

MEMORANDUM

DATE: March 6, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0178-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 5, 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 * BEFORE THE
(11989 Long Lake Drive) *
4th Election District * OFFICE OF ADMINISTRATIVE
2nd Council District * HEARINGS FOR
Alan M. & Marci H. Elkin * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2018-0178-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Alan M. & Marci H. Elkin (“Petitioners”). The Petitioners are requesting variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed side addition on the street side of the property with a side yard setback of 12.5 ft. in lieu of the required 25 ft., and to amend the Final Development Plan (“FDP”) of Arborwood for Lot 37 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. However, it is to be noted that a letter was received from adjacent neighbors Charles and Ellen White (11991 Long Lake Drive), indicating their support of Petitioners’ request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 14, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 2-1-18

By kw

Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information and photographs submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR 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 BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1st day of **February, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B01.2.C.1.b of the BCZR, to permit a proposed side addition on the street side of the property with a side yard setback of 12.5 ft. in lieu of the required 25 ft., and to amend the FDP of Arborwood for Lot 37 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 2-1-18

By lv 2



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 11989 Longlake Drive, Reisterstown, MD 21136 Currently zoned DR-2

Deed Reference 8520 / 770 10 Digit Tax Account # 2200001091

Owner(s) Printed Name(s) Alan Elkin and Marci Elkin

(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)

Sections: **1B01.2.C.1.b**

To permit a proposed side addition on the street side of the property with a side yard setback of 12.5 feet in lieu of the required 25 feet. And to amend the Final Development Plan of Arborwood for lot 37 only.

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):

Alan Elkin , Marci Elkin

Name #1 – Type or Print

Name #2 – Type or Print

Alan Elkin

Marci Elkin

Signature #1

Signature #2

11989 Longlake Drive, Reisterstown, MD

Mailing Address

City

State

21136 410-833-3546 mhe325@gmail.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 2 day of February, 2018 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 2018-0178-A Filing Date 1/4/2018 Estimated Posting Date 1/11/2018 Reviewer [Signature]

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 11989 Longlake Drive, Reisterstown, MD 21136
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)

As we age, due to inflamed knees, arthritis, etc., our declining physical abilities require a bedroom on the first floor versus walking up a flight of stairs. Marci Elkin specifically has declining vestibular issues and is at risk for falls.

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

Alan Elkin
Signature of Owner (Affiant)

Alan Elkin
Name- Print or Type

Marci Elkin
Signature of Owner (Affiant)

Marci Elkin
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 11th day of December, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Marci Elkin + Alan Elkin

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

AS WITNESS my hand and Notaries Seal

Lucinda E. Watkins
Notary Public

LUCINDA E. WATKINS
My Commission Expires
BALTIMORE CITY
MARYLAND
MY COMMISSION EXPIRES AUG. 25, 2019

REV. 5/5/2016

2018-0178-A

From the DEED from April 29th 1992 between Continental Landmark, Inc., Grantor, and Alan M. Elkin and Marci H. Elkin.

Being Known and Designated as Lot No. 37 as shown on the plat entitle "1st Amended Plat of Arborwood" which plat is recorded among the Land Records of Baltimore County in Plat Book SM No. 63, folio 9. The improvements thereon being known as No. 11989 Long Lake Drive.

Being part of the property which by Deed dated June 22,, 1990 and recorded among the Land Records of Baltimore County in Liber 8520, folio 770 was granted and conveyed by Sulin Enterprises, LTD. unto the grantor herein.

Zoning Property Description for 11989 Long Lake Drive, Reisterstown, Maryland 21136, beginning at a point on the north side of Long Lake Drive which is 50 feet wide at a distance of 25 feet east of the centerline of the nearest improved intersecting street Fairmews Court which is 50 feet wide.

2018-017B-A

CERTIFICATE OF POSTING

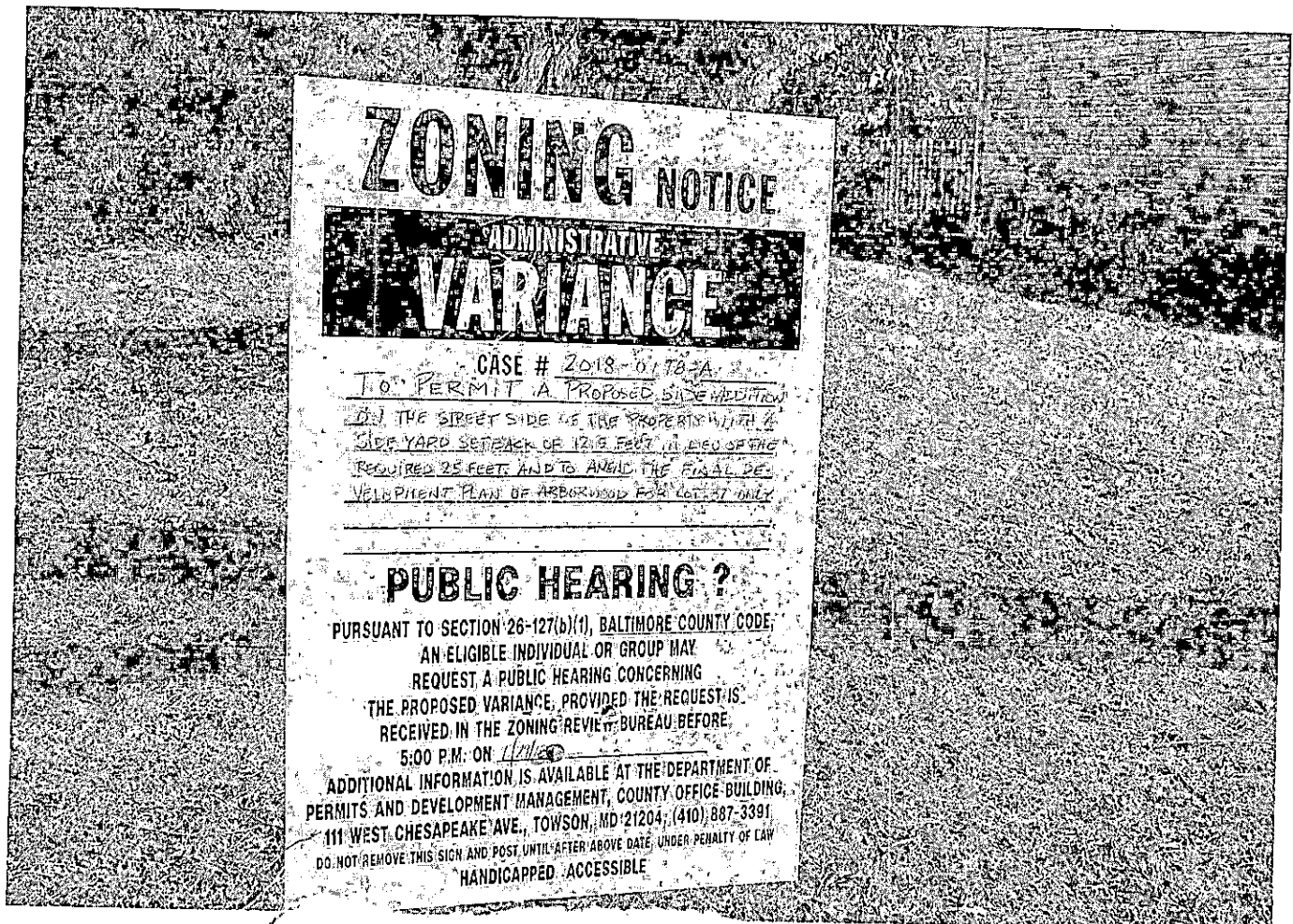
Date: 1-14-18

RE: Case Number: 2018-0178-A

Petitioner/Developer: Alan Elkin

Date of Hearing/Closing: 1-29-18

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 11789 Long Lake Dr



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0178 -A Address 11989 Long Lake Drive

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

Filing Date: 1/4/18 Posting Date: 1/14/18 Closing Date: 1/29/18

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- 0178 -A Address 11989 Long Lake Drive
Petitioner's Name Alan + Marci Elkin Telephone 410-833-3546

Posting Date: 1/14/18 Closing Date: 1/29/18

Wording for Sign: _____
To permit a proposed side addition on the street side of the property with a side yard setback of 12.5 feet in lieu of the required 25 feet. And to amend the Final Development Plan of Arborwood for lot 37 only.

Revised 6/30/2018

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2018-0178-A
Property Address: 11989 Long Lake Drive, Reisterstown, MD 21136
Property Description: _____

Legal Owners (Petitioners): Alan Elkin and Marcia Elkin
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alan Elkin and Marcia Elkin
Company/Firm (if applicable): N/A
Address: 11989 Long Lake Drive
Reisterstown, MD 21136

Telephone Number: 410-833-3546

ME 161177

Date: 1/4/18

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DEP
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50
51	51	51	51
52	52	52	52
53	53	53	53
54	54	54	54
55	55	55	55
56	56	56	56
57	57	57	57
58	58	58	58
59	59	59	59
60	60	60	60
61	61	61	61
62	62	62	62
63	63	63	63
64	64	64	64
65	65	65	65
66	66	66	66
67	67	67	67
68	68	68	68
69	69	69	69
70	70	70	70
71	71	71	71
72	72	72	72
73	73	73	73
74	74	74	74
75	75	75	75
76	76	76	76
77	77	77	77
78	78	78	78
79	79	79	79
80	80	80	80
81	81	81	81
82	82	82	82
83	83	83	83
84	84	84	84
85	85	85	85
86	86	86	86
87	87	87	87
88	88	88	88
89	89	89	89
90	90	90	90
91	91	91	91
92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

1/04/2018 1/04/2018 11:47:44 3

REG 1503 WALKIN CM

RECEIPT # 759034 1/04/2018 DFLN

Dept. 5-528 ZONING VERIFICATION

CR 103. 161177

Receipt Tot \$150.00

3150.00 CR 1.00 CA

Baltimore County, Maryland

Total: 150.00

For: 11999 Long Lake Dr

2019-0178-A

of Award FAF

**CASHIER'S
VALIDATION**

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

PLEASE PRESS HARD!!!



KEVIN KAMENETZ
County Executive

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

January 30, 2018

Alan & Marci Elkin
11989 Long Lake Drive
Reisterstown MD 21136

RE: Case Number: 2018-0178 A, Address: 11989 Long Lake Drive

Dear Mr. & Ms. Elkin:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 4, 2018. 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

1-29 (AV)

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: January 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0178-A
Address 11989 Long Lake Drive
(Elkin Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

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

Reviewer: Steve Ford

Date: 1/10/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0178-A.

*Administrative Variance
Alan & Marci Elkin
11989 Long Lake Drive*

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 23, 2018

FROM: *QKD For VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2017
Item No. 2018-0167-A, 0175-A, 0176- SPHA, 0177-SPHA, 0178-A, 0179-
A, 0180-SPH and 0181-A

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

*

*

*

*

*

VKD: cen
cc: file

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: January 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0178-A
Address 11989 Long Lake Drive
(Elkin Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

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

Reviewer: Steve Ford

C H E C K L I S T

**Support/Oppose/
Conditions/
Comments/
No Comment**

**Comment
Received**

Department

1-23

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

NC

1-12

DEPS
(if not received, date e-mail sent _____)

NC

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

1-10

STATE HIGHWAY ADMINISTRATION

No object.

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

*In file -
not dated*

ADJACENT PROPERTY OWNERS

Supports

(White - 11991 Long Lake Dr.)

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 1-14-18

by Pelton

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 - 04 Account Number - 2200001091			
Owner Information					
Owner Name:	ELKIN ALAN M ELKIN MARCI H		Use:	RESIDENTIAL	
Mailing Address:	11989 LONG LAKE DR REISTERSTOWN MD 21136		Principal Residence:	YES	
			Deed Reference:	/09222/ 00499	
Location & Structure Information					
Premises Address:		11989 LONG LAKE DR 0-0000		Legal Description:	.2798 AC ARBORWOOD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0049	0014	0113		0000	37 2016 0063/0009
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1992	2,305 SF		12,189 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2017	07/01/2018	
Land:	95,800	95,800			
Improvements	192,200	203,400			
Total:	288,000	299,200	295,467	299,200	
Preferential Land:	0			0	
Transfer Information					
Seller: CONTINENTAL LAND MARK INC		Date: 06/15/1992		Price: \$220,500	
Type: ARMS LENGTH IMPROVED		Deed1: /09222/ 00499		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 01/12/2010					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application			Date:		

ZAC AGENDA

Case Number: 2018-0178-A

Primary Use: RESIDENTIAL

Reviewer: WasilewskiLeon
ard

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Alan & Marci Elkin

Contract Purchaser

Critical Area : No **Flood Plain:** No **Historic** No **Election Dist** Fourth **Councilmanic Dist** Second

Property Address: 11989 Long Lake DRIVE

Location: NE/S of Long Lake Drive at the E corner of Fairmews Court

Existing Zoning: DR 2

Area: .28 acre

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit a proposed side addition on the street side of the property with a side yard setback of 12.5 ft. in lieu of the required 25 ft.; and to amend the Final Development Plan of Arborwood for lot 37 only.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 1/29/2018 12:00:00AM

Miscellaneous:

2018-0178-A





2018-0178-A

2018-0178-A



Alan Elkin

11989 Long Lake Drive

Reisterstown, Maryland 21136

Dear Alan,

We are supportive of your plans to build an addition to your garage and house as you have indicated.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles and Ellen White". The signature is written in a cursive, flowing style.

Charles and Ellen White

11991 Long Lake Drive

Reisterstown, Maryland 21136

2018-0178-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

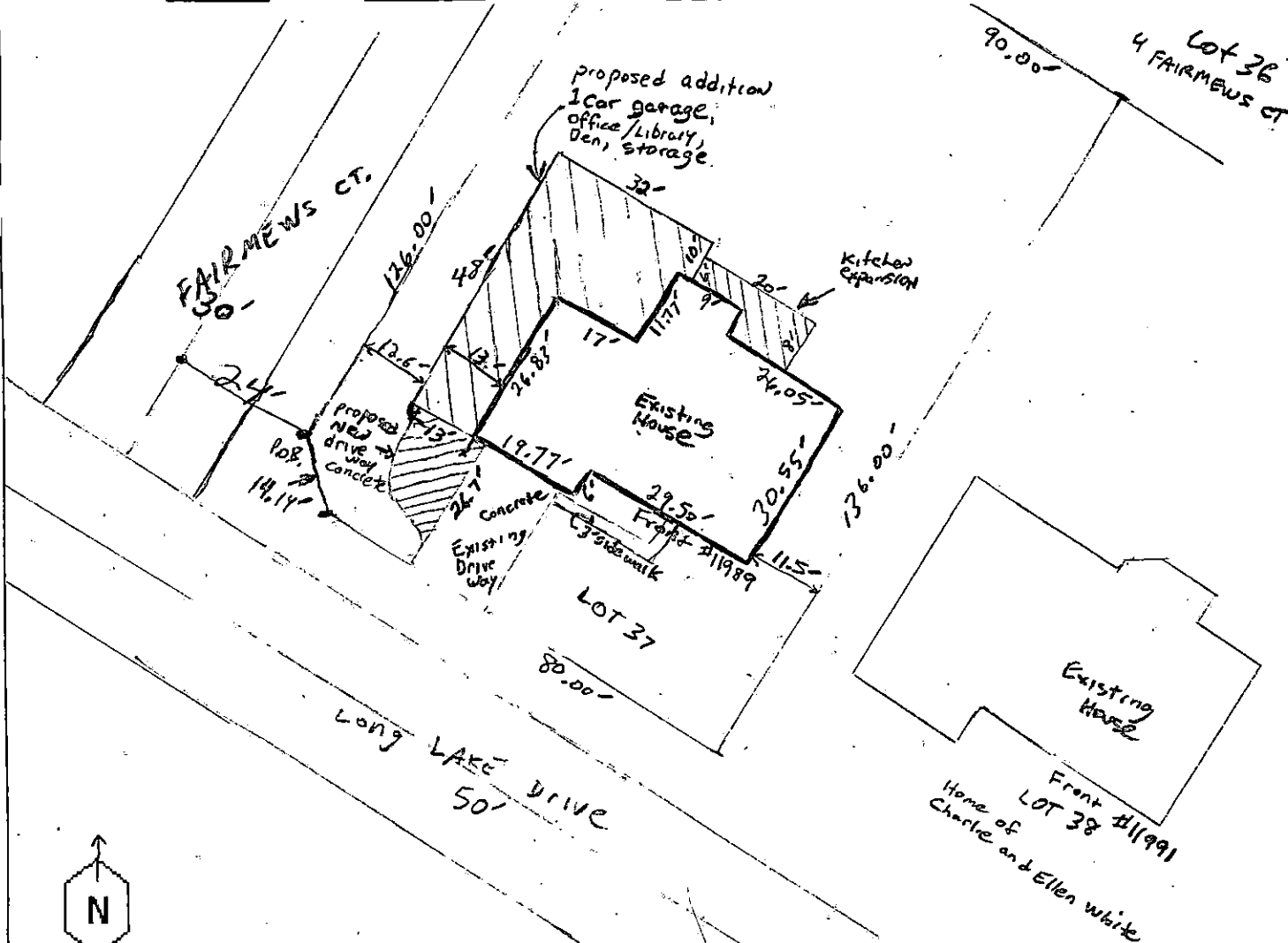
View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 04 Account Number - 2200001092							
Owner Information									
Owner Name:		WHITE CHARLES S WHITE ELLEN S				Use:		RESIDENTIAL	
Mailing Address:		11991 LONG LAKE DR REISTERSTOWN MD 21136-3530				Principal Residence:		YES	
						Deed Reference:		/09226/ 00395	
Location & Structure Information									
Premises Address:		11991 LONG LAKE DR 0-0000				Legal Description:		.2696 AC	
ARBORWOOD									
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0049	0014	0113		0000			38	2016	
								Plat Ref:	0063/ 0009
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1992		3,368 SF				11,748 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2017		07/01/2018	
Land:		95,500		95,500					
Improvements		258,700		274,000					
Total:		354,200		369,500		364,400		369,500	
Preferential Land:		0						0	
Transfer Information									
Seller: CONTINENTAL LAND MARK INC				Date: 06/16/1992		Price: \$286,000			
Type: ARMS LENGTH IMPROVED				Deed1: /09226/ 00395		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: Approved 08/21/2012									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

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

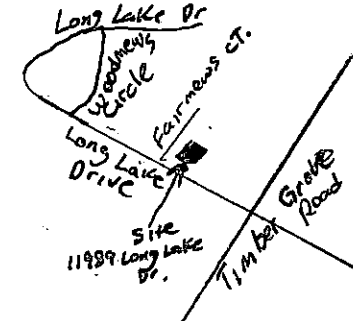
ADDRESS 11989 Long Lake Drive OWNER(S) NAME(S) Alan + Marci Elkin

SUBDIVISION NAME Arborwood LOT # 37 BLOCK # _____ SECTION # _____

PLAT BOOK # 5M 63 FOLIO # 9 10 DIGIT TAX # 22 0000 10 91 DEED REF. # 8520 1770



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 049A2

SITE ZONED DR 2

ELECTION DISTRICT 4

COUNCIL DISTRICT 2

LOT AREA ACREAGE .28

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Alan Elkin

DATE 12/14/17 SCALE: 1 INCH = 30 FEET

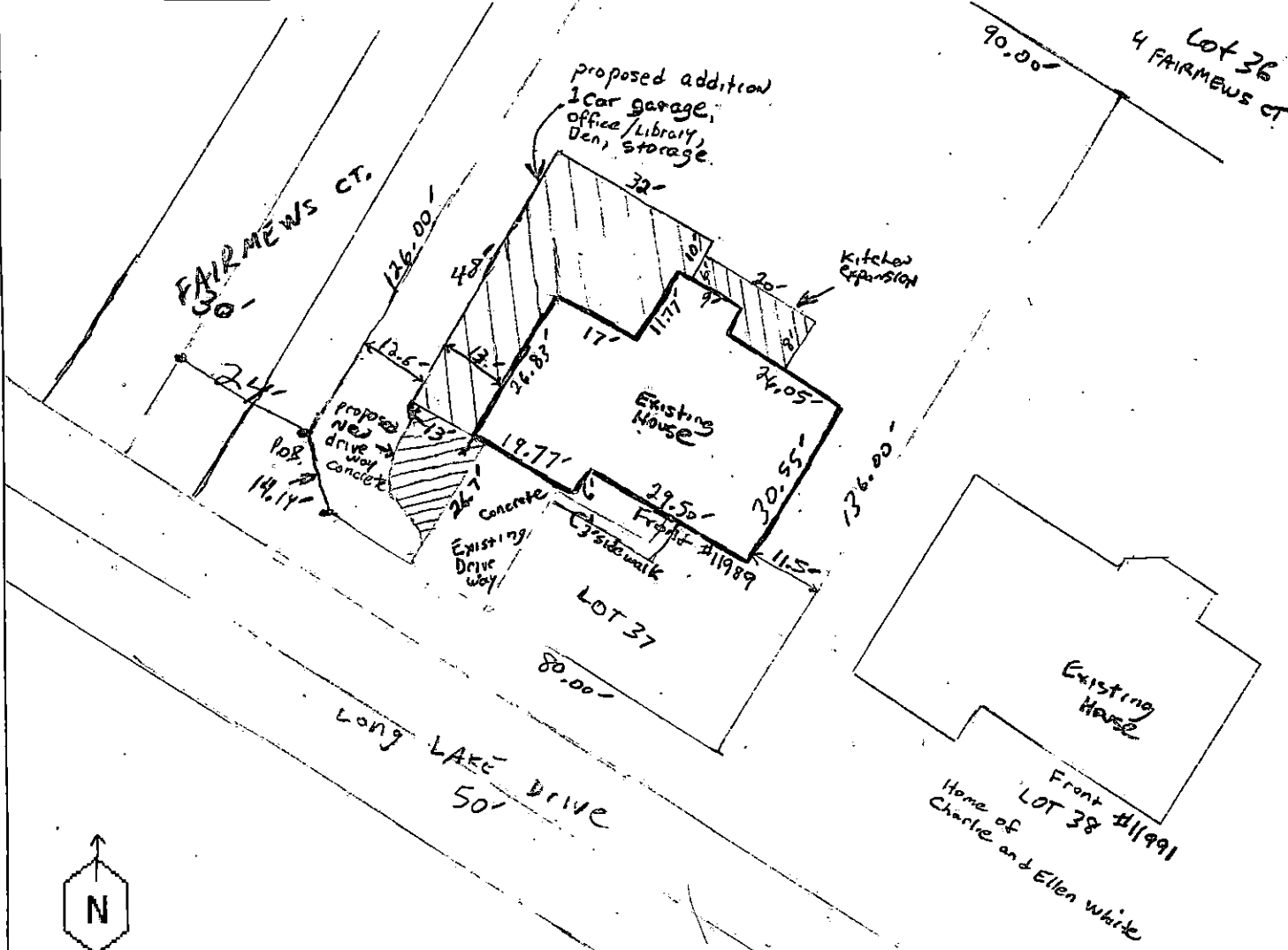
2018-0178A

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

ADDRESS 11989 Long Lake Drive OWNER(S) NAME(S) Alan + Marci Elkin

SUBDIVISION NAME Arborwood LOT # 37 BLOCK # _____ SECTION # _____

PLAT BOOK # SM 63 FOLIO # 9 10 DIGIT TAX # 22 0000 1091 DEED REF. # 8520 1770



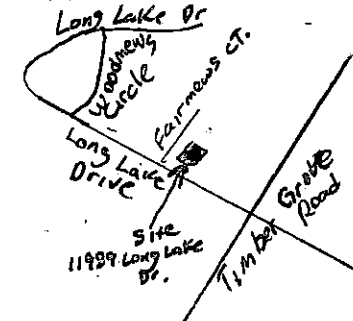
PLAN DRAWN BY Alan Elkin

DATE 12/14/17

SCALE: 1 INCH = 30 FEET

2018-0178A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 049A2

SITE ZONED DR 2

ELECTION DISTRICT 4

COUNCIL DISTRICT 2

LOT AREA ACREAGE .28

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

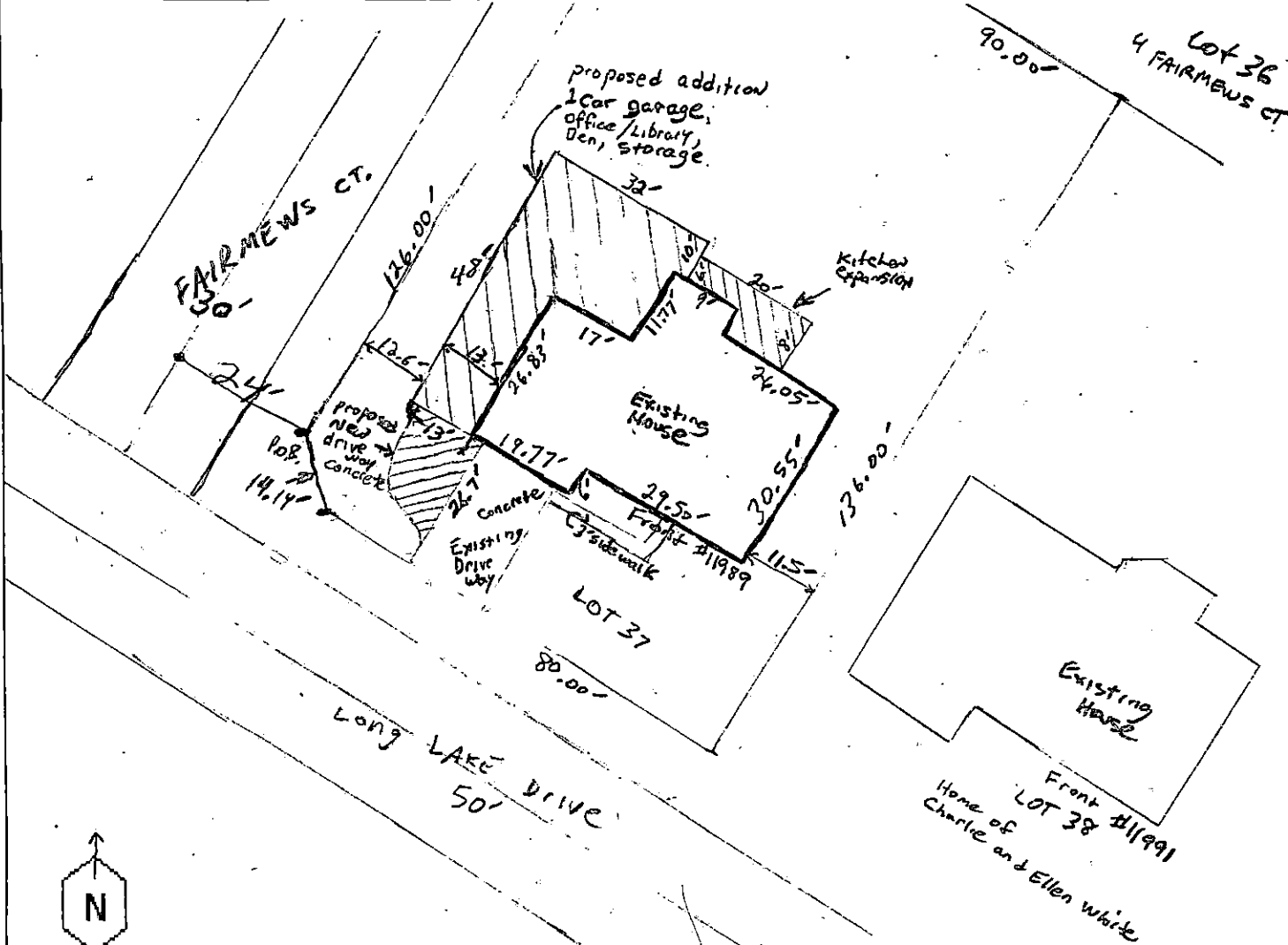
VIOLATION CASE INFO:

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

ADDRESS 11989 Long Lake Drive OWNER(S) NAME(S) Alan + Marci Elkin

SUBDIVISION NAME Arborwood LOT # 37 BLOCK # _____ SECTION # _____

PLAT BOOK # 5M 63 FOLIO # 9 10 DIGIT TAX # 22 0000 10 91 DEED REF. # 85 20 1770

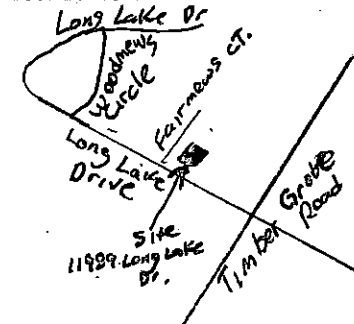


PLAN DRAWN BY Alan Elkin

DATE 12/14/17 SCALE: 1 INCH = 30 FEET

2018-0178A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 049A2

SITE ZONED DR 2

ELECTION DISTRICT 4

COUNCIL DISTRICT 2

LOT AREA ACREAGE .28

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? No

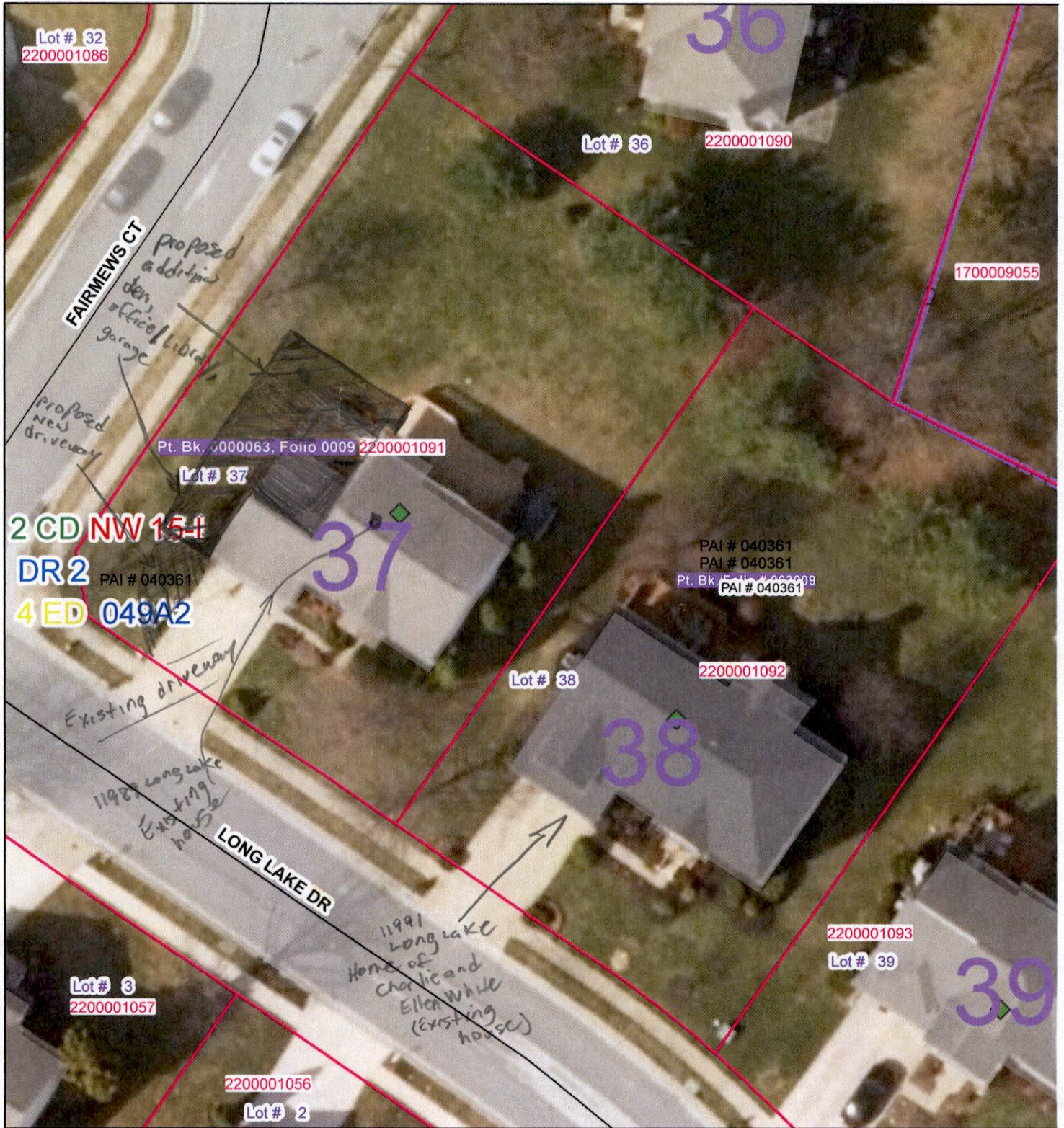
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exp. 1

11989 Long Lake



Publication Date: 11/30/2017



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

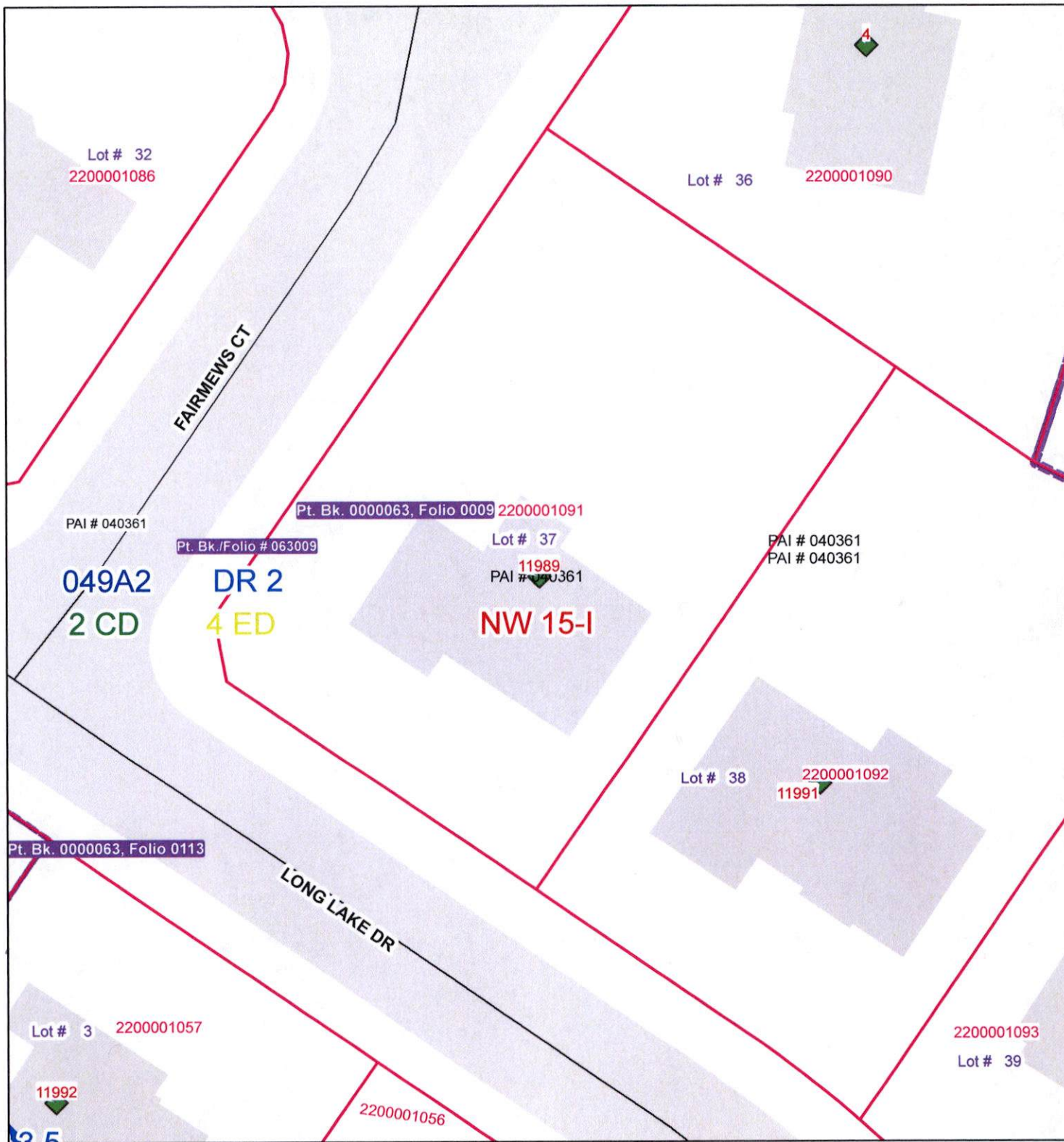


0 5 10 20 30 40
Feet

1 inch = 30 feet

2018-0178-A

11989 Long Lake Dirve 2018-0178-A



Publication Date: 1/4/2018



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



0 5 10 20 30 40
Feet

1 inch = 30 feet

CHUTE DATA									
CURVE #	RADIUS	DELTA	ARC	TARGET	CHD	BRG	CHD DIST		
C-1	375.00'	29 08' 52"	190.77'	97.50	N46 14' N14	188.72'	90.23'	13.77'	
C-2	220.00'	23 39' 58"	96.87'		N50 22' S18	336.15'			
C-3	125.24'	22 51' 02"	432.55'	360.43'	N49 35' S12	262.59'			
C-4	450.00'	39 19' 23"	267.55'	136.99'	N49 35' S12	262.59'			
C-5	450.00'	33 55' 34"	325.40'	275.61'	N50 22' S12	236.98'			
C-6	145.24'	324 25' 25"	215.40'	121.21'	S06 52' N11	214.44'			
C-7	210.00'	55 34' 36"	232.13'	273.40'	S06 52' N11	214.44'			
C-8	280.00'	34 36'	273.40'	24.91'	N02 08' W19	23.81'			
C-9	70.00'	73 23' 54"	25.62'	24.91'	NB5 50'				
C-10	50.00'	253 23' 54"	221.13'		NB5 50'				
C-11	325.00'	211 39' 58"	188.72'	56.57'	S45 59' S17	110.73'			
C-12	325.00'	28 38' 04"	182.42'	82.85'	S45 59' S17	160.74'			
C-13	375.00'	46 44' 49"	114.23'	57.18'	W21 24'				
C-14	450.00'	80 06' 00"	188.72'	100.00'	S45 59' S17	80.05'			
C-15	115.00'	55 34' 36"	111.55'	60.60'	S06 52' N11	107.23'			
C-16	97.50'	03 09' 39"	55.61'	26.81'	S15 37' S18	13.60'			
C-17	70.00'	144 09'	149.09'	70.47'	S25 24' N14	140.57'			

REASONS FOR FIRST AMENDMENT DATED: NOV. 28, 1990.

1. REMOVE JUNKY / UNDESIRABLE.
2. REMOVE DISTANCE ALONG REAR LOT LINE FOR LOT 11.
3. REMOVE DISTANCE ALONG TRACT BOUNDARY LINE AT HUNTERS GLEN SOUTH.
4. REMOVE DEED REFERENCE.
5. REMOVE TAX ACCOUNT NUMBER.
6. REMOVE CUMULATIVE AVERAGE AND SURVE DATA.
7. THERE HAS BEEN NO LOTS SOLD WITHIN THIS SUBDIVISION AT THE TIME OF THIS AMENDMENT.
8. ASSESS SURV. EMBELEMNT.

THE ABOVE WAS FOR THE
TRACT MAP 44-74-14
S. 1/4, S. 21/4, T. 12N, R. 10E, A-
S. 1/4, S. 21/4, T. 12N, R. 10E, A-
S. 1/4, S. 21/4, T. 12N, R. 10E, A-
S. 1/4, S. 21/4, T. 12N, R. 10E, A-

NOTE

COORDINATES AND BEARINGS SHOWN ON THIS
PLAN ARE REFERRED TO THE SYSTEM OF
COORDINATES ESTABLISHED IN THE BALTIMORE
COUNTY METROPOLITAN DISTRICT AND ARE
BASED ON THE FOLLOWING TRAVERSE STATIONS:

X - 1702 N58578.01 W50222.78
X - 11752 N59425.12 W49938.71 -

NOTE

COORDINATES AND BEARINGS SHOWN ON THIS
PLAN ARE REFERRED TO THE SYSTEM OF
COORDINATES ESTABLISHED IN THE BALTIMORE
COUNTY METROPOLITAN DISTRICT AND ARE
BASED ON THE FOLLOWING TRAVERSE STATIONS:

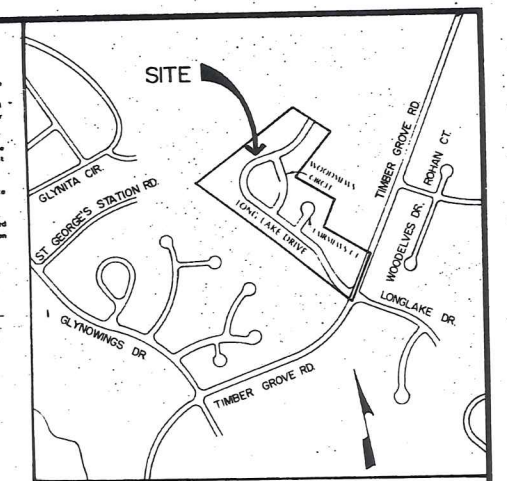
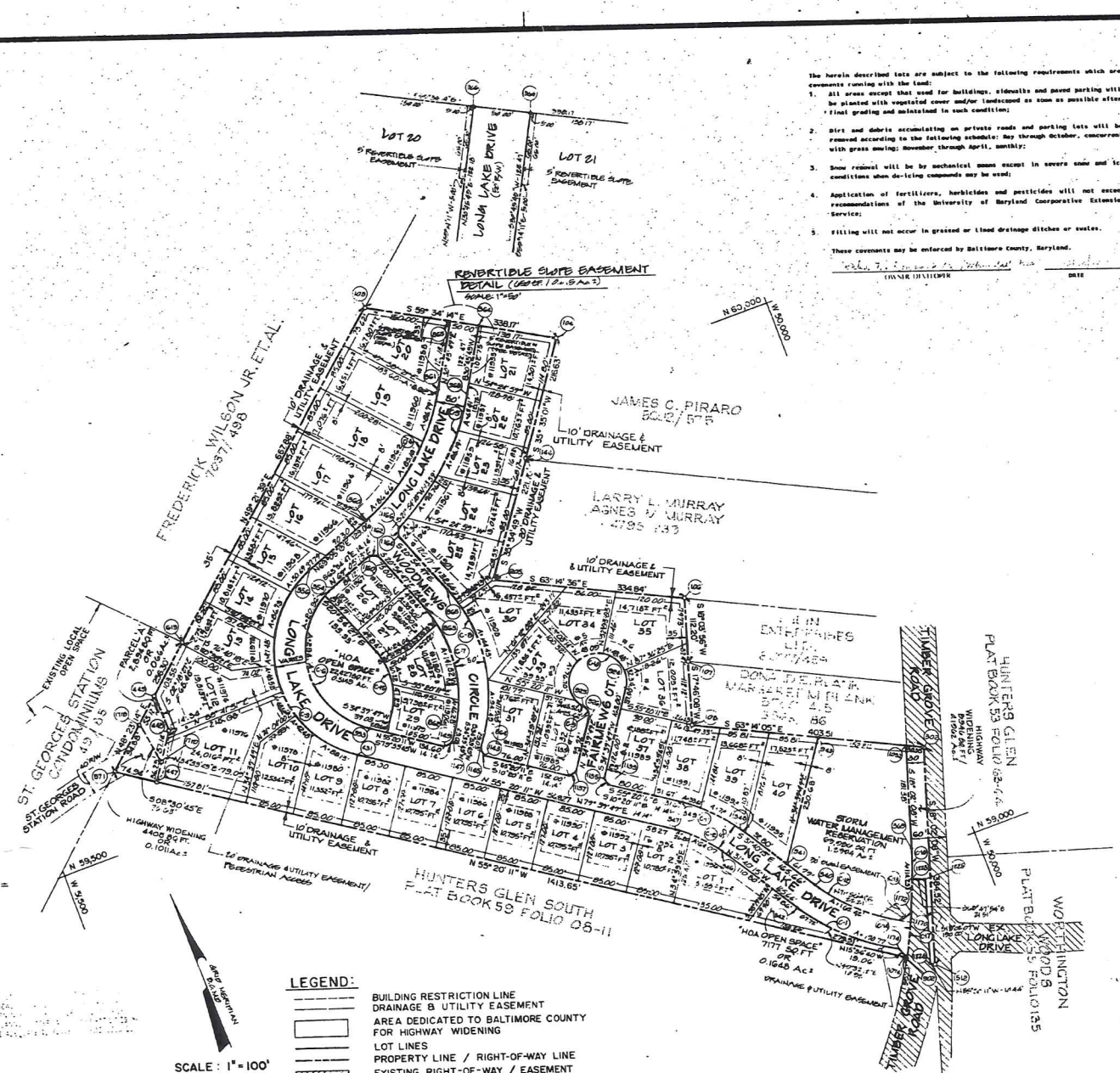
X - 1702 N58578.01 W50222.78
X - 11752 N59425.12 W49938.71 -

CONTINENTAL LANDMARK INC.
8743-R MYLANDER LANE
TOWSON, MARYLAND 21204
(301) 825-4200

1st AMENDED PLAT
OF
ARBORWOOD
(SM. G. / FOLIO 95)
TAX ACCT. # 22-00-001055 thru 098
DEED REFERENCE 8520/770
4th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS
GREENHORNE & O'MARA, INC.
113 WEST ROAD, SUITE 208
BALTIMORE, MARYLAND 21204
(301) 296-4190

63-4



VICINITY MAP
1" = 500'

GENERAL NOTES:

1. Formal: Irrevocable offers of dedication have been made
2. Recording of this plat does not constitute or imply acceptance by the county of any street, easement, park, open space or other public use shown on this plat
3. This plat may expire in accordance with the provisions of Matthews County Bill 50-50 Section 22(2-08)
4. Recording of this plat does not guarantee installation of street or utilities by Matthews County
5. The information shown on this plat may be superseded by a subsequent or amended plat
6. Additional: Information concerning this plat may be obtained from the Office of Planning and zoning, and the Department of Public Works
7. The deed reference is E2507/770
8. This plat complies with the Public Services C.R.S. Plan No. 00073 approved April 19, 1999

DENSITY CALCULATION
1. Gross Acreage = 17.3522 Ac. +/-

2. Existing Zone
D.R. 5.5 0.14 Ac.
D.R. 3.5 3.51 Ac.
D.R. 2 13.70 Ac.
Existing Use: Residential
Proposed Use: single-family Residential

3. Proposed Units

D.R. 3.5 @ 0.14 Ac.	= 0.77 units
D.R. 3.5 @ 3.51 Ac.	= 12.29 units
D.R. 2 @ 13.70 Ac.	= <u>27.40 units</u>
Total	= 40.46 units

4. Common Open Space
required - 40 dwelling units $\pm$ 600 s.f. = 26,000 s.f. or 0.597 ac.
provided - 0.8363 ac. +/-
N.O.A. Open Space shall be owned and maintained by the Home Owners
Association.

5. Parking provided
Each dwelling unit will include a 2-car off-street parking space

6. Trash collection, snow removal, and road maintenance are to be provided to

the junction of the parkway and street right-of-way.

7. Storm Water Management Area to be owned and maintained by Baltimore County.
8. No clearing, grading or construction in 50 foot Stream Buffer in wetlands except as permitted by Baltimore County Water Quality.

9. Owner/Developer shall comply with the best management practices contained within the Water Quality Management Policy

10. Except as otherwise indicated all building restriction lines shown herein shall be placed as the result of an interpretation only of currently

11. Parcel "A" to be dedicated to Baltimore County, Maryland at no cost, for applicable regulations and policies of the Baltimore County Office of Planning and Zoning. Exceptions to these restrictions may apply, including the minimum setback of 22 feet to be held from the street right-of-way line to the garage or carport entering directly from the street.

RECORDED AS PLAT ON AMONG
THE LAND RECORDS OF BALTIMORE CO., MARYLAND

MARK INC.
E

(SM. 61 / FOLIO 95)
TAX ACCT. # 22-00-001055 thru 098
DEED REFERENCE B520/770
4th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS
GREENHORNE & O'MARA, INC.

113 WEST ROAD, SUITE 208
BALTIMORE, MARYLAND 21204
(301) 296-4100

[illegible]

7018-0178-A
