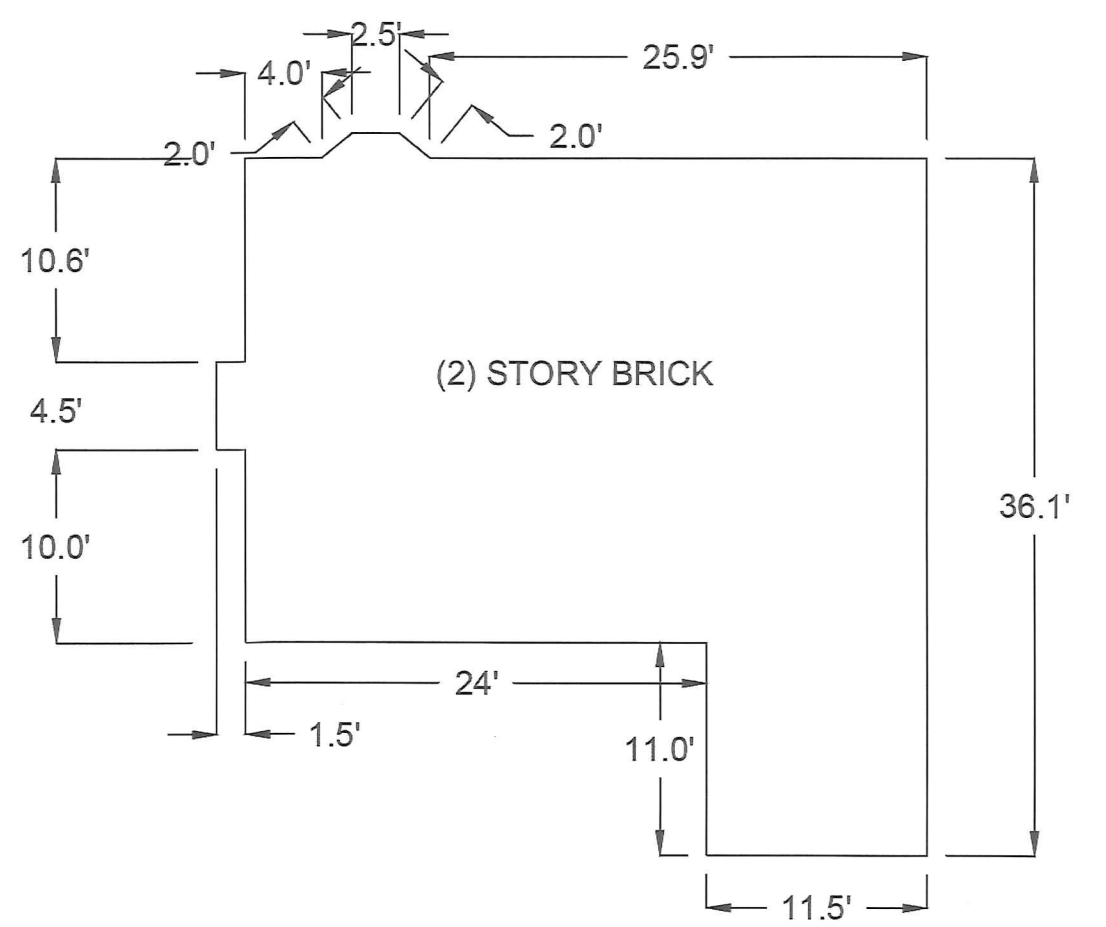
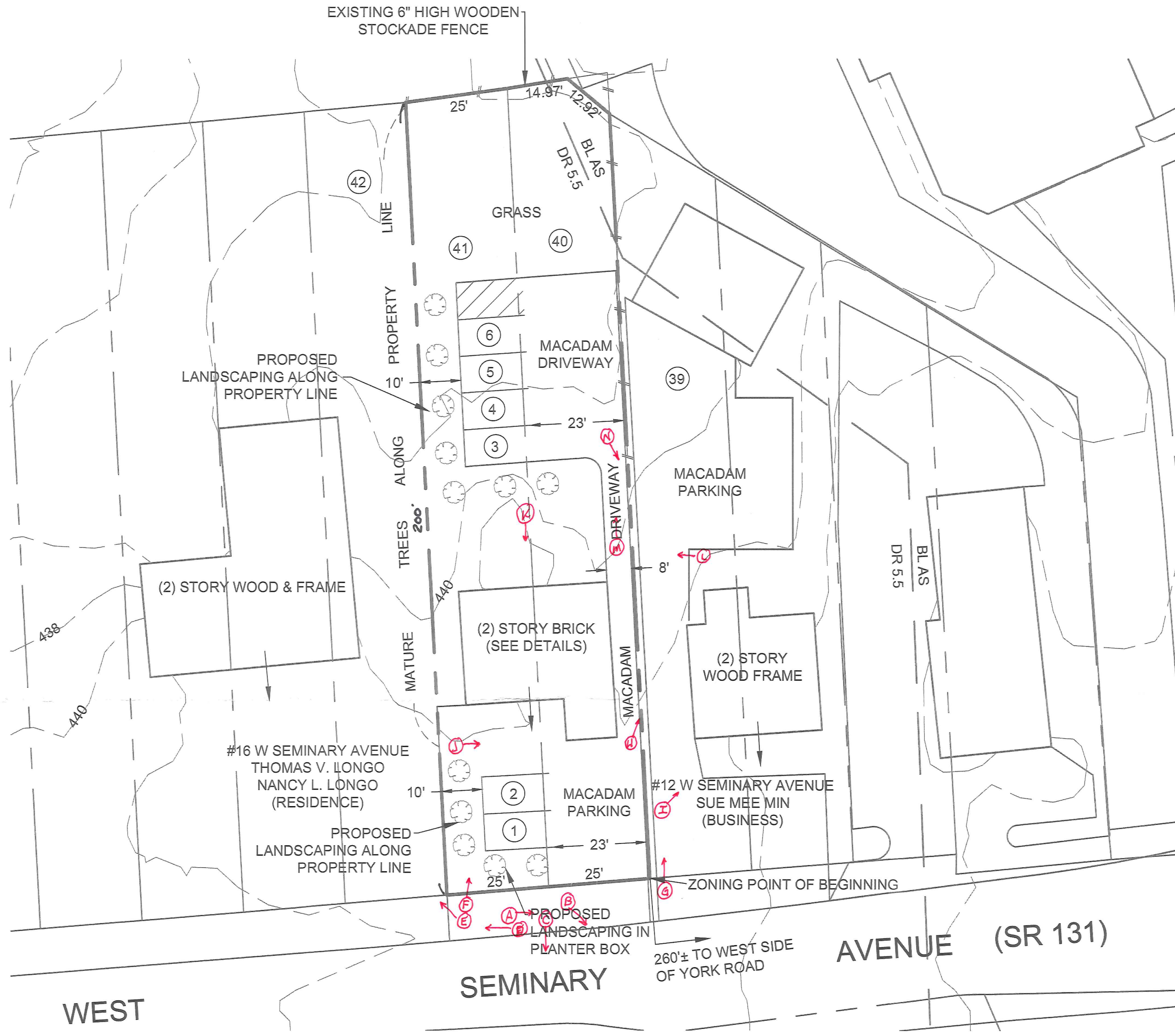
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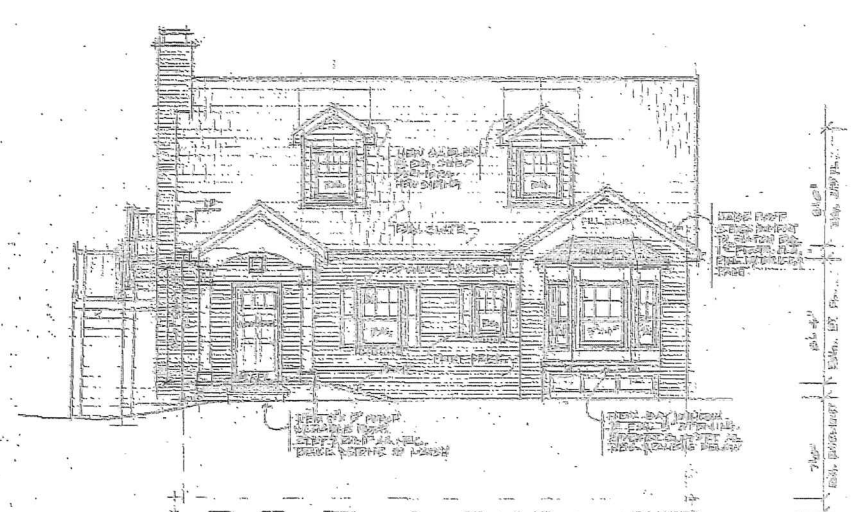
To utilize up to 25% of the dwelling square footage for professional use.



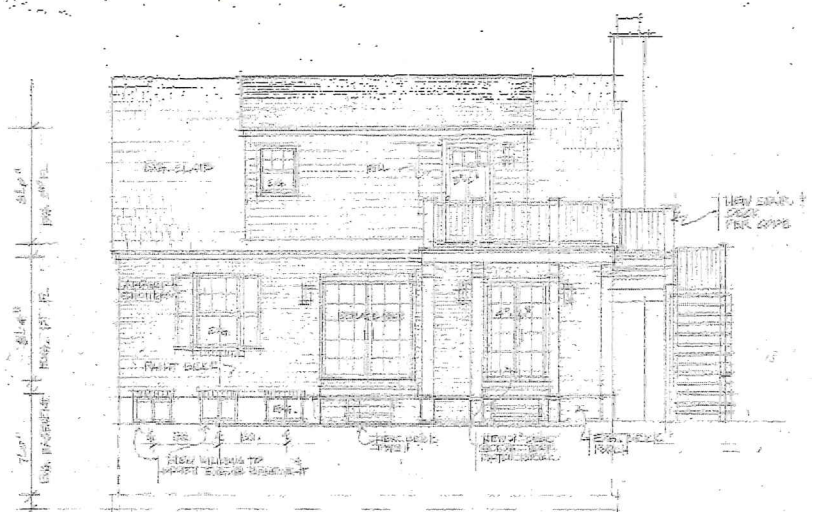
Vicinity Map - Scale: 1' = 300'



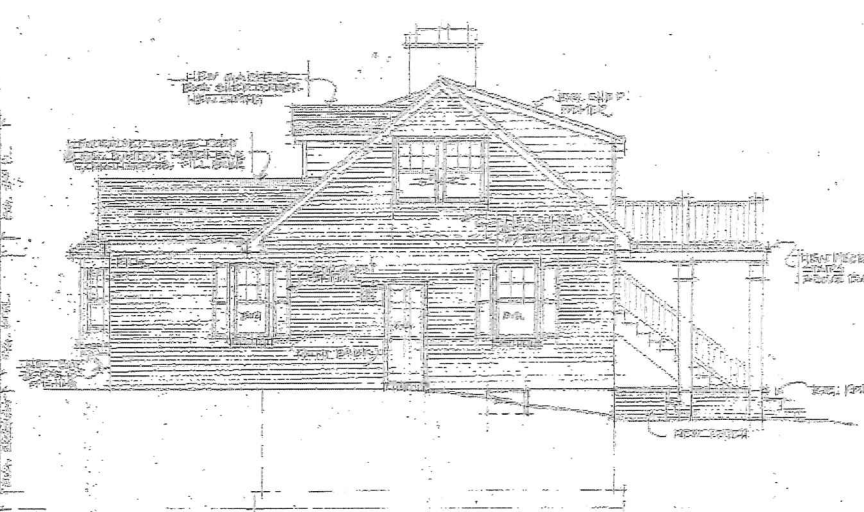
BUILDING FOOTPRINT



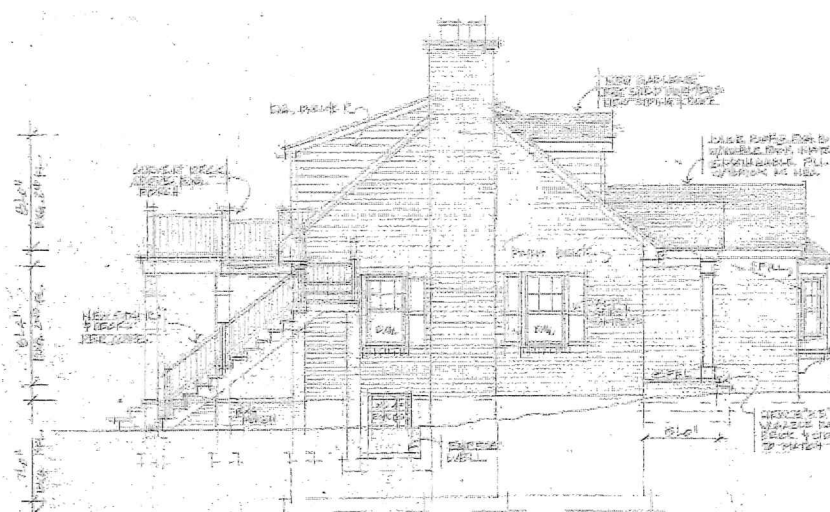
FRONT



REAR

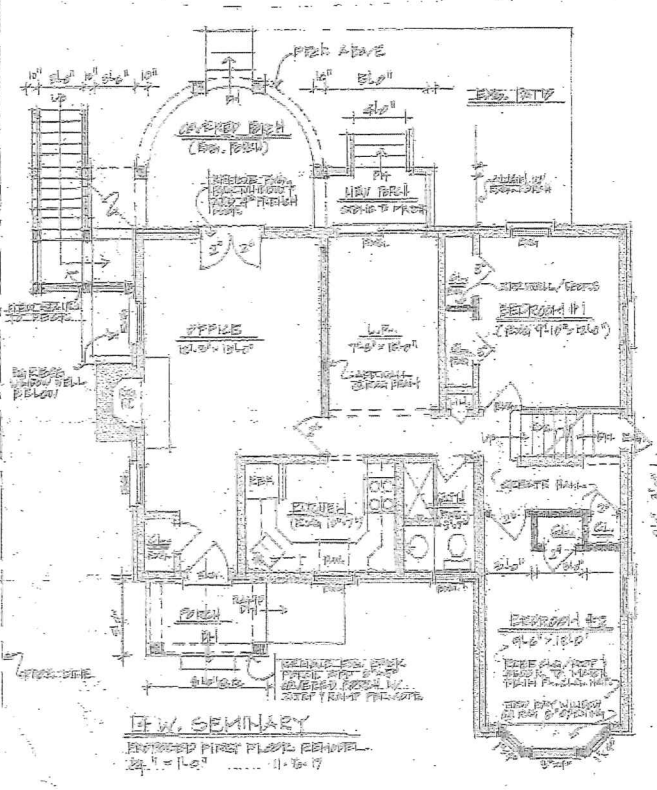


EAST

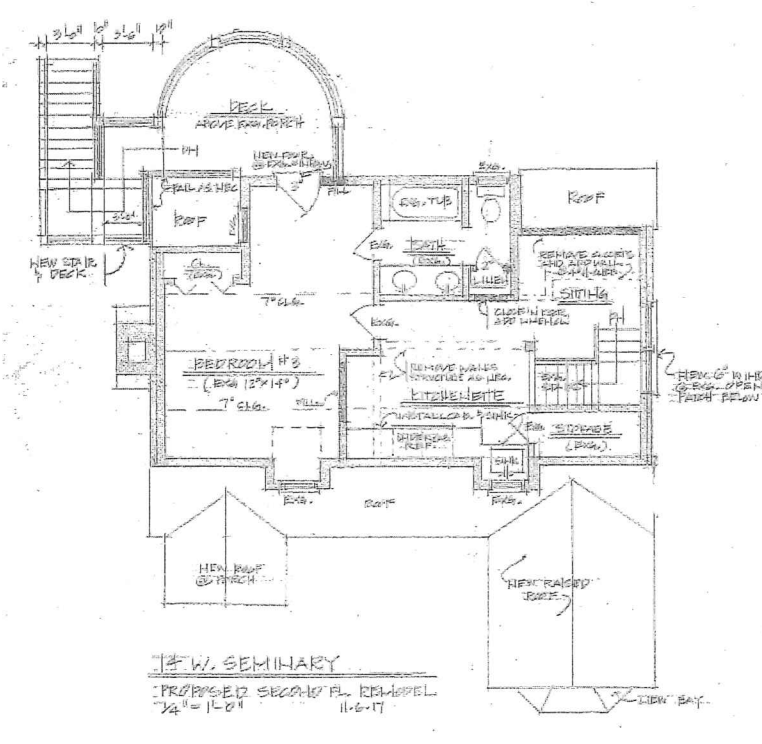


WEST

ELEVATIONS



FIRST FLOOR



SECOND FLOOR

FLOOR PLANS

PLAN TO ACCOMPANY
PHOTOGRAPHS
TAKEN 9/8/17



REVISION

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PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#14 WEST SEMINARY AVENUE

BALTIMORE COUNTY, MARYLAND
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 11/14/2017
Scale: 1"=20'



PETITIONER'S
EXHIBIT NO. 4

CASE # 2018-0144-SP4X