

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. 2018-0197-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 2, 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 *
(7606 Curving Lane)**

9th Election District

2nd Council District

Henry R. and Nancy C. Abrams
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0197-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Henry R. and Nancy C. Abrams ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 1B02.3.B and 504 of the Baltimore County Zoning Regulations ("BCZR"), and from § 1B01.2.C.4 of the 1970 BCZR, to allow construction of a building addition for attached residential garage located within a Residential Transition Area ("RTA") to have a front yard setback from centerline of street of 39 ft. in lieu of the minimum required 55 ft. and to amend the latest Final Development Plan ("FDP") for the Glusman Property, Lot 5 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 9, 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 3-2-18

By DW

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the 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 2nd day of **March, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Administrative Variance seeking relief from §§ 1B02.3.B and 504 of the Baltimore County Zoning Regulations ("BCZR"), and from § 1B01.2.C.4 of the 1970 BCZR, to allow construction of a building addition for attached residential garage located within a RTA to have a front yard setback from centerline of street of 39 ft. in lieu of the minimum required 55 ft. and to amend the latest FDP for the Glusman Property, Lot 5 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

Date 3-2-18

By RW

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 3-2-18

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 7606 CURVING LANE, TOWSON, MD 21204 Currently Zoned DR-2 (VESTED DR-3.5)
 Deed Reference 29482 / 030 10 Digit Tax Account # 1 9 0 0 0 1 3 0 8 1
 Owner(s) Printed Name(s) HENRY R. ABRAMS and NANCY C. ABRAMS

(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 Sections 1B02.3.B and 504
 (AND 1970 BCZC SECTION 1B01.2.C.4)

SEE ATTACHMENT #2

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

HENRY R. ABRAMS / NANCY C. ABRAMS
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] / [Signature]
 Signature #1 Signature #2
7606 CURVING LANE. TOWSON MD
 Mailing Address City State
21204 / 410-303-8833 / HENRYABRAMS1@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:

HENRY R. ABRAMS
 Name - Type or Print
[Signature]
 Signature
Same as Owner
 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 3-2-18 day of March, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

By

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0197-A Filing Date 1/30/2018 Estimated Posting Date 2/11/2018 Reviewer JNP

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: 7606 CURVING LANE, TOWSON, MD 21204
Print or Type Address of property City State Zip Code

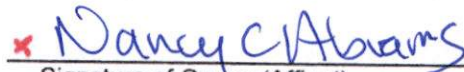
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

See Attached. #1

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


Signature of Owner (Affiant)

HENRY R. ABRAMS
Name- Print or Type


Signature of Owner (Affiant)

NANCY C. ABRAMS
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 13th day of January, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Henry + Nancy Abrams

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

AS WITNESS my hand and Notaries Seal


Notary Public

10/11/2021
My Commission Expires

ISAIAH SMITH
Notary Public, State of Maryland
Baltimore City
My Commission Expires October 11, 2021

ATTACHMENT #1

January 5, 2018

ADMINISTRATIVE ZONING VARIANCE REQUEST 7606 CURVING LANE AFFIDAVIT

EXISTING CONDITIONS:

Henry and Nancy Abrams are owners and occupants of the property at 7606 Curving Lane in the Towson area of Baltimore County known as Lot 5 of the "Glusman Property" subdivision, approved in 1984. The dwelling was in existence at the time of subdivision approval. The property is improved with a 1-story with lower level single-family residential dwelling originally constructed in 1952 with an addition constructed in 2010. The property is not the subject of any zoning violation.

PROPOSED CONDITIONS:

It is proposed to construct an addition on the northerly front and side of the house for an attached 2-car residential garage with front porch extension, as well as a small addition in the side yard for additional closet space. See attached Site Plans Z-1 and Z-2 and Architectural sketches.

PREVIOUS DEVELOPMENT AND SUBDIVISION:

The property is known as Lot 5 of the "Glusman Property", which subdivision was approved and recorded in 1984. The property was zoned D.R. 3.5 at that time. See attached County Review Group (C.R.G.) Plan IX-339 approved on June 23, 1983. See attached First Amended Final Development Plan of the "Glusman Property" dated January 7, 1981 and revised March 23, 1984. See attached record plat of "Glusman Property" recorded June 27, 1984.

YARD SETBACKS:

Per B.C.Z.R. Section 1B02.3.B, the standards applicable to existing developments shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved. Therefore, the minimum standards shall be those in effect per old 1970 BCZR Section 1B01.2.C.4. and based upon the vested D.R. 3.5 zoning.

The existing dwelling is a Group I use located within a Residential Transition Area (R.T.A.). Per attached Table for Group I Use and D.R. 3.5 Zoning, the minimum standards are:

Minimum Distance from Building to Centerline of Street	= 55 ft. > 39 ft. proposed *
Minimum Rear Yard Depth	= 30 ft. < 46 ft. existing
Minimum Side Yard Width	= 10 ft. = 10 ft. proposed
Minimum Sum of Side Yard Widths	= 25 ft. < 25 ft. proposed

ATTACHMENT #2

* ***A variance is requested from B.C.Z.R. Section 1B02.3.B. and 504 (and 1970 BCZR Section 1B01.2.C.4) to allow construction of a building addition for attached residential garage located within a Residential Transition Area to have a front yard setback from centerline of street of 39 ft. in lieu of the minimum required 55 ft, and to amend the latest FDP for the Glusman Property, Lot 5 only.***

RESIDENTIAL TRANSITION AREA:

Per First Amended Final Development Plan of the "Glusman Property" approved March 29, 1984, the entire site is located within Residential Transition Area (Note # 11). The existing use is single-family residential dwelling which is the same use on all adjacent lots.

Therefore the applicable minimum building setback requirements are those specified in Table within old 1970 BCZR Section 1B01.2.C.4.

PRACTICAL DIFFICULTY AND HARDSHIP:

The property owners / residents have a need for a residential garage within which to store and charge their hybrid vehicles. The proposed garage is situated in the proposed location due to the proximity to the main dwelling entrance and the topography of the site. The location of the garage will utilize the existing driveway adjacent to the main dwelling entry at the covered front porch, and the elevation of the proposed garage will be similar to that of the existing driveway. This is the ideal location for a garage on this lot.

Lot 5 of the "Glusman Property" is unique in that the dwelling was in existence at the time of subdivision. The front yard setback to centerline of Curving Lane cannot be altered since it was an existing condition in 1984 at the time the lot was created.

Alternately, if the garage were to be placed on the opposite southerly side of the house, then it would preclude any access to the rear yard area for future maintenance of the dwelling, and that location would not be a practical location for access into the house due to its distance from the front entry and the change in grade from that location to the front entry. A variance would still be necessary at this southern location.

The owners / occupants have reviewed this proposed residential garage with all neighbors along Curving Lane and Ruxton Road, and all have consented to this proposal. It should be noted that there are other locations in the neighborhood of similarly placed residential garages with regard to location and distance to street, including the detached garage directly across the street.

Strict compliance with the Baltimore County Zoning Regulations would cause unreasonable hardship upon the property owners by not allowing them to construct a residential garage in the most practical location.

FIRST AMENDED
**WITHIN A PER FINAL DEVELOPMENT PLAN
 OF "GLUSMAN PROPERTY" APPROVED 1981 AND 1984.** 1B01.2.C.2.a

of development but, otherwise, which forms any part of the tract boundary, the window shall not be closer than 35 feet to the boundary.

- b. Except as otherwise may be provided under standards adopted pursuant to the authority of Section 504, the minimum distance between the centers of facing windows of different dwelling units on the same subdivision tract shall be 40 feet.
 [Bill No. 100, 1970.]

3. Setbacks from Street Centerlines. The minimum distance between any building and the centerline of any street existing prior to the time of development shall be 50 feet or such greater distance as may be prescribed under standards adopted pursuant to the authority of Section 504. [Bill No. 100, 1970.]

4. Minimum Area Standards in Residential Transition Areas. Dwellings (no other principal building permitted) and accessory buildings in residential transition areas, if designated under Subparagraph 1B01.1.B.1 as Group I, Group II, or Group III uses, shall be situated on lots in accordance with the standards set forth in the table below and with the provisions of Section 400, respectively. No more than one principal building shall be situated on any lot in such a residential transition area.

Residential Transition Uses to Which Lot is Limited under Subparagraph B.1 of Subsection 1B01.1	Zone Within Which Adjacent Dwelling or Lot is Situated	Minimum Standards for Dwelling Permitted					
		Minimum Lot Area, In Square Feet	Minimum Lot Width, in Feet	Minimum Distance from Building to Centerline of Any Street, in Feet	Minimum Rear-Yard Depth in Feet	Minimum Width of Any Side Yard (Except as Otherwise Provided, as on a Corner Lot), in Feet	Minimum Sum of Widths of Side Yards for Any Detached Building
Group I uses	D.R. 1	25,000	125	75	50	20	50
" " "	D.R. 2	13,000	90	65	40	15	30
" " "	D.R. 3.5	7,500	70	55	30	10	25
" " "	D.R. 5.5	5,700	55	50	30	8	20
Group II or Group III uses	D.R. 1 D.R. 2 D.R. 3.5 D.R. 5.5 D.R. 10.5	Two-Family Detached Dwelling	70	50	30	8	15
		One-Family Detached Dwelling	55				
		One-Family Semidetached Dwelling	35				
		Group House	20				
		Group-House Apartment Building	28				
		per dwelling unit					
	D.R. 1 D.R. 2 D.R. 3.5 D.R. 5.5 D.R. 10.5	Two-Family Detached Dwelling	70	50	30	8	15
		One-Family Detached Dwelling	55				
		One-Family Semidetached Dwelling	35				
		Group House	20				
		Group-House Apartment Building	28				
		per dwelling unit					
	D.R. 1 D.R. 2 D.R. 3.5 D.R. 5.5 D.R. 10.5	One- or Two-Family Detached Dwelling	70	50	30	8	15
		One-Family Semidetached Dwelling	55				
		Group House, or Group-House Apartment Building	20				
		per dwelling unit					
		per dwelling unit					
		per dwelling unit					

SINGLE-FAMILY
 DETACHED
 (GROUP I).

ZONING PROPERTY DESCRIPTION

7606 CURVING LANE

Beginning at a point on the west side of Curving Lane (50 ft. Right-of-Way) at the distance of 122 ft. southerly from the intersection of Curving Lane and Ruxton Road (50 ft. Right-of-Way), thence:

1. S 05 deg. 15' 56" E 132.90'
2. S 84 deg. 44' 04" W 108.22'
3. N 12 deg. 41' 07" W 117.81'
4. N 77 deg. 18' 53" E 124.48' to the Point of Beginning

Being Lot # 5 in the subdivision of the "Glusman Property", as recorded in Baltimore County Plat Book # 051, folio 080, and containing 14,374 sq. ft. or 0.33 acres, plus or minus.

Being as described in Deed 29482, folio 030.

Located in the 9th Election District and 2nd Council District of Baltimore County.



Douglas L. Kennedy
1-5-2018

Professional Certification.
I hereby certify that these
documents were prepared or
approved by me, and that I
am a duly licensed Professional
Engineer under the laws of the
State of Maryland.
License No. 10748
Expiration Date 1-2-2020

2018-0197-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/10/2018

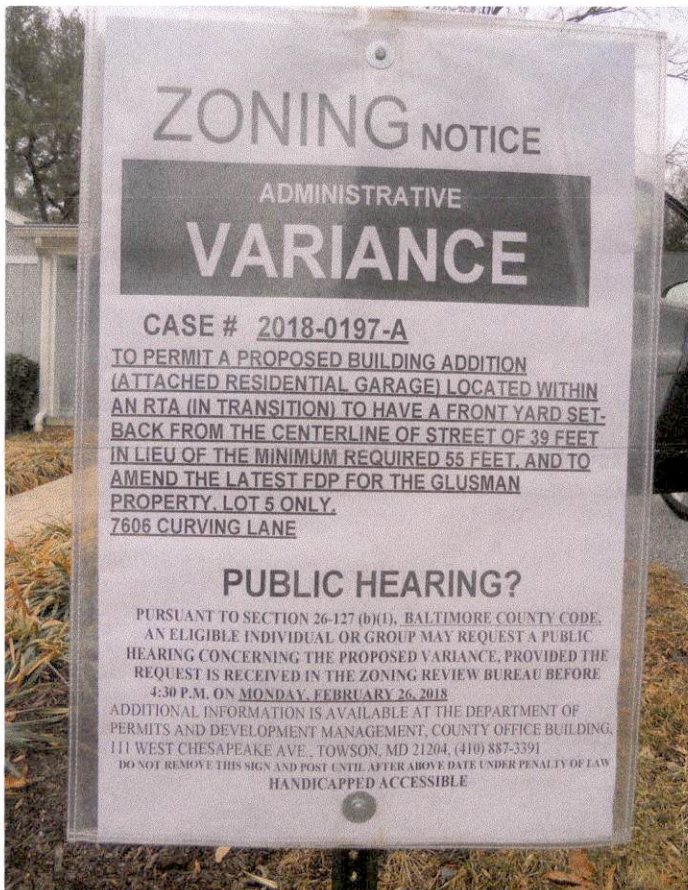
Case Number: 2018-0197-A

Petitioner / Developer: DOUGLAS L. KENNEDY of KCW
ENGINEERING TECHNOLOGIES INC. ~ HENRY & NANCY ABRAMS

Date of Closing: FEBRUARY 26, 2018

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:
7606 CURVING LANE

The sign(s) were posted on: FEBRUARY 9, 2018



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

1941

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0197 -A Address 7606 Curving Lane
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/30/2018 Posting Date: 2/11/2018 Closing Date: 2/26/2018

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- 0197 -A Address 7606 Curving Lane
Petitioner's Name Henry & Nancy Abrams Telephone 410-303-8833
Posting Date: 2/11/2018 Closing Date: 2/26/2018
Wording for Sign: To Permit a proposed building addition (attached residential garage)
located within an RTA (in transition) to have a front yard setback
from the centerline of street of 39 feet in lieu of the minimum required
55 feet, and to amend the latest FDP for the Glusman Property, Lot 5 only.

Revised 6/30/2018

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

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 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 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:

Item Number or Case Number: 2018-0197-A
Petitioner: HENRY R. ABRAMS AND NANCY C. ABRAMS
Address or Location: 7606 CURVING LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: HENRY R. ABRAMS
Address: 7606 CURVING LANE
TOWSON, MD. 21204

Telephone Number: 410-303-8833

E-MAIL: HENRYABRAMS1@GMAIL.COM

161195

Date: _____

1/30/2018

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861. It is a formal communication, and it is written in a very formal style. The President is addressing the Congress, and he is discussing the state of the Union. He is talking about the economy, the military, and the foreign relations of the United States. He is also talking about the issue of slavery, which was a very important issue at that time. The President is saying that he is proud of the progress that the United States has made, but he is also saying that there are still many problems that need to be solved. He is asking the Congress to help him solve these problems.

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

10/30/2018 08:01:41

REC'D - MILLIN JEE

FILED MAR 17 1964

REPORT OF THE BOARD OF DIRECTORS

500

100-100000

5400.10 03

Baltimore County, Maryland

[illegible]

Total:

150.00

Rec
From:

Alv Am 5

For:

Adm. Volume - 7606 Curving Lane
2018-0111-A (Abrams)

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 27, 2018

Henry R & Nancy C Abrams
7606 Curving Lane
Towson MD 21204

RE: Case Number: 2018-0197 A, Address: 7606 Curving Lane

Dear Mr. & Ms. Abrams:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 30, 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, reading "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 2/5/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

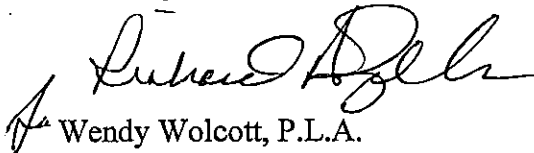
Dear Ms. Lewis:

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. 2018-0197-A

*Administrative Variance
Henry R. & Nancy C. Abrams
7606 Cunningham Lane.*

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: February 8, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0197-A
Address 7606 Curving Lane
(Abrams Property)

Zoning Advisory Committee Meeting of **February 9, 2018.**

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

Reviewer: Steve Ford



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 7606 CURVING LANE, TOWSON, MD 21204 Currently Zoned DR-2 (VESTED DR 3.5)
Deed Reference 29482 / 030 10 Digit Tax Account # 1900013081
Owner(s) Printed Name(s) HENRY R. ABRAMS and NANCY C. ABRAMS

(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 Sections 1B02.3.B and 504
(AND 1970 BCZC SECTION 1B01.2.C.4)
SEE ATTACHMENT #2

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

If 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):

HENRY R. ABRAMS / NANCY C. ABRAMS
Name #1 - Type or Print Name #2 - Type or Print
[Signature] / *[Signature]*
Signature #1 Signature #2
7606 CURVING LANE. TOWSON MD
Mailing Address City State
21204 / 410-303-8833 / HENRYABRAMS1@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:

HENRY R. ABRAMS
Name - Type or Print
[Signature]
Signature
Same as Owner
Mailing Address City State
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER Filing Date / / Estimated Posting Date / / Reviewer

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: 7606 CURVING LANE, TOWSON, MD 21204
Print or Type Address of property City State Zip Code

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

See Attached EXHIBIT #1

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

[Signature]
Signature of Owner (Affiant)

HENRY R. ABRAMS
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

NANCY C. ABRAMS
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 13th day of January, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Henry + Nancy Abrams

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

10/11/2021
My Commission Expires

ISAIAH SMITH
Notary Public, State of Maryland
Baltimore City
My Commission Expires October 11, 2021

REV. 5/5/2016

January 5, 2018

ATTACHMENT #1

**ADMINISTRATIVE ZONING VARIANCE REQUEST
7606 CURVING LANE
AFFIDAVIT**

EXISTING CONDITIONS:

Henry and Nancy Abrams are owners and occupants of the property at 7606 Curving Lane in the Towson area of Baltimore County known as Lot 5 of the "Glusman Property" subdivision, approved in 1984. The dwelling was in existence at the time of subdivision approval. The property is improved with a 1-story with lower level single-family residential dwelling originally constructed in 1952 with an addition constructed in 2010. The property is not the subject of any zoning violation.

PROPOSED CONDITIONS:

It is proposed to construct an addition on the northerly front and side of the house for an attached 2-car residential garage with front porch extension, as well as a small addition in the side yard for additional closet space. See attached Site Plans Z-1 and Z-2 and Architectural sketches.

PREVIOUS DEVELOPMENT AND SUBDIVISION:

The property is known as Lot 5 of the "Glusman Property", which subdivision was approved and recorded in 1984. The property was zoned D.R. 3.5 at that time. See attached County Review Group (C.R.G.) Plan IX-339 approved on June 23, 1983. See attached First Amended Final Development Plan of the "Glusman Property" dated January 7, 1981 and revised March 23, 1984. See attached record plat of "Glusman Property" recorded June 27, 1984.

YARD SETBACKS:

Per B.C.Z.R. Section 1B02.3.B, the standards applicable to existing developments shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved. Therefore, the minimum standards shall be those in effect per old 1970 BCZR Section 1B01.2.C.4. and based upon the vested D.R. 3.5 zoning.

The existing dwelling is a Group I use located within a Residential Transition Area (R.T.A.). Per attached Table for Group I Use and D.R. 3.5 Zoning, the minimum standards are:

Minimum Distance from Building to Centerline of Street	= 55 ft. > 39 ft. proposed *
Minimum Rear Yard Depth	= 30 ft. < 46 ft. existing
Minimum Side Yard Width	= 10 ft. = 10 ft. proposed
Minimum Sum of Side Yard Widths	= 25 ft. < 25 ft. proposed

ATTACHMENT # 2

*** A variance is requested from B.C.Z.R. Section 1B02.3.B. and 504 (and 1970 BCZR Section 1B01.2.C.4) to allow construction of a building addition for attached residential garage located within a Residential Transition Area to have a front yard setback from centerline of street of 39 ft. in lieu of the minimum required 55 ft.**

RESIDENTIAL TRANSITION AREA:

Per First Amended Final Development Plan of the "Glusman Property" approved March 29, 1984, the entire site is located within Residential Transition Area (Note # 11). The existing use is single-family residential dwelling which is the same use on all adjacent lots. Therefore the applicable minimum building setback requirements are those specified in Table within old 1970 BCZR Section 1B01.2.C.4.

PRACTICAL DIFFICULTY AND HARDSHIP:

The property owners / residents have a need for a residential garage within which to store and charge their hybrid vehicles. The proposed garage is situated in the proposed location due to the proximity to the main dwelling entrance and the topography of the site. The location of the garage will utilize the existing driveway adjacent to the main dwelling entry at the covered front porch, and the elevation of the proposed garage will be similar to that of the existing driveway. This is the ideal location for a garage on this lot.

Lot 5 of the "Glusman Property" is unique in that the dwelling was in existence at the time of subdivision. The front yard setback to centerline of Curving Lane cannot be altered since it was an existing condition in 1984 at the time the lot was created.

Alternately, if the garage were to be placed on the opposite southerly side of the house, then it would preclude any access to the rear yard area for future maintenance of the dwelling, and that location would not be a practical location for access into the house due to its distance from the front entry and the change in grade from that location to the front entry. A variance would still be necessary at this southern location.

The owners / occupants have reviewed this proposed residential garage with all neighbors along Curving Lane and Ruxton Road, and all have consented to this proposal. It should be noted that there are other locations in the neighborhood of similarly placed residential garages with regard to location and distance to street, including the detached garage directly across the street.

Strict compliance with the Baltimore County Zoning Regulations would cause unreasonable hardship upon the property owners by not allowing them to construct a residential garage in the most practical location.

WITHIN 7.A. PER FINAL DEVELOPMENT PLAN OF "GLUSMAN PROPERTY" APPROVED 1981 AND 1984.

 FIRST AMENDED
 1B01.2, C.2.a

of development but, otherwise, which forms any part of the tract boundary, the window shall not be closer than 35 feet to the boundary.

b. Except as otherwise may be provided under standards adopted pursuant to the authority of Section 504, the minimum distance between the centers of facing windows of different dwelling units on the same subdivision tract shall be 40 feet.
 [Bill No. 100, 1970.]

3. Setbacks from Street Centerlines. The minimum distance between any building and the centerline of any street existing prior to the time of development shall be 50 feet or such greater distance as may be prescribed under standards adopted pursuant to the authority of Section 504. [Bill No. 100, 1970.]

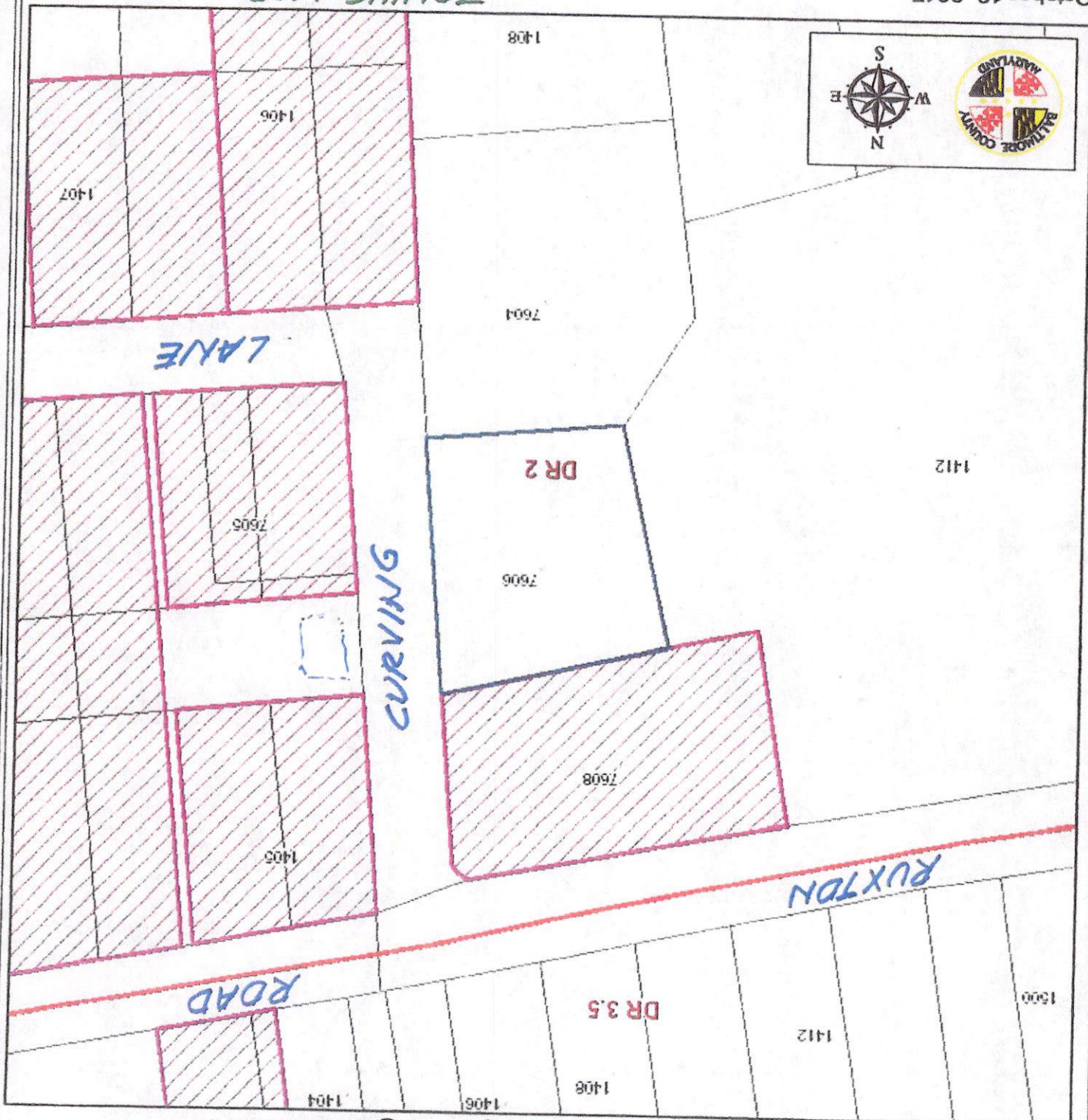
4. Minimum Area Standards in Residential Transition Areas. Dwellings (no other principal building permitted) and accessory buildings in residential transition areas, if designated under Subparagraph 1B01.1.B.1 as Group I, Group II, or Group III uses, shall be situated on lots in accordance with the standards set forth in the table below and with the provisions of Section 400, respectively. No more than one principal building shall be situated on any lot in such a residential transition area.

Sept 24
 1970-1981
 (1B01.2, C.4)
 Bill 100, 1970, BCZR
 (Bill 124-81)
 Replaced This Chart

SINGLE-FAMILY
 DETACHED
 (GROUP I).

Residential Transition Uses to Which Lot is Limited under Subparagraph B.1 of Subsection 1B01.1	Zone Within Which Adjacent Dwelling or Lot is Situated	Minimum Standards for Dwelling Permitted						
		Minimum Lot Area, in Square Feet	Minimum Lot Width, in Feet	Minimum Distance from Building to Centerline of Any Street, in Feet	Minimum Rear-Yard Depth in Feet	Minimum Width of Any Side Yard (Except as Otherwise Provided, as on a Corner Lot), in Feet	Minimum Sum of Widths of Side Yards for Any Detached Building	
Group I uses	D. R. 1	25,000	125	75	50	20	50	
" " "	D. R. 2	13,000	90	65	40	15	30	
" " "	D. R. 3.5	7,500	70	55	30	10	25	
" " "	D. R. 5.5	5,700	55	50	30	8	20	
Group II or Group III uses	D. R. 1 D. R. 2 D. R. 3.5 D. R. 5.5 D. R. 10.5	Two-Family Detached Dwelling	70	50	30	One- or Two-Family Detached Dwelling	20	
		One-Family Detached Dwelling	55					
		One-Family Semidetached Dwelling	35					
		Group House	20					
		Group-House Apartment Building	28					
		per dwelling unit						
		Two-Family Detached Dwelling	70					One-Family Semidetached Dwelling, Group House, or Group-House Apartment Building
		One-Family Detached Dwelling	55					
		One-Family Semidetached Dwelling	35					
		Group House	20					
		Group-House Apartment Building	28					
		per dwelling unit						

Baltimore County - My Neighbor hood



ZONING PROPERTY DESCRIPTION

7606 CURVING LANE

Beginning at a point on the west side of Curving Lane (50 ft. Right-of-Way) at the distance of 122 ft. southerly from the intersection of Curving Lane and Ruxton Road (50 ft. Right-of-Way), thence:

1. S 05 deg. 15' 56" E 132.90'
2. S 84 deg. 44' 04" W 108.22'
3. N 12 deg. 41' 07" W 117.81'
4. N 77 deg. 18' 53" E 124.48' to the Point of Beginning

Being Lot # 5 in the subdivision of the "Glusman Property", as recorded in Baltimore County Plat Book # 051, folio 080, and containing 14,374 sq. ft. or 0.33 acres, plus or minus.

Being as described in Deed 29482, folio 030.

Located in the 9th Election District and 2nd Council District of Baltimore County.



Douglas L. Kennedy
1-5-2018

Professional Certification.
I hereby certify that these
documents were prepared or
approved by me, and that I
am a duly licensed Professional
Engineer under the laws of the
State of Maryland.
License No. 10748
Expiration Date 1-2-2020



FRONT OF 7606 CURVING LANE - PROP. GARAGE RIGHT OF PORCH.

FRONT OF 7606 CURVING LANE - PROP. GARAGE ON RIGHT SIDE.



FRONT OF 7606 CURVING LANE - NORTH SIDE



FRONT OF 7606 CURVING LANE - NORTH SIDE



FRONT OF 7606 CURVING LANE - OPPOSITE SOUTH SIDE



FRONT OF 7606 CURVING LANE - OPPOSITE SOUTH SIDE



VIEW FROM 7606 OF ADJACENT 7608 CURVING LANE GARAGE ZONING CASE # 2016-0168-A



VIEW OF ADJACENT 7608 CURVING LANE GARAGE ZONING CASE # 2016-0168-A



EXISTING GARAGE DIRECTLY OPPOSITE 7606 CURVING LANE DRIVEWAY



EXISTING FRONT GARAGE IN NEIGHBORHOOD





FRONT OF 7606 CURVING LANE - PROP. GARAGE RIGHT OF PORCH.

FRONT OF 7606 CURVING LANE - PROP. GARAGE ON RIGHT SIDE.



FRONT OF 7606 CURVING LANE - NORTH SIDE



FRONT OF 7606 CURVING LANE - NORTH SIDE



FRONT OF 7606 CURVING LANE - OPPOSITE SOUTH SIDE



FRONT OF 7606 CURVING LANE - OPPOSITE SOUTH SIDE



VIEW FROM 7606 OF ADJACENT 7608 CURVING LANE GARAGE ZONING CASE # 2016-0168-A



VIEW OF ADJACENT 7608 CURVING LANE GARAGE ZONING CASE # 2016-0168-A



EXISTING GARAGE DIRECTLY OPPOSITE 7606 CURVING LANE DRIVEWAY



EXISTING FRONT GARAGE IN NEIGHBORHOOD



CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>2-8</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-5</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>2-9-18</u>	by <u>O'Keefe</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 - 09 Account Number - 1900013081			
Owner Information					
Owner Name:		ABRAMS HENRY R ABRAMS NANCY C		Use:	RESIDENTIAL
Mailing Address:		7606 CURVING LN TOWSON MD 21204-6611		Principal Residence:	YES
				Deed Reference:	/29482/ 00030
Location & Structure Information					
Premises Address:		7606 CURVING LN 0-0000		Legal Description:	.33 AC 7606 CURVING LN GLUSMAN PROPERTY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0069	0016	0459		0000	5
				Assessment Year:	Plat No:
				2017	0051/0080
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area
1952		1,500 SF			14,374 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	FRAME	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:		202,500	202,500		
Improvements		121,400	158,100		
Total:		323,900	360,600	336,133	348,367
Preferential Land:		0			0
Transfer Information					
Seller: GLUSMAN SHELDON M		Date: 05/18/2010		Price: \$351,800	
Type: NON-ARMS LENGTH OTHER		Deed1: /29482/ 00030		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: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

ZAC AGENDA

Case Number: 2018-0196-A

Primary Use: RESIDENTIAL

Reviewer: SeidelmanJason

Type: VARIANCE

Legal Owner: Brian & Erika Wodka

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Sixth

Councilmanic Dist Third

Property Address: 808 Walker Station COURT

Location: NW/S of Walker Station Court, 60 ft. SW of the centerline of Bentley Station Court

Existing Zoning: RC 4

Area: 1.4311 acres

Proposed Zoning: VARIANCE:

1. To permit two accessory structures (shade structure and a pool house) and a pool to be located in the side yard in lieu of the required rear yard;
2. To permit an accessory structure (shade structure) with a height of 16 ft. in lieu of the required 15 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

Case Number: 2018-0197-A

Primary Use: RESIDENTIAL

Reviewer: PerlowJeffrey

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Henry R & Nancy C Abrams

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Ninth

Councilmanic Dist Second

Property Address: 7606 Curving LANE

Location: W/S of Curving Lane, 122 ft. S of Ruxton Road

Existing Zoning: DR 2

Area: 14,374 sq. ft.

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To allow construction of a building addition for attached residential garage located within a Residential Transition Area (RTA) to have a front yard setback from centerline of street of 39 ft. in lieu of the minimum required 55 ft. and to amend the latest FDP for the Glusman Property, Lot 5 only.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

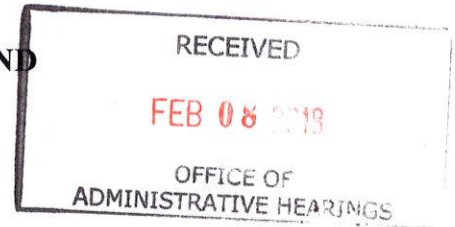
Closing Date: 2/26/2018 12:00:00AM

Miscellaneous:

2-26-18

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: February 8, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0197-A
Address 7606 Curving Lane
(Abrams Property)

Zoning Advisory Committee Meeting of **February 9, 2018**.

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

Reviewer: Steve Ford



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 7606 CURVING LANE, TOWSON, MD 21204 Currently Zoned DR-2 (VESTED DR 3.5)
Deed Reference 29482 / 030 10 Digit Tax Account # 1 9 0 0 0 1 3 0 8 1
Owner(s) Printed Name(s) HENRY R. ABRAMS and NANCY C. ABRAMS

(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 Sections 1B02.3.B and 504
(AND 197D BCER SECTION 1B01.2.C.4)
SEE ATTACHMENT #2

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

HENRY R. ABRAMS / NANCY C. ABRAMS
Name #1 - Type or Print Name #2 - Type or Print
[Signature] *[Signature]*
Signature #1 Signature #2
7606 CURVING LANE. TOWSON MD
Mailing Address City State
21204 / 410-303-8833 / HENRYABRAMS1@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:

HENRY R. ABRAMS
Name - Type or Print _____
[Signature]
Signature _____
Same as Owner _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

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

Administrative Law Judge for Baltimore County

CASE NUMBER _____ Filing Date ____/____/____ Estimated Posting Date ____/____/____ Reviewer _____

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: 7606 CURVING LANE, TOWSON, MD 21204
Print or Type Address of property City State Zip Code

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

See Attached ~~MENT~~ MENT #1

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

[Signature]
Signature of Owner (Affiant)

HENRY R. ABRAMS
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

NANCY C. ABRAMS
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 13th day of January, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Henry + Nancy Abrams

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

10/11/2021
My Commission Expires

ISAIAH SMITH
Notary Public, State of Maryland
Baltimore City
My Commission Expires October 11, 2021

January 5, 2018

ATTACHMENT #1

**ADMINISTRATIVE ZONING VARIANCE REQUEST
7606 CURVING LANE
AFFIDAVIT**

EXISTING CONDITIONS:

Henry and Nancy Abrams are owners and occupants of the property at 7606 Curving Lane in the Towson area of Baltimore County known as Lot 5 of the "Glusman Property" subdivision, approved in 1984. The dwelling was in existence at the time of subdivision approval. The property is improved with a 1-story with lower level single-family residential dwelling originally constructed in 1952 with an addition constructed in 2010. The property is not the subject of any zoning violation.

PROPOSED CONDITIONS:

It is proposed to construct an addition on the northerly front and side of the house for an attached 2-car residential garage with front porch extension, as well as a small addition in the side yard for additional closet space. See attached Site Plans Z-1 and Z-2 and Architectural sketches.

PREVIOUS DEVELOPMENT AND SUBDIVISION:

The property is known as Lot 5 of the "Glusman Property", which subdivision was approved and recorded in 1984. The property was zoned D.R. 3.5 at that time. See attached County Review Group (C.R.G.) Plan IX-339 approved on June 23, 1983. See attached First Amended Final Development Plan of the "Glusman Property" dated January 7, 1981 and revised March 23, 1984. See attached record plat of "Glusman Property" recorded June 27, 1984.

YARD SETBACKS:

Per B.C.Z.R. Section 1B02.3.B, the standards applicable to existing developments shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved. Therefore, the minimum standards shall be those in effect per old 1970 BCZR Section 1B01.2.C.4. and based upon the vested D.R. 3.5 zoning.

The existing dwelling is a Group I use located within a Residential Transition Area (R.T.A.). Per attached Table for Group I Use and D.R. 3.5 Zoning, the minimum standards are:

Minimum Distance from Building to Centerline of Street	= 55 ft. > 39 ft. proposed *
Minimum Rear Yard Depth	= 30 ft. < 46 ft. existing
Minimum Side Yard Width	= 10 ft. = 10 ft. proposed
Minimum Sum of Side Yard Widths	= 25 ft. < 25 ft. proposed

ATTACHMENT #2

*** A variance is requested from B.C.Z.R. Section 1B02.3.B. and 504 (and 1970 BCZR Section 1B01.2.C.4) to allow construction of a building addition for attached residential garage located within a Residential Transition Area to have a front yard setback from centerline of street of 39 ft. in lieu of the minimum required 55 ft.**

RESIDENTIAL TRANSITION AREA:

Per First Amended Final Development Plan of the "Glusman Property" approved March 29, 1984, the entire site is located within Residential Transition Area (Note # 11). The existing use is single-family residential dwelling which is the same use on all adjacent lots. Therefore the applicable minimum building setback requirements are those specified in Table within old 1970 BCZR Section 1B01.2.C.4.

PRACTICAL DIFFICULTY AND HARDSHIP:

The property owners / residents have a need for a residential garage within which to store and charge their hybrid vehicles. The proposed garage is situated in the proposed location due to the proximity to the main dwelling entrance and the topography of the site. The location of the garage will utilize the existing driveway adjacent to the main dwelling entry at the covered front porch, and the elevation of the proposed garage will be similar to that of the existing driveway. This is the ideal location for a garage on this lot.

Lot 5 of the "Glusman Property" is unique in that the dwelling was in existence at the time of subdivision. The front yard setback to centerline of Curving Lane cannot be altered since it was an existing condition in 1984 at the time the lot was created.

Alternately, if the garage were to be placed on the opposite southerly side of the house, then it would preclude any access to the rear yard area for future maintenance of the dwelling, and that location would not be a practical location for access into the house due to its distance from the front entry and the change in grade from that location to the front entry. A variance would still be necessary at this southern location.

The owners / occupants have reviewed this proposed residential garage with all neighbors along Curving Lane and Ruxton Road, and all have consented to this proposal. It should be noted that there are other locations in the neighborhood of similarly placed residential garages with regard to location and distance to street, including the detached garage directly across the street.

Strict compliance with the Baltimore County Zoning Regulations would cause unreasonable hardship upon the property owners by not allowing them to construct a residential garage in the most practical location.

FIRST AMENDED
**WITHIN 7.A. PER FINAL DEVELOPMENT PLAN
 OF "GLUSMAN PROPERTY" APPROVED 1981 AND 1984.**

1B01.2, C.2.a

of development but, otherwise, which forms any part of the tract boundary, the window shall not be closer than 35 feet to the boundary.

- b. Except as otherwise may be provided under standards adopted pursuant to the authority of Section 504, the minimum distance between the centers of facing windows of different dwelling units on the same subdivision tract shall be 40 feet.

[Bill No. 100, 1970.]

3. Setbacks from Street Centerlines. The minimum distance between any building and the centerline of any street existing prior to the time of development shall be 50 feet or such greater distance as may be prescribed under standards adopted pursuant to the authority of Section 504. [Bill No. 100, 1970.]

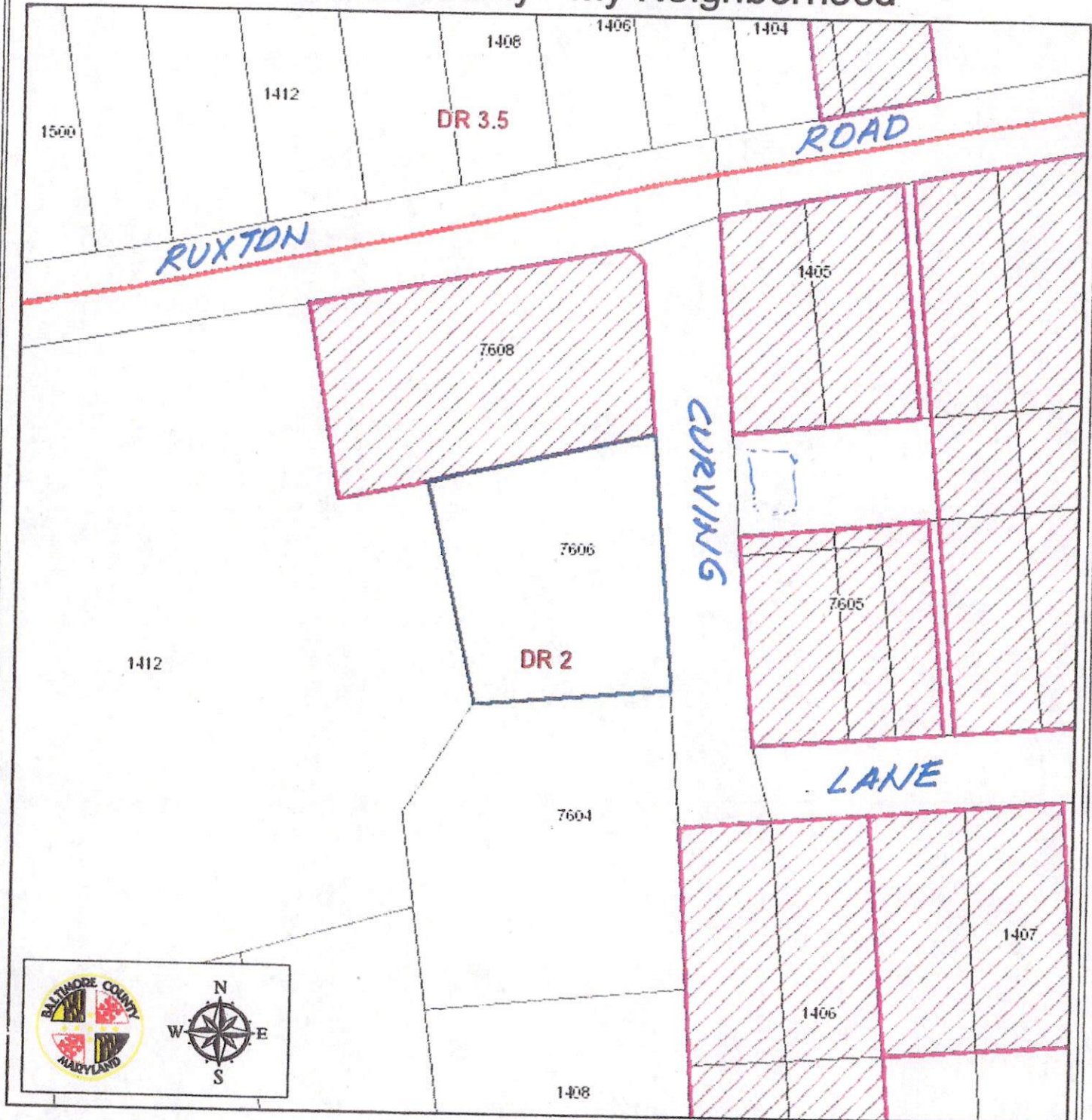
4. Minimum Area Standards in Residential Transition Areas. Dwellings (no other principal building permitted) and accessory buildings in residential transition areas, if designated under Subparagraph 1B01.1.B.1 as Group I, Group II, or Group III uses, shall be situated on lots in accordance with the standards set forth in the table below and with the provisions of Section 400, respectively. No more than one principal building shall be situated on any lot in such a residential transition area.

Sept. 24
1970-1981
 (1B01.2, C.4)
 Bill 100, 1970, BCZR
 (Bill 124-81)
 (replaced this chart)

**SINGLE-FAMILY
 DETACHED
 (GROUP I).**

Residential Transition Uses to Which Lot is Limited under Subparagraph B.1 of Subsection 1B01.1	Zone Within Which Adjacent Dwelling or Lot is Situated	Minimum Standards for Dwelling Permitted					
		Minimum Lot Area, in Square Feet	Minimum Lot Width, in Feet	Minimum Distance from Building to Centerline of Any Street, in Feet	Minimum Rear-Yard Depth in Feet	Minimum Width of Any Side Yard (Except as Otherwise Provided, as on a Corner Lot), in Feet	Minimum Sum of Widths of Side Yards for Any Detached Building
Group I uses	D.R. 1	25,000	125	75	50	20	50
" " "	D.R. 2	13,000	90	65	40	15	30
" " "	D.R. 3.5	7,500	70	55	30	10	25
" " "	D.R. 5.5	5,700	55	50	30	8	20
Group II or Group III uses	D.R. 1 D.R. 2 D.R. 3.5 D.R. 5.5 D.R. 10.5	Two-Family Detached Dwelling	70	50	30	8	20
		One-Family Detached Dwelling	55				
		One-Family Semidetached Dwelling	35				
		Group House	20				
		Group-House Apartment Building	28				
		Two-Family Detached Dwelling	70				
		One-Family Detached Dwelling	55				
		One-Family Semidetached Dwelling	35				
		Group House	20				
		Group-House Apartment Building	28				
		One-Family Detached Dwelling	55				
		One-Family Semidetached Dwelling	35				

Baltimore County - My Neighborhood



October 12, 2017

Legend

- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

ZONING MAP

ADDRESS:

7606 CURVING LANE, 21204

ZONING MAP: GIS 069 B2

ELECTION DIST. 9

COUNCIL DIST. 2

NO PRIOR ZONING CASES OR VIOLATIONS

ZONING PROPERTY DESCRIPTION

7606 CURVING LANE

Beginning at a point on the west side of Curving Lane (50 ft. Right-of-Way) at the distance of 122 ft. southerly from the intersection of Curving Lane and Ruxton Road (50 ft. Right-of-Way), thence:

1. S 05 deg. 15' 56" E 132.90'
2. S 84 deg. 44' 04" W 108.22'
3. N 12 deg. 41' 07" W 117.81'
4. N 77 deg. 18' 53" E 124.48' to the Point of Beginning

Being Lot # 5 in the subdivision of the "Glusman Property", as recorded in Baltimore County Plat Book # 051, folio 080, and containing 14,374 sq. ft. or 0.33 acres, plus or minus.

Being as described in Deed 29482, folio 030.

Located in the 9th Election District and 2nd Council District of Baltimore County.



Douglas L. Kennedy
1-5-2018

Professional Certification.
I hereby certify that these
documents were prepared or
approved by me, and that I
am a duly licensed Professional
Engineer under the laws of the
State of Maryland.
License No. 10748
Expiration Date 1-2-2020



FRONT OF 7606 CURVING LANE - PROP. GARAGE RIGHT OF PORCH.

FRONT OF 7606 CURVING LANE - PROP. GARAGE ON RIGHT SIDE.



FRONT OF 7606 CURVING LANE - NORTH SIDE



FRONT OF 7606 CURVING LANE - NORTH SIDE



FRONT OF 7606 CURVING LANE - OPPOSITE SOUTH SIDE



FRONT OF 7606 CURVING LANE - OPPOSITE SOUTH SIDE



VIEW FROM 7606 OF ADJACENT 7608 CURVING LANE GARAGE ZONING CASE # 2016-0168-A



VIEW OF ADJACENT 7608 CURVING LANE GARAGE ZONING CASE # 2016-0168-A



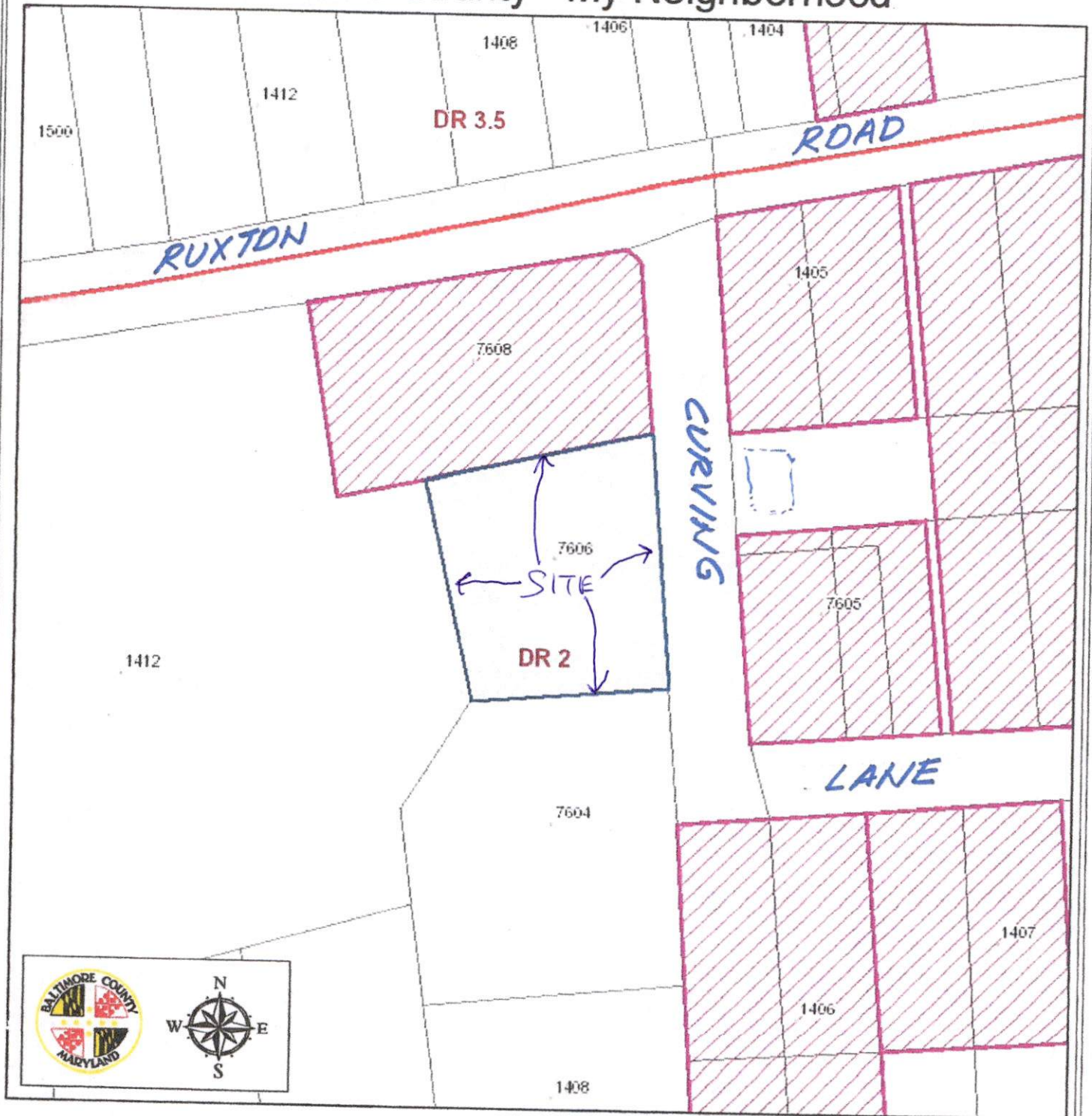
EXISTING GARAGE DIRECTLY OPPOSITE 7606 CURVING LANE DRIVEWAY



EXISTING FRONT GARAGE IN NEIGHBORHOOD



Baltimore County - My Neighborhood



October 12, 2017

Legend

- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

ZONING MAP

ADDRESS:

7606 CURVING LANE, 21204

ZONING MAP: GIS 069 B2

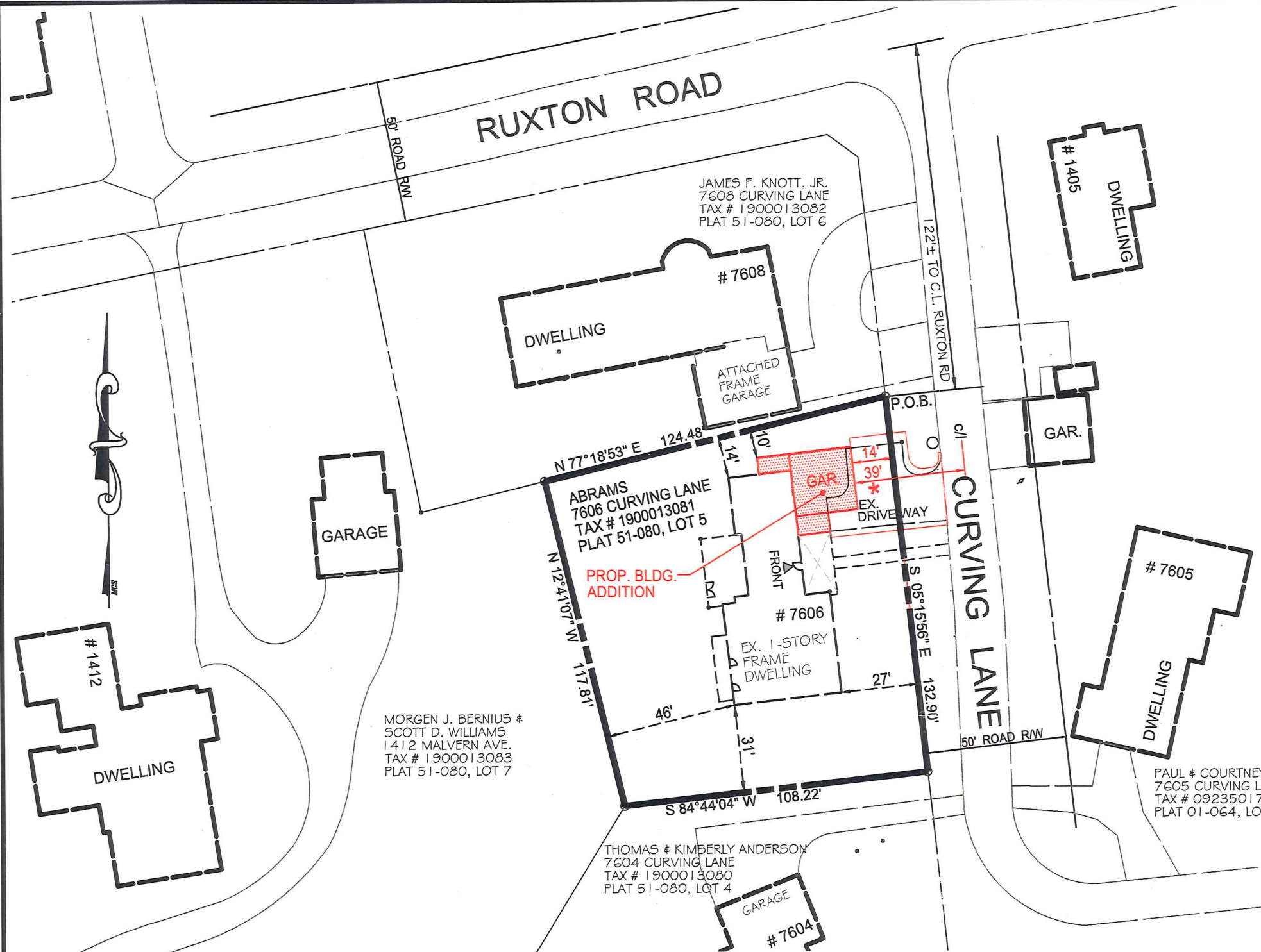
ELECTION DIST. 9

COUNCIL DIST. 2

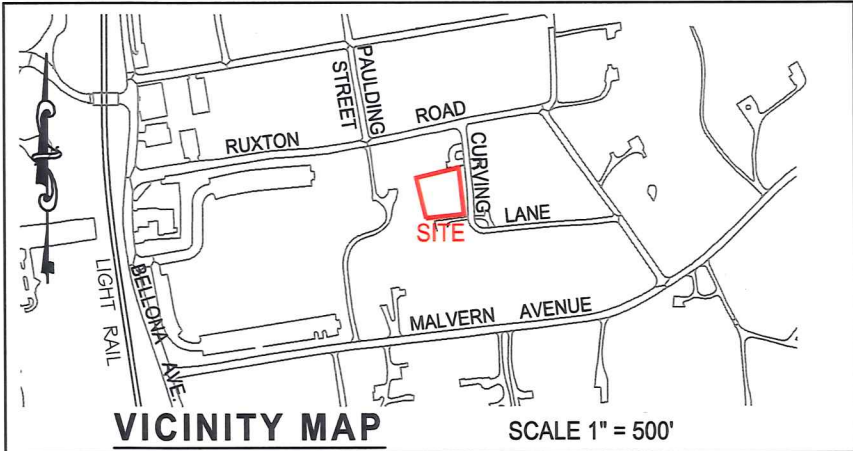
NO PRIOR ZONING CASES OR VIOLATIONS

0 0.005 Miles
1 inch = 94 feet

2018-0197-A



SITE PLAN



GENERAL NOTES

- OWNER: HENRY R. ABRAMS and NANCY C. ABRAMS
7606 CURVING LANE, TOWSON, MD 21204
- PROPERTY LOCATION: 7606 CURVING LANE
TAX ACCOUNT NO.: 1900013081
TAX MAP: 69, Parcel 459
PLAT REF: "GLUSMAN PROPERTY" 51 - 080, Lot 5
DEED: 29482, folio 030
LOT AREA: 14,374 sf = 0.33 ac.
- ELECTION DISTRICT: 09 COUNCILMANIC DIST.: 02
- CURRENT ZONING: DR-2 (GIS 069 B2)
[1984 ZONING: DR-3.5 AT TIME OF SUBDIVISION APPROVAL]
- EXISTING LAND USE: IMPROVED WITH EXISTING 1-STORY SINGLE-FAMILY RESIDENTIAL DWELLING.
- PROPOSED LAND USE: SAME AS EXISTING WITH CONSTRUCTION OF ADDITION FOR 2- CAR GARAGE (22' x 22'), BUILDING ADDITION FOR CLOSET (5.8' x 11.4'), AND COVERED PORCH EXTENSION (7' x 11.5').
- BUILDING AREA:
EXISTING - 1,500 sf
ADDITION - 550 sf
TOTAL BLDG. AREA - 2,050 sf
- HISTORIC DISTRICT: NONE
- CHESAPEAKE BAY CRITICAL AREA: N/A
- FLOODPLAIN: NONE
- PRIOR ZONING CASES: NONE
ZONING VIOLATIONS: NONE
- UTILITIES: PUBLIC WATER and SANITARY SEWER

*** ZONING VARIANCE REQUESTED:**
FROM BCZR Section 1802.3.B and 504 (and 1970 BCZR Section 1801.2.C.4) TO ALLOW CONSTRUCTION OF A BUILDING ADDITION FOR ATTACHED RESIDENTIAL GARAGE LOCATED WITHIN A RESIDENTIAL TRANSITION AREA (R.T.A.) TO HAVE A FRONT YARD SETBACK FROM CENTERLINE OF STREET OF 39 ft. IN LIEU OF MINIMUM REQUIRED 55 ft..

PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE

ABRAMS RESIDENCE
7606 CURVING LANE
ELECTION DISTRICT 09, C-2
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 40'

Jan. 5, 2018

Dwg:

Z-1



Douglas A. Kennedy
1-5-2018

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 10748.
Expiration Date 1-2-2020

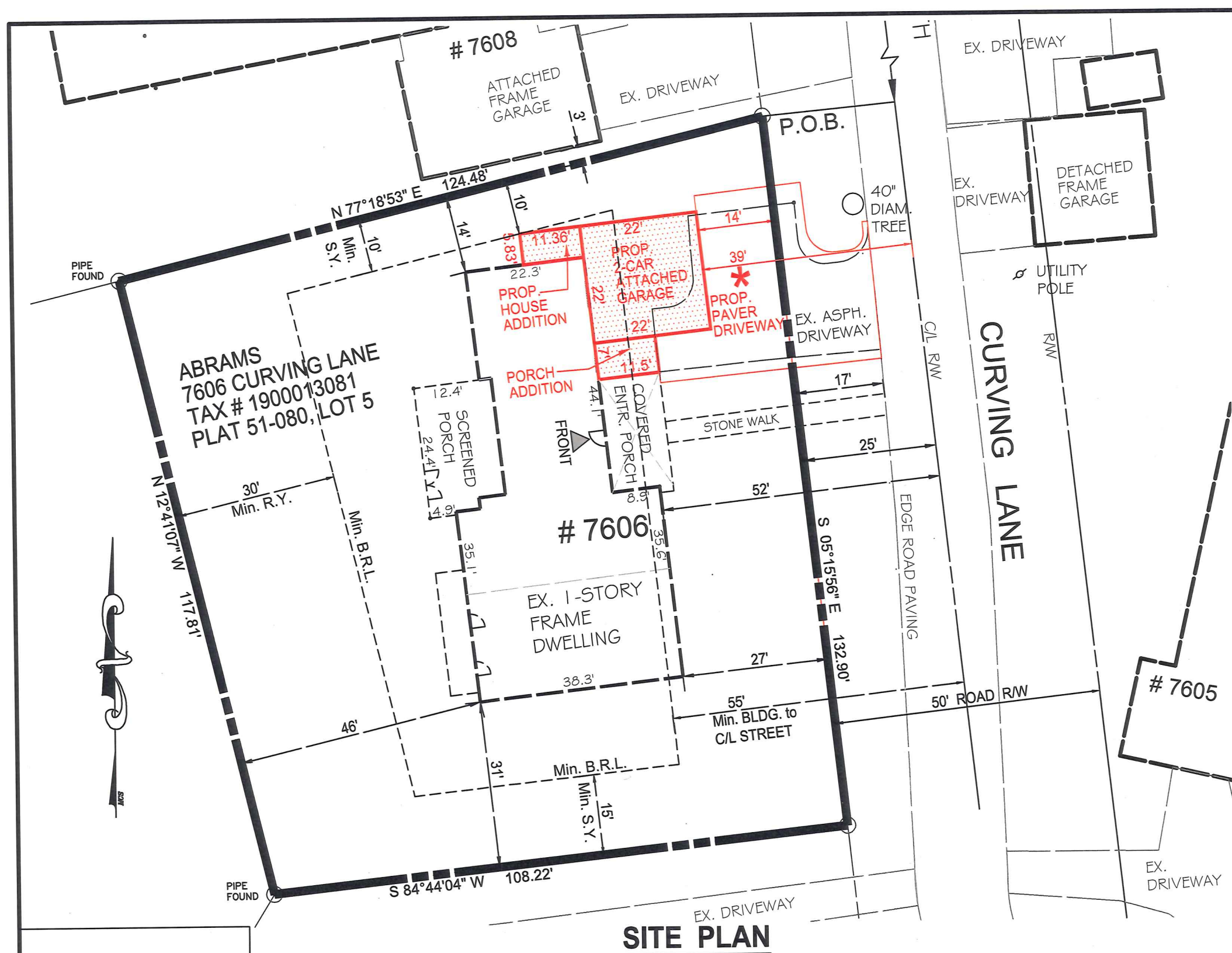


KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com

OWNER / APPLICANT:

HENRY & NANCY ABRAMS
7606 CURVING LANE
TOWSON, MD 21204
Attn: HENRY ABRAMS
Tele: 410-303-8833

Pet. Ex. 1 2018-0197-A



GENERAL NOTES

- OWNER: HENRY R. ABRAMS and NANCY C. ABRAMS
7606 CURVING LANE, TOWSON, MD 21204
- PROPERTY LOCATION: 7606 CURVING LANE
TAX ACCOUNT NO.: 1900013081
TAX MAP: 69, Parcel 459
PLAT REF: "GLUSMAN PROPERTY" 51 - 080, Lot 5
DEED: 29482, folio 030
LOT AREA: 14,374 sf = 0.33 ac.
- ELECTION DISTRICT: 09 COUNCILMANIC DIST.: 02
- CURRENT ZONING: DR-2 (GIS 069 B2)
[1984 ZONING: DR-3.5 AT TIME OF SUBDIVISION APPROVAL]
- EXISTING LAND USE: IMPROVED WITH EXISTING 1-STORY SINGLE-FAMILY RESIDENTIAL DWELLING.
- PROPOSED LAND USE: SAME AS EXISTING WITH CONSTRUCTION OF ADDITION FOR 2- CAR GARAGE (22' x 22'), BUILDING ADDITION FOR CLOSET (5.8' x 11.4'), AND COVERED PORCH EXTENSION (7' x 11.5').
- BUILDING AREA: EXISTING - 1,500 sf
ADDITION - 550 sf
TOTAL BLDG. AREA - 2,050 sf
- HISTORIC DISTRICT: NONE
- CHESAPEAKE BAY CRITICAL AREA: N/A
- FLOODPLAIN: NONE
- PRIOR ZONING CASES: NONE
ZONING VIOLATIONS: NONE
- UTILITIES: PUBLIC WATER and SANITARY SEWER

* ZONING VARIANCE REQUESTED:

FROM BCZR Section 1B02.3.B and 504 (and 1970 BCZR Section 1B01.2.C.4) TO ALLOW CONSTRUCTION OF A BUILDING ADDITION FOR ATTACHED RESIDENTIAL GARAGE LOCATED WITHIN A RESIDENTIAL TRANSITION AREA (R.T.A.) TO HAVE A FRONT YARD SETBACK FROM CENTERLINE OF STREET OF 39 ft. IN LIEU OF MINIMUM REQUIRED 55 ft..



Douglas A. Kennedy
1-5-2018

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 10748.
Expiration Date 1-2-2020



KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com

OWNER / APPLICANT:

HENRY & NANCY ABRAMS
7606 CURVING LANE
TOWSON, MD 21204
Attn: HENRY ABRAMS
Tele: 410-303-8833

20 0 20
Scale 1" = 20'

Scale: 1" = 20'

Jan. 5, 2018

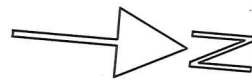
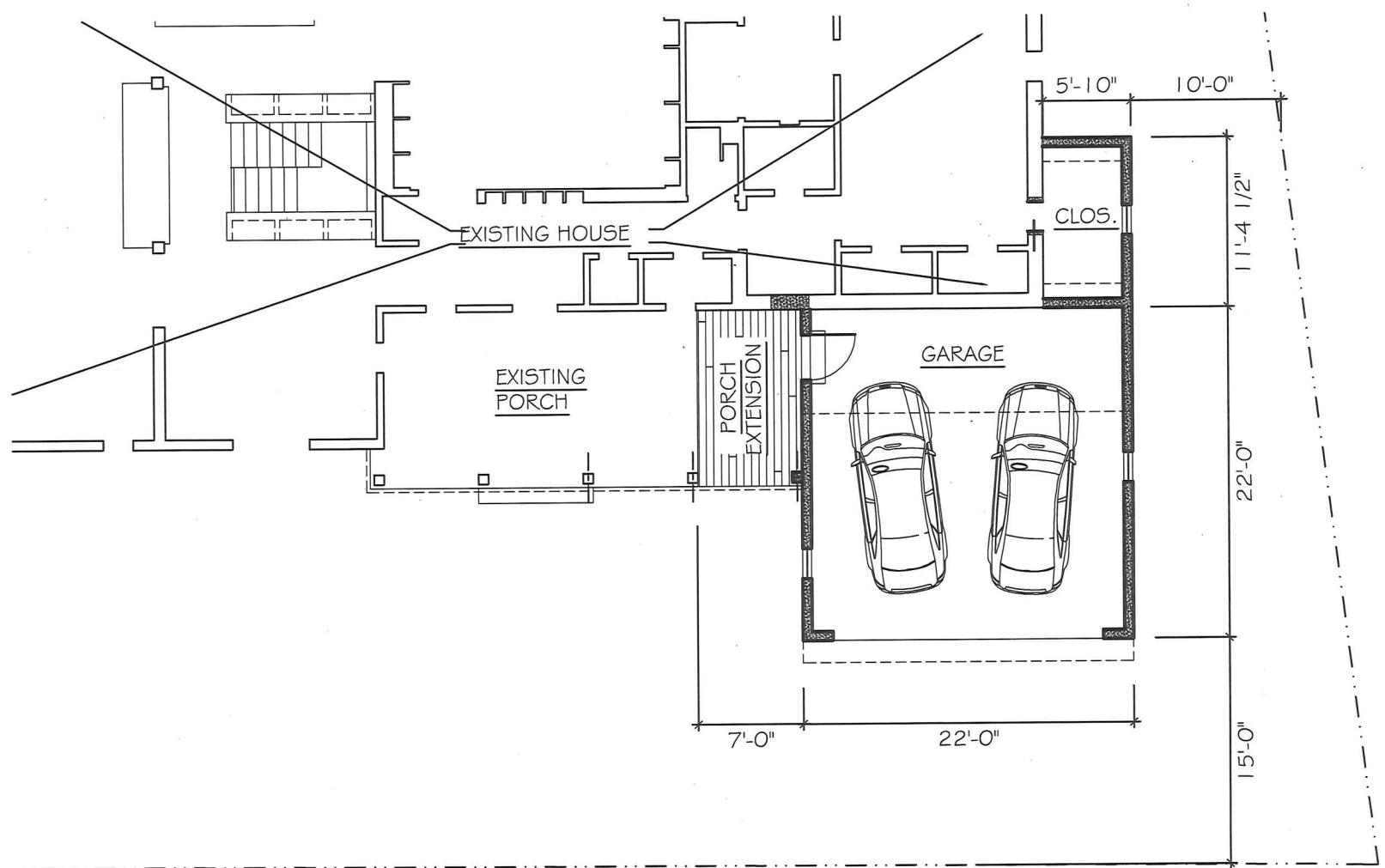
Dwg:

Z-2

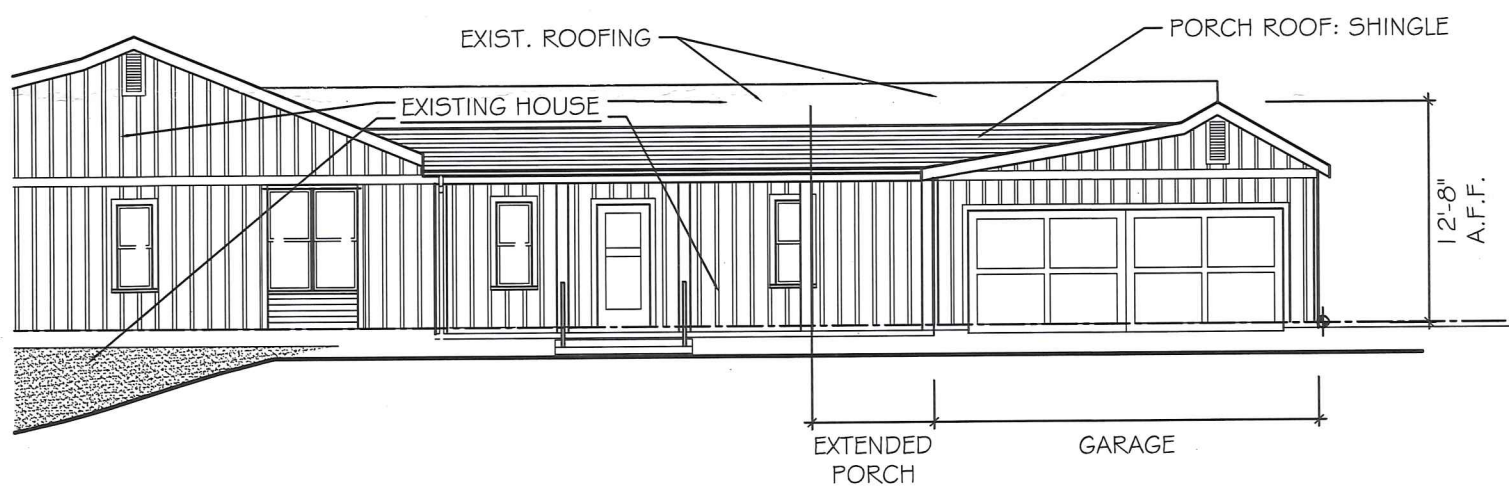
PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE

**ABRAMS RESIDENCE
7606 CURVING LANE**

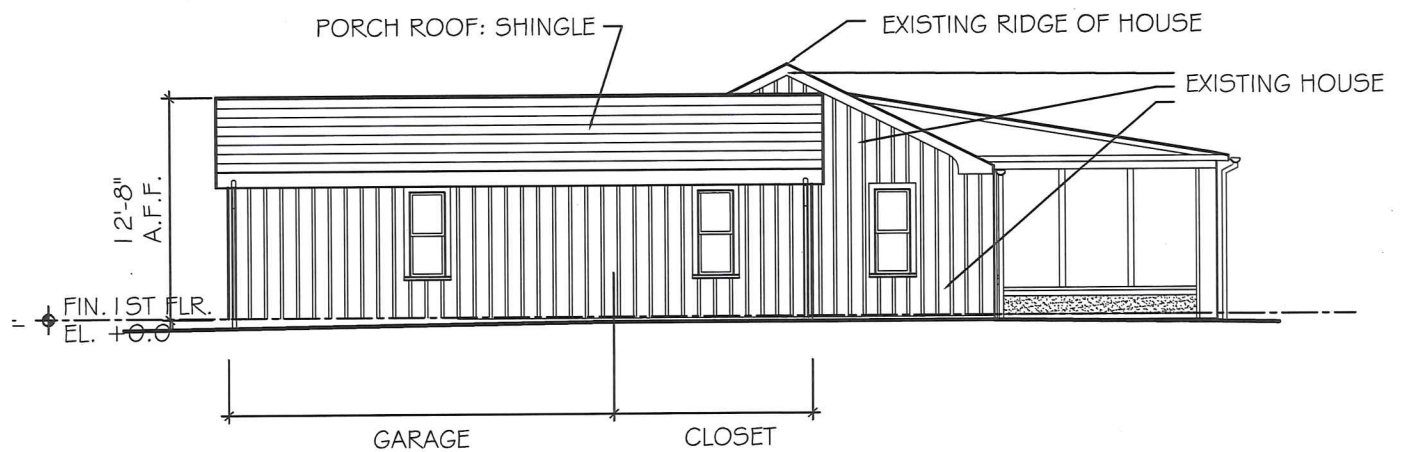
ELECTION DISTRICT 09, C-2
BALTIMORE COUNTY, MARYLAND



A PROPOSED PLAN
3/32" = 1'-0"



B FRONT ELEVATION
3/32" = 1'-0"



C NORTH ELEVATION
3/32" = 1'-0"

ABRAMS GARAGE
7606 CURVING LANE
BALTIMORE, MD 21204

PLAN + ELEVS
ZONING REVIEW
3/32" = 1'-0"
2017.11.22



TREACY & EAGLEBURGER
ARCHITECTS

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 ■ FAX: 202-362-7791

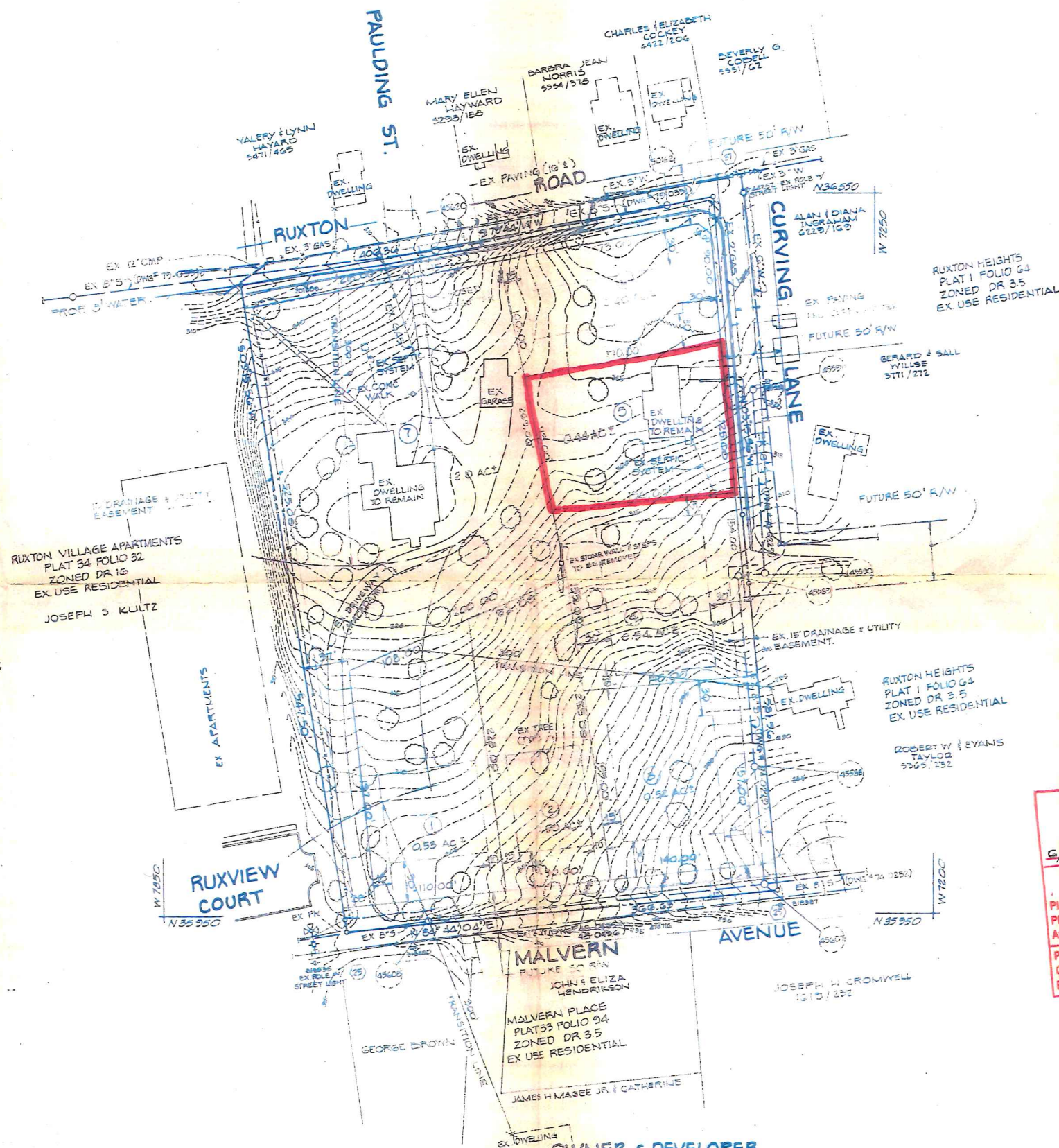
TABULATIONS & NOTES

- 1 DEED REF EHK JR 5437/199
- 2 GROSS SITE AREA = 5.0 AC.±
- 3 DENSITY ALLOWED = 5.0 AC.± 3.5 = 17.5
- 4 UNITS PROPOSED = 2 EXISTING PLUS 5
- 5 PROPOSED = 7 TOTAL SINGLE FAMILY
- 6 PARKING SPACES REQUIRED PROVIDED 2+7=14
- 7 OPEN SPACE REQUIRED DR 3.5 = 0.15 AC
- 8 OPEN SPACE WAIVER TO BE APPLIED FOR
- 9 A.D.T.S. SHOWN
- 10 EXISTING ZONING DR 3.5
- 11 MAXIMUM BUILDING HEIGHT TO BE 35 FEET
- 12 CENSUS TRACT NUMBER 4905.02
- 13 COUNCILMANIC DISTRICT NUMBER 4
- 14 WATERSHED AREA ROLAND RUN
- 15 TAX ACCOUNT NUMBER 16-00-012125
- 16 SUB SEWER SHED NUMBER 56
- 17 ALL LOTS ARE FOR SALE
- 18 EXISTING GROUND COVER - GRASS, SCATTERED TREES
- 19 ALL SOIL TYPE G1-C
- 20 NO GRADING IS PROPOSED
- 21 ALL EXISTING TREES TO REMAIN
- 22 STORM WATER MANAGEMENT EXEMPTION TO BE APPLIED FOR.
- 23 OWNERS OF EXISTING DWELLINGS IN PROCESS OF CONVERTING FROM EXISTING SEPTIC SYSTEMS TO EXISTING PUBLIC SEWER.
- 24 THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITE OR ENDANGERED SPECIES ETC.

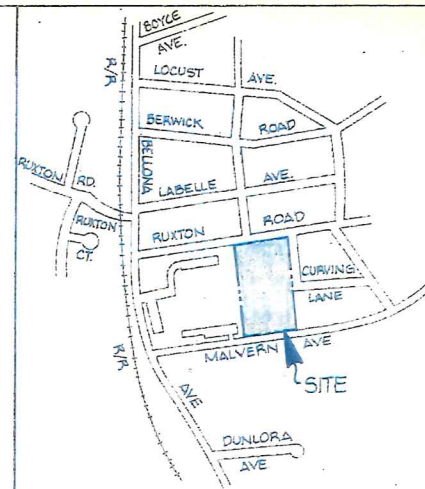
NOTES

1. WAIVER TO BE APPLIED FOR TO ELIMINATE ROAD WIDENING, CURB & GUTTER AND SIDEWALKS.
2. INDIVIDUAL DRIVEWAY ENTRANCES TO BE RESOLVED ON SUBSEQUENT PLANS

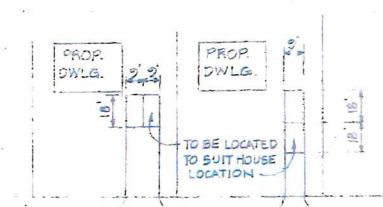
ENGINEERS
D.S. THALER & ASSOCIATES, INC.
 11 WARREN ROAD
 BALTIMORE, MARYLAND 21205
 501-484-4100



OWNER & DEVELOPER
 SHELDON M. GLUSMAN & CAROL J. GLUSMAN
 1412 MALVERN AVE.
 BALTIMORE, MARYLAND 21204
 501-621-0115



LOCATION MAP
 SCALE: 1" = 500'



TYPICAL PARKING SPACE DETAIL
 NO SCALE

BALTIMORE COUNTY MD. COUNTY REVIEW GROUP

This Plan Was Reviewed By The CRG On
 6/23/83 With The Following Action Taken

PLAN APPROVED

Plan Approved By: [Signature]
 Plan Approved On: 6/23/83
 Approval Expiration Date: 5/23/86

Plan Disapproved: []
 Continued #10, []
 Plan Referred To Firm #1

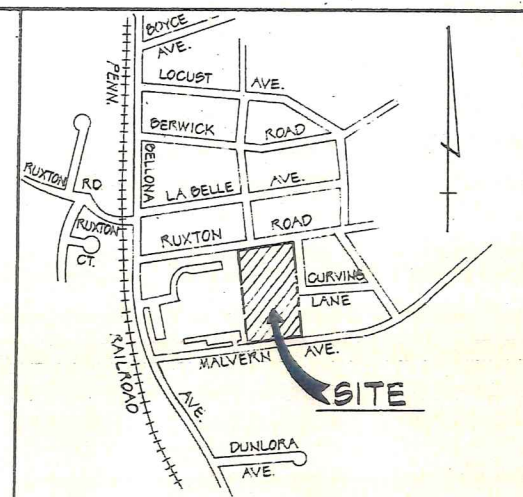
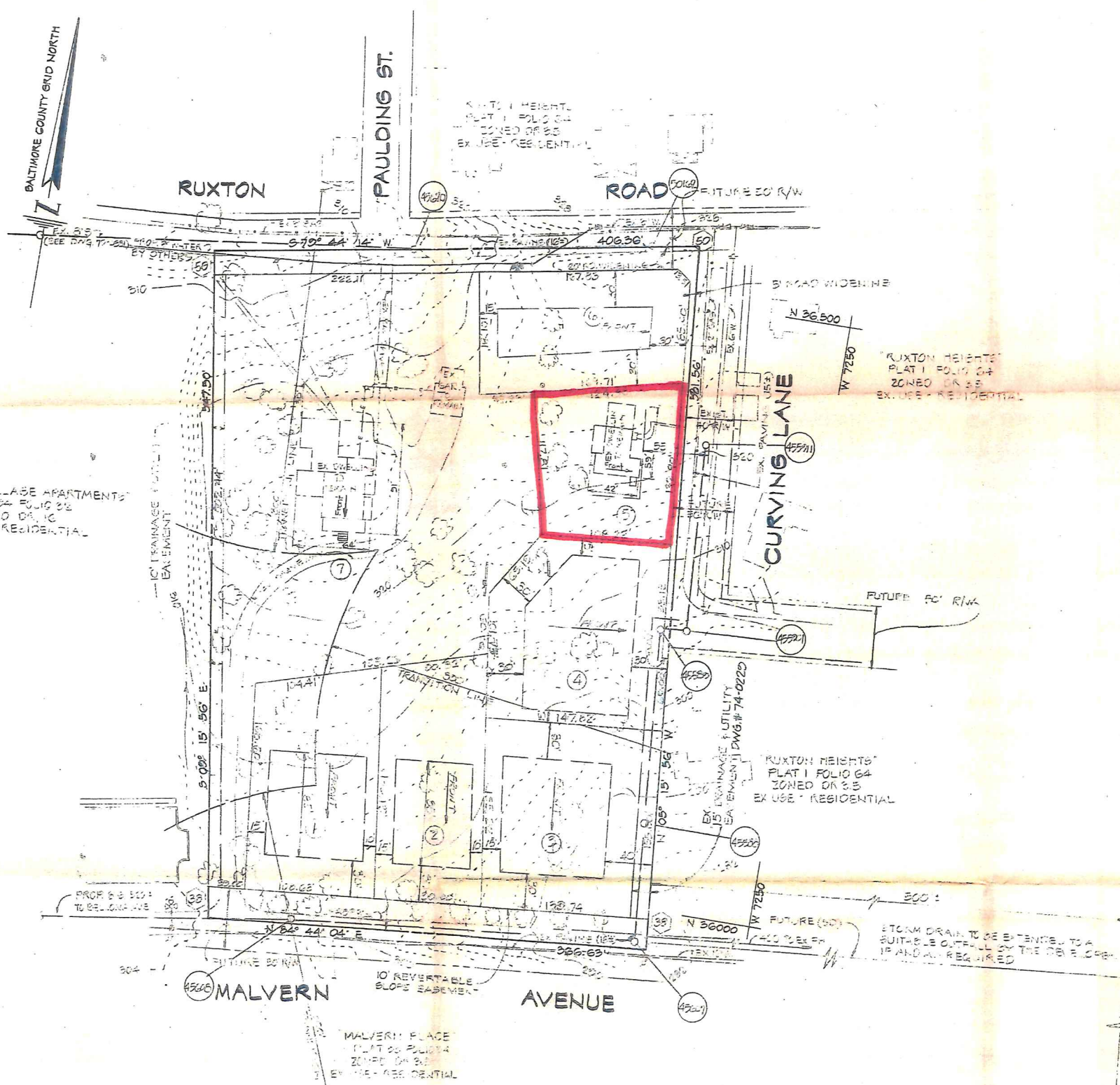
THE PLAN
GLUSMAN PROPERTY

3 TH. ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 50' MAY 18, 1983

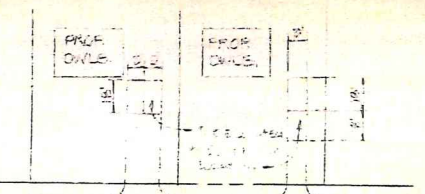
IX-339

3. LOT AREA: 7200 S.F.
4. GROSS AREA OF SITE: 30,000 S.F.
5. EXISTING ZONING: OR 3.5
6. UNITS ALLOWED: 25 (25 x 100 = 175)
7. UNITS PROPOSED: 11 (5 PROPOSED + 6 TOTAL)
8. PARKING SPACES REQUIRED: 21 (7 x 3 = 21)
9. PARKING SPACES PROVIDED: 14 SPACES
10. OPEN SPACE REQUIRED: 30 x 50 = 1500 S.F.
11. OPEN SPACE WAIVER HAS BEEN GRANTED ON 12/14/88
12. ENTIRE SITE FALLS WITHIN RESIDENTIAL TRANSITION AREA
13. ENTIRE SITE IS COVERED BY GRASS AND SCATTERED LARGE TREES
14. STORM WATER MANAGEMENT HAS BEEN CONDITIONALLY WAIVED ON 7/25/89
15. REFUSE TO BE PICKED UP BY BALTO. CO.
16. ALL UNITS ARE FOR SALE EXCEPT LOTS 5 & 7
17. DRIVEWAYS & PARKING SPACES TO BE PAVED WITH BITUMINOUS CONCRETE 5" THICK
18. TOTAL ACTS: 67 - SHOWN TRUSLY
19. ALL GRADING SHALL BE CONFINED WITHIN LIMITS OF BUILDING ENVELOPE
20. DEVELOPER WILL PROVIDE NO LANDSCAPING. ALL LANDSCAPING TO BE DONE BY INDIVIDUAL LOT OWNERS
21. STREET LIGHTS, CURB & GUTTER, ROAD WIDENING & SIDEWALKS FOR THIS PROJECT HAVE BEEN WAIVED, BY A LETTER FROM THE DIRECTOR OF PLANNING & ZONING DATED JULY 22, 1988
22. C.R.G. PLAN APPROVED ON 6-29-89
23. WHERE WINDOWS ARE CONSTRUCTED THEY SHALL SATISFY THE FOLLOWING:
 - A. 15' MIN. WINDOW TO PROPERTY LINE.
 - B. 25' MIN. WINDOW TO STREET RIGHT-OF-WAY.
 - C. 35' MIN. WINDOW TO TRACT BOUNDARY.
 - D. 40' MIN. WINDOW TO WINDOW IN DIFFERENT BUILDING.

W 8000
N 36000



LOCATION MAP
SCALE: 1" = 500'



TYPICAL PARKING SPACE DETAIL
NO SCALE

ENGINEER
D.S. THALER & ASSOCIATES, INC.
11 WARREN ROAD
BALTIMORE, MARYLAND 21208
301-464-4100

APPROVED FOR THE CITY OF BALTIMORE
3/16/89
3/21/89

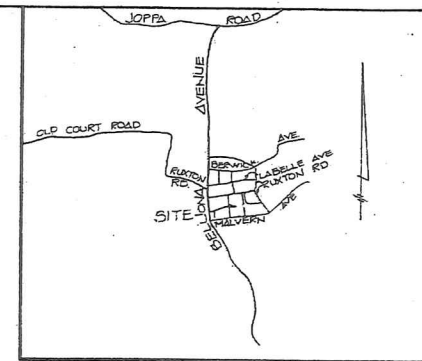
OWNER - DEVELOPER
SHELDON M. GLUSMAN & CAROL J. GLUSMAN
1412 MALVERN AVE.
BALTIMORE, MARYLAND 21204

FIRST AMENDED
FINAL DEVELOPMENT PLAN
GLUSMAN PROPERTY
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
JANUARY 7, 1981
REV. MARCH 13, 1984

IX-339

COORDINATES

NO.	NORTH	WEST
11	36475.952	7784.917
21	36234.998	7676.704
31	35993.644	7531.684
41	36547.752	7585.056
51	36455.610	7781.677
61	35997.731	7700.799
71	35993.535	7533.278
81	36207.651	7553.702
91	36207.172	7556.685
101	36525.083	7597.295
111	36516.209	7587.233
121	36147.884	7546.203
131	36235.000	7510.000
141	35980.714	7475.130
151	36134.318	7475.407
161	36150.000	7670.000
171	36185.517	7502.875
181	35967.485	7670.975
191	35972.454	7562.750
201	36152.691	7582.893
211	36220.000	7475.000
221	36222.951	7537.287
231	36525.000	7545.000
241	36405.182	7565.159
251	36437.268	7572.434
261	36404.233	7500.870



VICINITY MAP

SCALE: 1"=2000'

DENSITY CALCULATIONS

- EXISTING ZONING = DR. 3.5
- GROSS AREA OF SITE = 5.00 AC. ±
- DENSITY ALLOWED = 5.0 X 3.5 = 17.5 UNITS
- DENSITY PROPOSED = 5 SINGLE FAMILY DWELLINGS
2 EX. SINGLE FAMILY DWELLINGS
7 TOTAL
- PARKING SPACES REQUIRED = 2 X 7 = 14
- " PROVIDED = 14
- OPEN SPACE WAIVER GRANTED ON = 12/14/83
- DEED OF OWNERSHIP = E.H.K. JR. 5437/177
- ALL LOTS ARE FOR SALE EXCEPT LOTS 5 & 7
- STORM WATER MANAGEMENT WAS WAIVED ON 7-25-83

NOTES

- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68 BILL NO. 56-82.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPT. OF PUBLIC WORKS.
- THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
- THE CRQ. PLAN HAS BEEN APPROVED ON 6-23-83

EMK, JR. 51 FOLIO 80

Filed for record
Date JUN 27 1984
Test

[Signature]

LOT 4, LOT 5, & LOT 7 CANNOT BE CONVEYED UNTIL EX. SEPTIC SYSTEMS HAVE BEEN BACKFILLED & EX. HOUSES ON LOT 5 & LOT 7 HAVE BEEN CONNECTED TO EXISTING SEWER.

THIS SITE IS WITHIN THE JONES FALLS SEWAGE DRAINAGE AREA

OWNER & DEVELOPER

SHELDON M. GLUSMAN & CAROL J. GLUSMAN
1412 MALVERN AVE.
BALTIMORE, MARYLAND 21204

GLUSMAN PROPERTY

9th ELECTION DISTRICT BALTIMORE CO., MD.
SCALE: 1"=50'
FEBRUARY 21, 1984

NOTE:
HIGHWAY AND HIGHWAY WIDENING SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES, AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS.
N 241.65
W 72.61.65
N 44.15
W 20.14.58

NOTE:
THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THERE OF IN DEED ARE FOR THE PURPOSE OF DESCRIPTION ONLY THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THERE OF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THERE HEIRS AND ASSIGNS.

OWNERS CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE THE REQUIREMENT OF SUBSECTION (C) OF SECTION 5-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE MARYLAND HAS BEEN COMPLIED WITH, AS SAME CONCERNING THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

SURVEYORS CERTIFICATE
THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THERE OF HAS BEEN PREPARED, IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 5-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

DEPUTY STATE AND COUNTY HEALTH OFFICER

[Signature] 6/12/84
DIRECTOR DATE

APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

[Signature] 6/12/84
DIRECTOR DATE

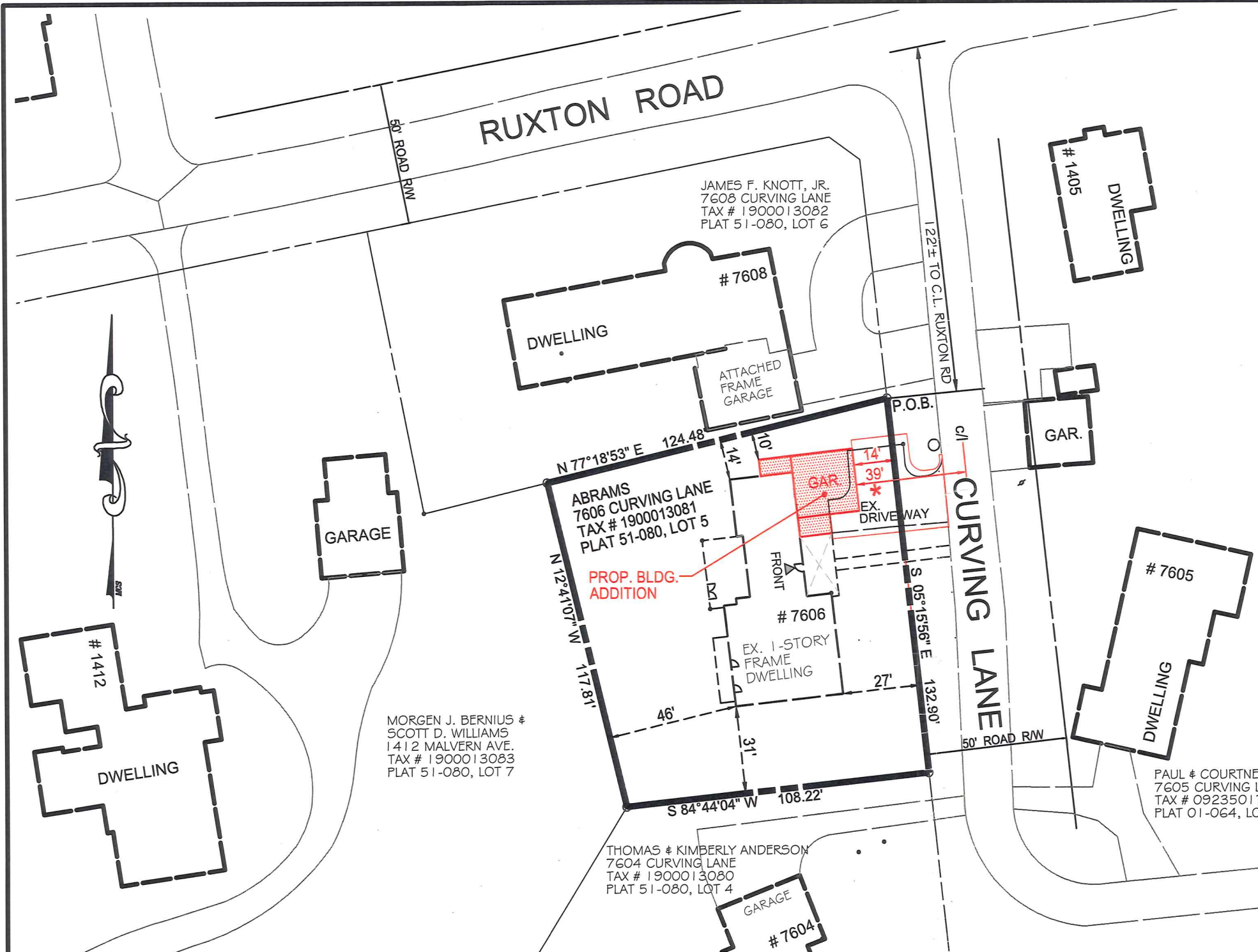


D. S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS - SURVEYORS
11 WARREN ROAD BALTIMORE, MARYLAND 21208 484-4100

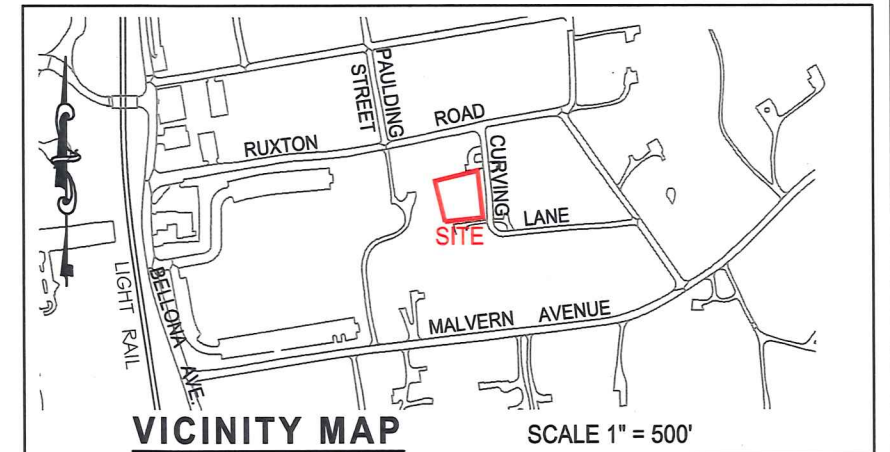
DEPARTMENT OF PUBLIC WORKS
[Signature] 6/12/84
DIRECTOR DATE

RWA COMPLETED 98422 JAH
FINAL PLAT CHECKED
PLANNING 6/12/84
ENGINEERING 6/12/84
HOUSE NUMBERS 211-6/20/84

COMPUTED BY: S.A.F.
CHECKED BY: S.A.F.
DRAWN BY: G.M.B.
RN. 0217



SITE PLAN



GENERAL NOTES

- OWNER: HENRY R. ABRAMS and NANCY C. ABRAMS
7606 CURVING LANE, TOWSON, MD 21204
- PROPERTY LOCATION: 7606 CURVING LANE
TAX ACCOUNT NO.: 1900013081
TAX MAP: 69, Parcel 459
PLAT REF: "GLUSMAN PROPERTY" 51 - 080, Lot 5
DEED: 29482, folio 030
LOT AREA: 14,374 sf = 0.33 ac.
- ELECTION DISTRICT: 09 COUNCILMANIC DIST.: 02
- CURRENT ZONING: DR-2 (GIS 069 B2)
[1984 ZONING: DR-3.5 AT TIME OF SUBDIVISION APPROVAL]
- EXISTING LAND USE: IMPROVED WITH EXISTING 1-STORY SINGLE-FAMILY RESIDENTIAL DWELLING.
- PROPOSED LAND USE: SAME AS EXISTING WITH CONSTRUCTION OF ADDITION FOR 2-CAR GARAGE (22' x 22'), BUILDING ADDITION FOR CLOSET (5.8' x 11.4'), AND COVERED PORCH EXTENSION (7' x 11.5').
- BUILDING AREA: EXISTING - 1,500 sf
ADDITION - 550 sf
TOTAL BLDG. AREA - 2,050 sf
- HISTORIC DISTRICT: NONE
- CHESAPEAKE BAY CRITICAL AREA: N/A
- FLOODPLAIN: NONE
- PRIOR ZONING CASES: NONE
ZONING VIOLATIONS: NONE
- UTILITIES: PUBLIC WATER and SANITARY SEWER

*** ZONING VARIANCE REQUESTED:**

FROM BCZR Section 1B02.3.B and 504 (and 1970 BCZR Section 1B01.2.C.4) TO ALLOW CONSTRUCTION OF A BUILDING ADDITION FOR ATTACHED RESIDENTIAL GARAGE LOCATED WITHIN A RESIDENTIAL TRANSITION AREA (R.T.A.) TO HAVE A FRONT YARD SETBACK FROM CENTERLINE OF STREET OF 39 ft. IN LIEU OF MINIMUM REQUIRED 55 ft..

**PLAN TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE**

**ABRAMS RESIDENCE
7606 CURVING LANE**

ELECTION DISTRICT 09, C-2
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 40'

Jan. 5, 2018

Dwg:

Z-1

40 0 40
Scale 1" = 40'

OWNER / APPLICANT:

HENRY & NANCY ABRAMS
7606 CURVING LANE
TOWSON, MD 21204
Attn: HENRY ABRAMS
Tele: 410-303-8833



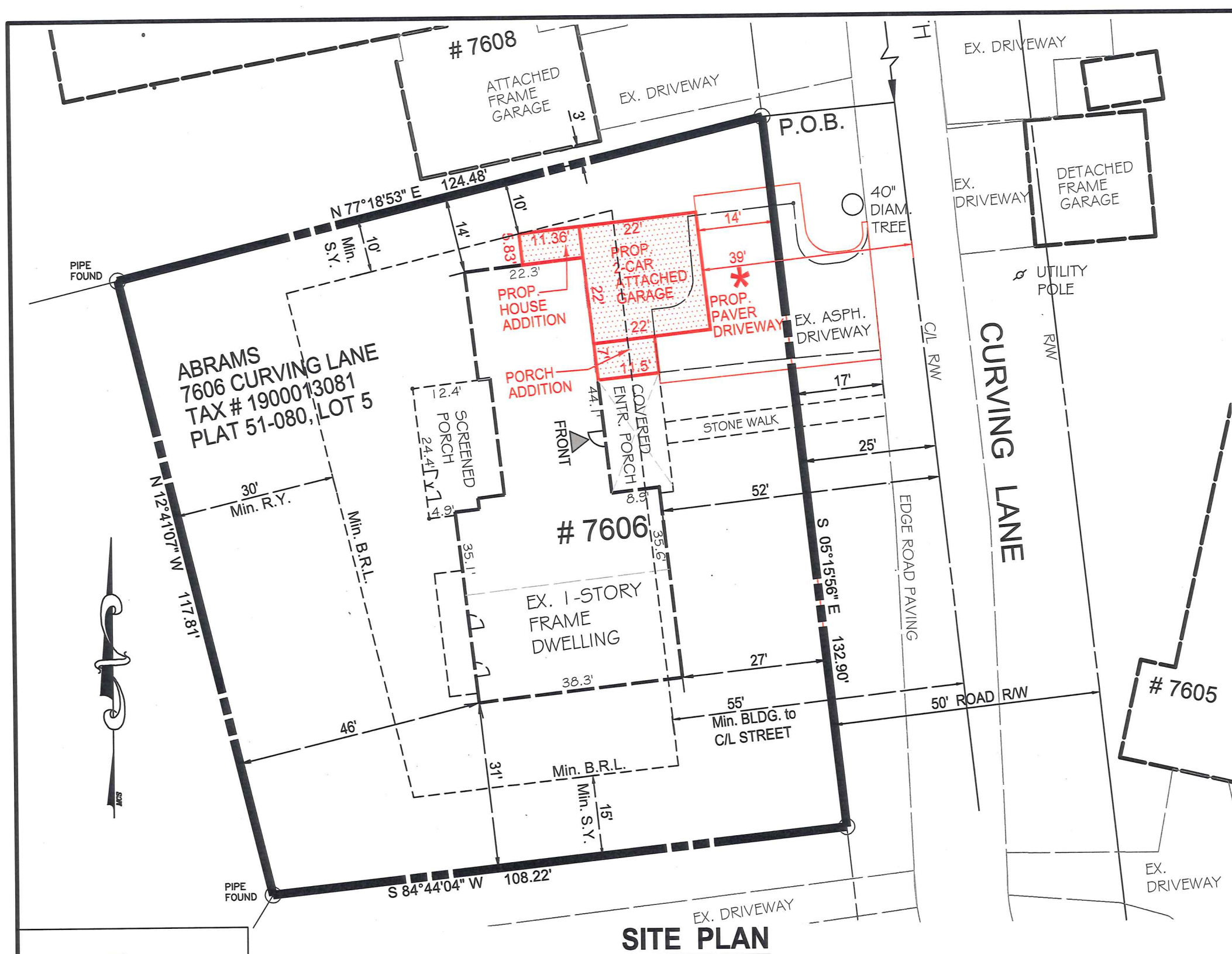
KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com



Douglas A. Kennedy
1-5-2018

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 10748.
Expiration Date 1-2-2020

2018-0197-A



GENERAL NOTES

- OWNER: HENRY R. ABRAMS and NANCY C. ABRAMS
7606 CURVING LANE, TOWSON, MD 21204
- PROPERTY LOCATION: 7606 CURVING LANE
TAX ACCOUNT NO.: 1900013081
TAX MAP: 69, Parcel 459
PLAT REF: "GLUSMAN PROPERTY" 51 - 080, Lot 5
DEED: 29482, folio 030
LOT AREA: 14,374 sf = 0.33 ac.
- ELECTION DISTRICT: 09 COUNCILMANIC DIST.: 02
- CURRENT ZONING: DR-2 (GIS 069 B2)
[1984 ZONING: DR-3.5 AT TIME OF SUBDIVISION APPROVAL]
- EXISTING LAND USE: IMPROVED WITH EXISTING 1-STORY SINGLE-FAMILY RESIDENTIAL DWELLING.
- PROPOSED LAND USE: SAME AS EXISTING WITH CONSTRUCTION OF ADDITION FOR 2-CAR GARAGE (22' x 22'), BUILDING ADDITION FOR CLOSET (5.8' x 11.4'), AND COVERED PORCH EXTENSION (7' x 11.5').
- BUILDING AREA: EXISTING - 1,500 sf
ADDITION - 550 sf
TOTAL BLDG. AREA - 2,050 sf
- HISTORIC DISTRICT: NONE
- CHESAPEAKE BAY CRITICAL AREA: N/A
- FLOODPLAIN: NONE
- PRIOR ZONING CASES: NONE
ZONING VIOLATIONS: NONE
- UTILITIES: PUBLIC WATER and SANITARY SEWER

* ZONING VARIANCE REQUESTED:

FROM BCZR Section 1B02.3.B and 504 (and 1970 BCZR Section 1B01.2.C.4) TO ALLOW CONSTRUCTION OF A BUILDING ADDITION FOR ATTACHED RESIDENTIAL GARAGE LOCATED WITHIN A RESIDENTIAL TRANSITION AREA (R.T.A.) TO HAVE A FRONT YARD SETBACK FROM CENTERLINE OF STREET OF 39 ft. IN LIEU OF MINIMUM REQUIRED 55 ft..



Douglas A. Kennedy
1-5-2018

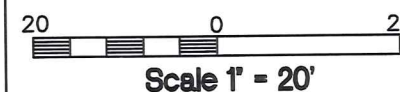
Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 10748.
Expiration Date 1-2-2020



KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com

OWNER / APPLICANT:

HENRY & NANCY ABRAMS
7606 CURVING LANE
TOWSON, MD 21204
Attn: HENRY ABRAMS
Tele: 410-303-8833



Scale: 1" = 20'

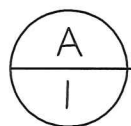
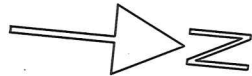
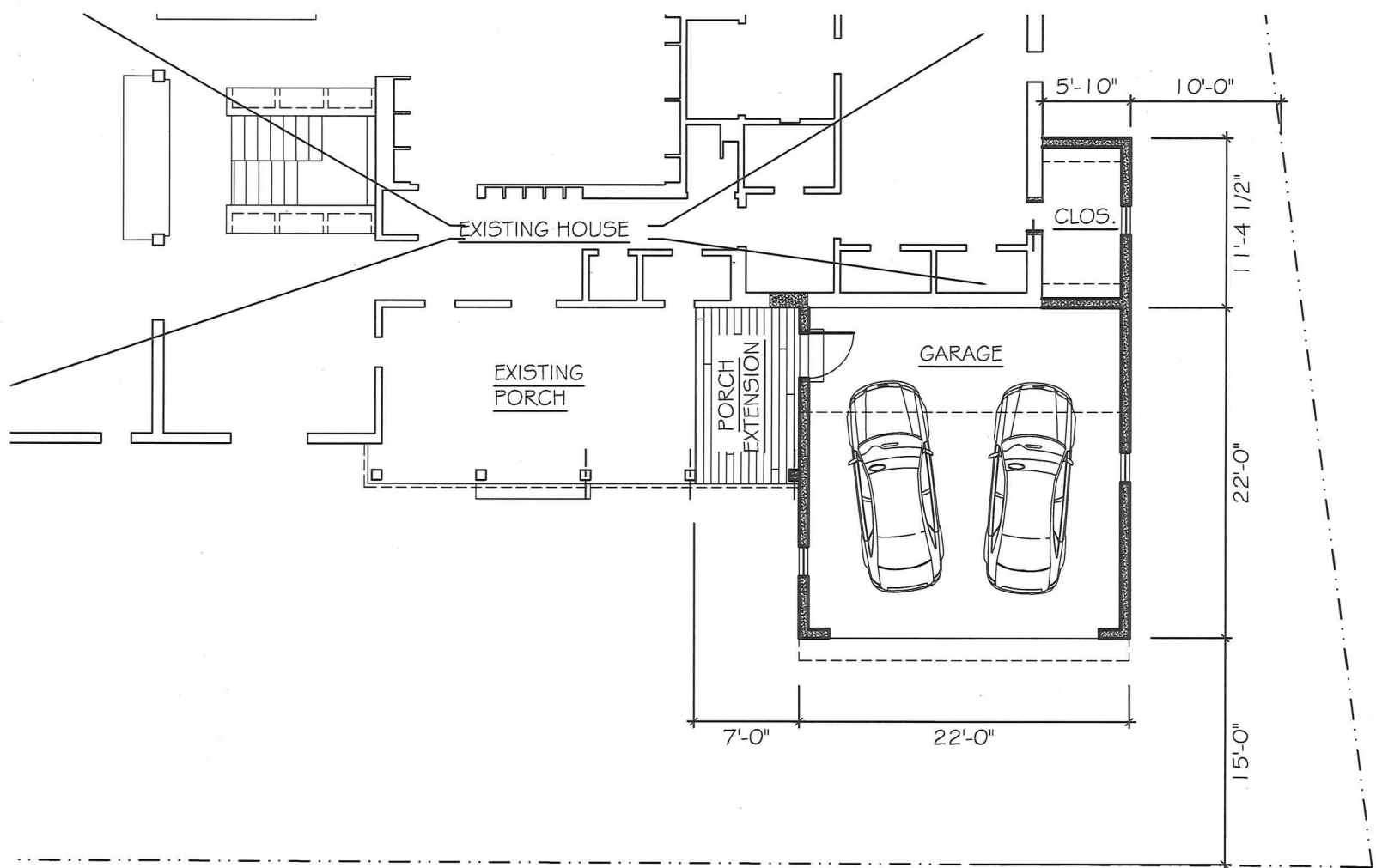
Jan. 5, 2018

Dwg:

Z-2

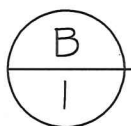
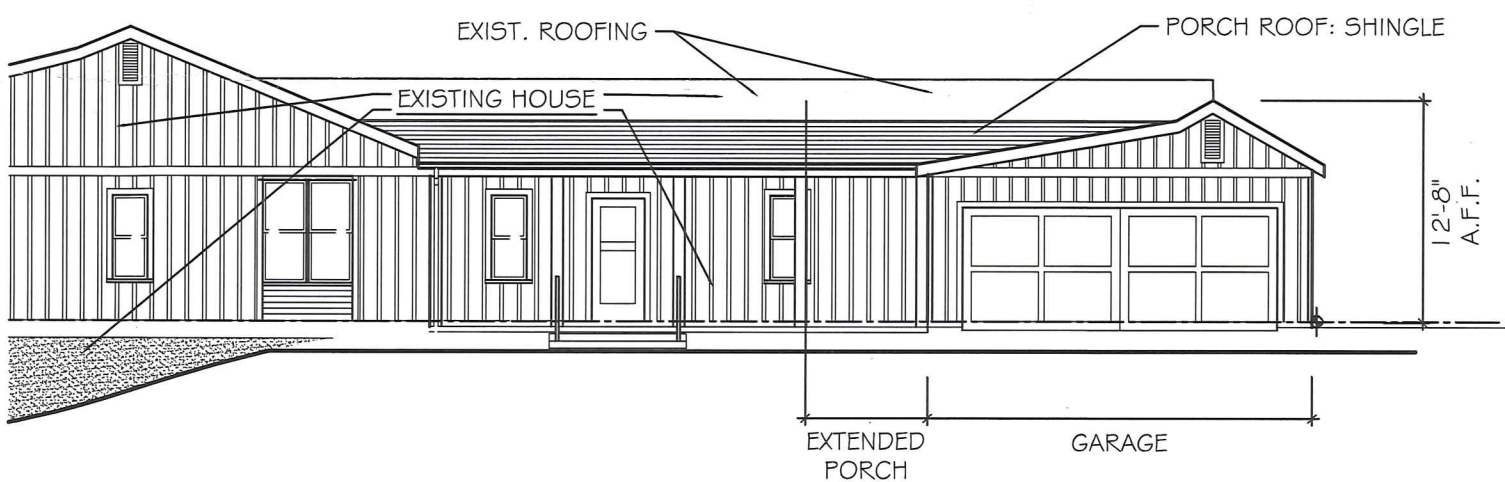
PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE

ABRAMS RESIDENCE
7606 CURVING LANE
ELECTION DISTRICT 09, C-2
BALTIMORE COUNTY, MARYLAND



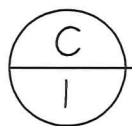
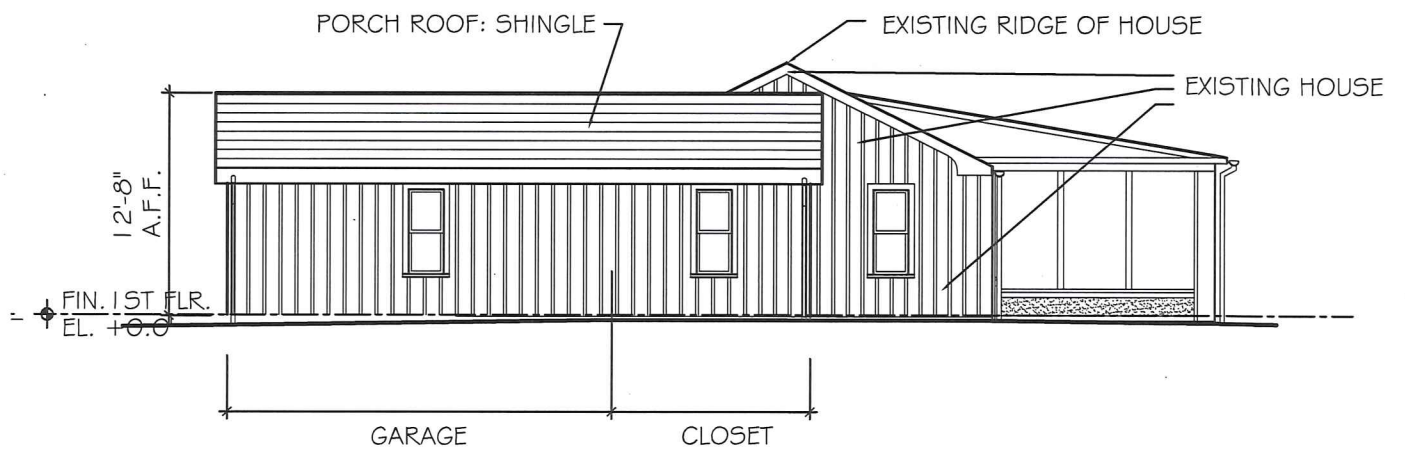
PROPOSED PLAN

3/32" = 1'-0"



FRONT ELEVATION

3/32" = 1'-0"



NORTH ELEVATION

3/32" = 1'-0"

ABRAMS GARAGE

7606 CURVING LANE
BALTIMORE, MD 21204

PLAN + ELEVS

ZONING REVIEW

3/32" = 1'-0"
2017.11.22



TREACY & EAGLEBURGER

ARCHITECTS

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 ■ FAX: 202-362-7791

TABULATIONS & NOTES

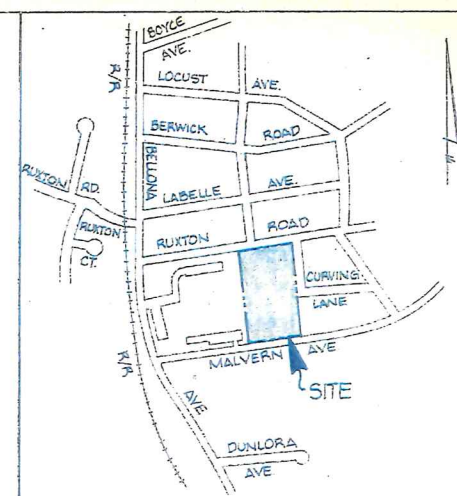
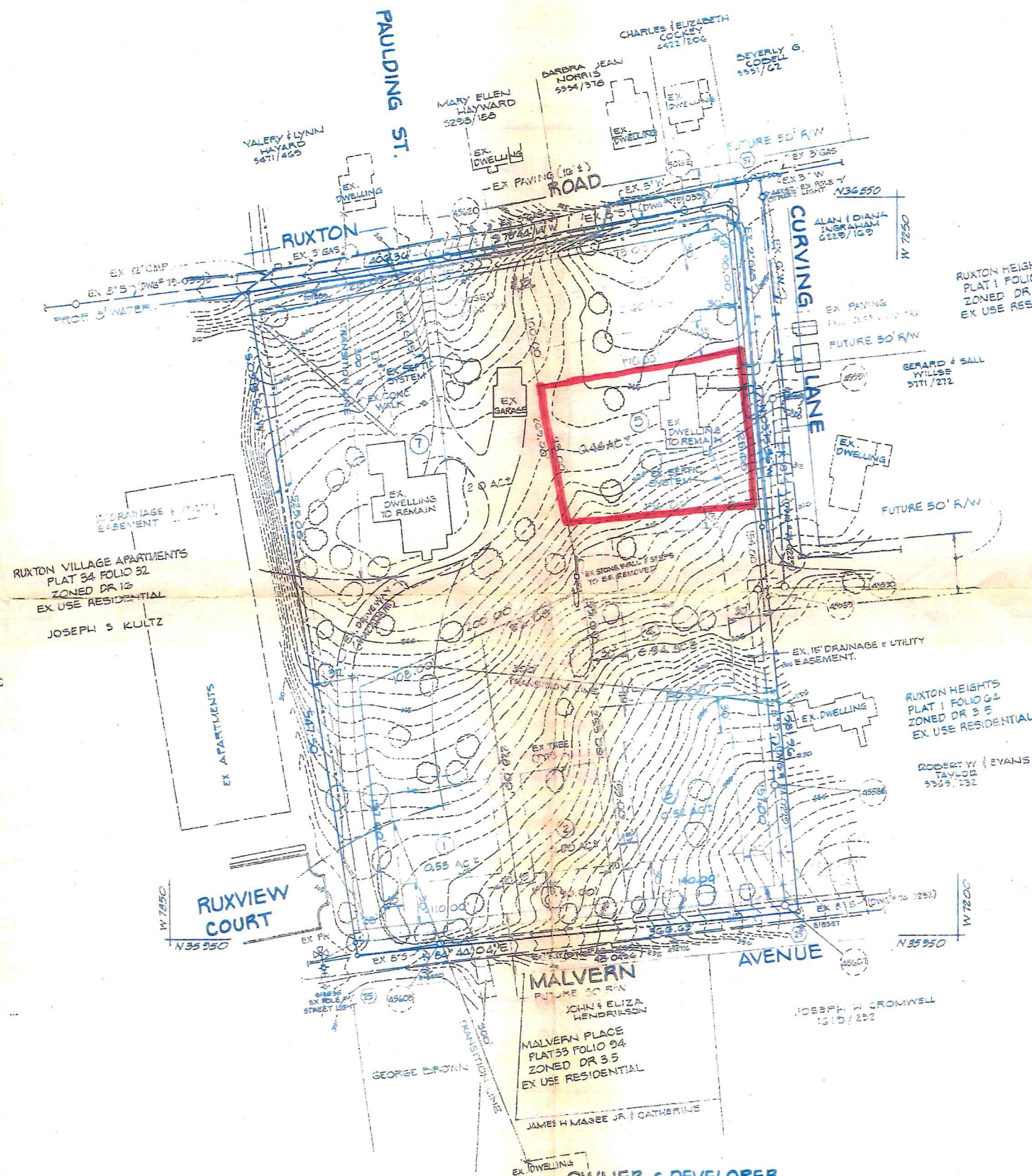
- 1 DEED REF EHK JR 5437/199
- 2 GROSS SITE AREA = 5.0 AC. ±
- 3 DENSITY ALLOWED = 5.0 AC. × 3.5 = 17.5
- 4 UNITS PROPOSED = 2 EXISTING PLUS 5
- 5 PROPOSED = 7 TOTAL SINGLE FAMILY
- 6 PARKING SPACES REQUIRED & PROVIDED 2:1 = 14
- 7 OPEN SPACE REQUIRED DR 3.5 = 0.13 AC
- 8 OPEN SPACE WAIVER TO BE APPLIED FOR
- 9 A.D.T.S. SHOWN (8)
- 10 EXISTING ZONING DR 3.5
- 11 MAXIMUM BUILDING HEIGHT TO BE 35 FEET
- 12 CENSUS TRACT NUMBER 4305 02
- 13 COUNCILMANIC DISTRICT NUMBER 4
- 14 WATERSHED AREA ROLAND RUN
- 15 TAX ACCOUNT NUMBER 16-00-012125
- 16 SUB SEWER SHED NUMBER 56
- 17 ALL LOTS ARE FOR SALE
- 18 EXISTING GROUND COVER - GRASS, SCATTERED TREES
- 19 ALL SOIL TYPE G1-C
- 20 NO GRADING IS PROPOSED
- 21 ALL EXISTING TREES TO REMAIN
- 22 STORM WATER MANAGEMENT EXEMPTION TO BE APPLIED FOR
- 23 OWNERS OF EXISTING DWELLINGS IN PROCESS OF CONVERTING FROM EXISTING SEPTIC SYSTEMS TO EXISTING PUBLIC SEWER. THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITE OR ENDANGERED SPECIES, ETC.

NOTES

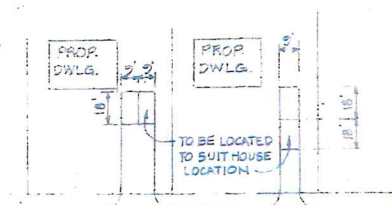
1. WAIVER TO BE APPLIED FOR TO ELIMINATE ROAD WIDENING, CURB & GUTTER AND SIDEWALKS.
2. INDIVIDUAL DRIVEWAY ENTRANCES TO BE RESOLVED ON SUBSEQUENT PLANS

ENGINEERS

D.S. THALER & ASSOCIATES, INC.
11 WARREN ROAD
BALTIMORE, MARYLAND 21205
301-484-4100



LOCATION MAP
SCALE: 1" = 500'



TYPICAL PARKING SPACE DETAIL
NO SCALE

BALTIMORE COUNTY MD. COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On
6/23/88 With The Following Action Taken
PLAN APPROVED
Plan Approved C-111
Plan Approved O-2
Approval Expiration Date 6/23/88
Plan Disapproved
Continued and Resubmitted
Plan Referred To Plan 54

IX-339

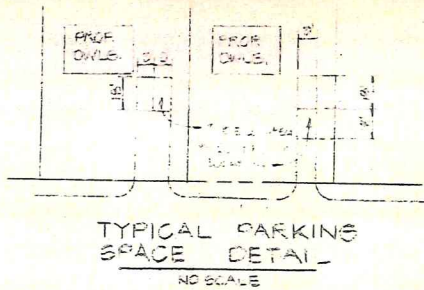
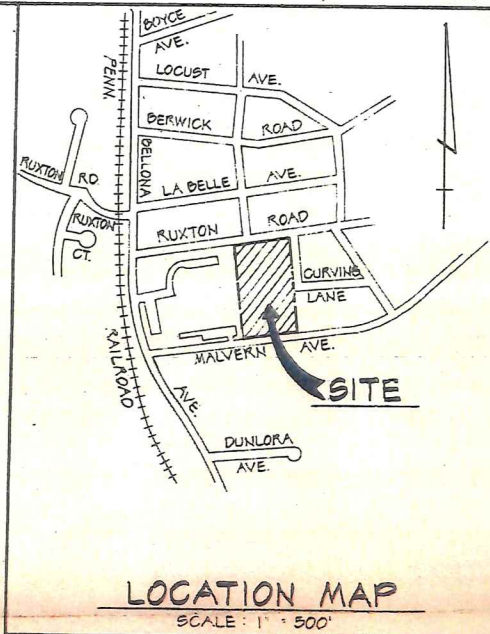
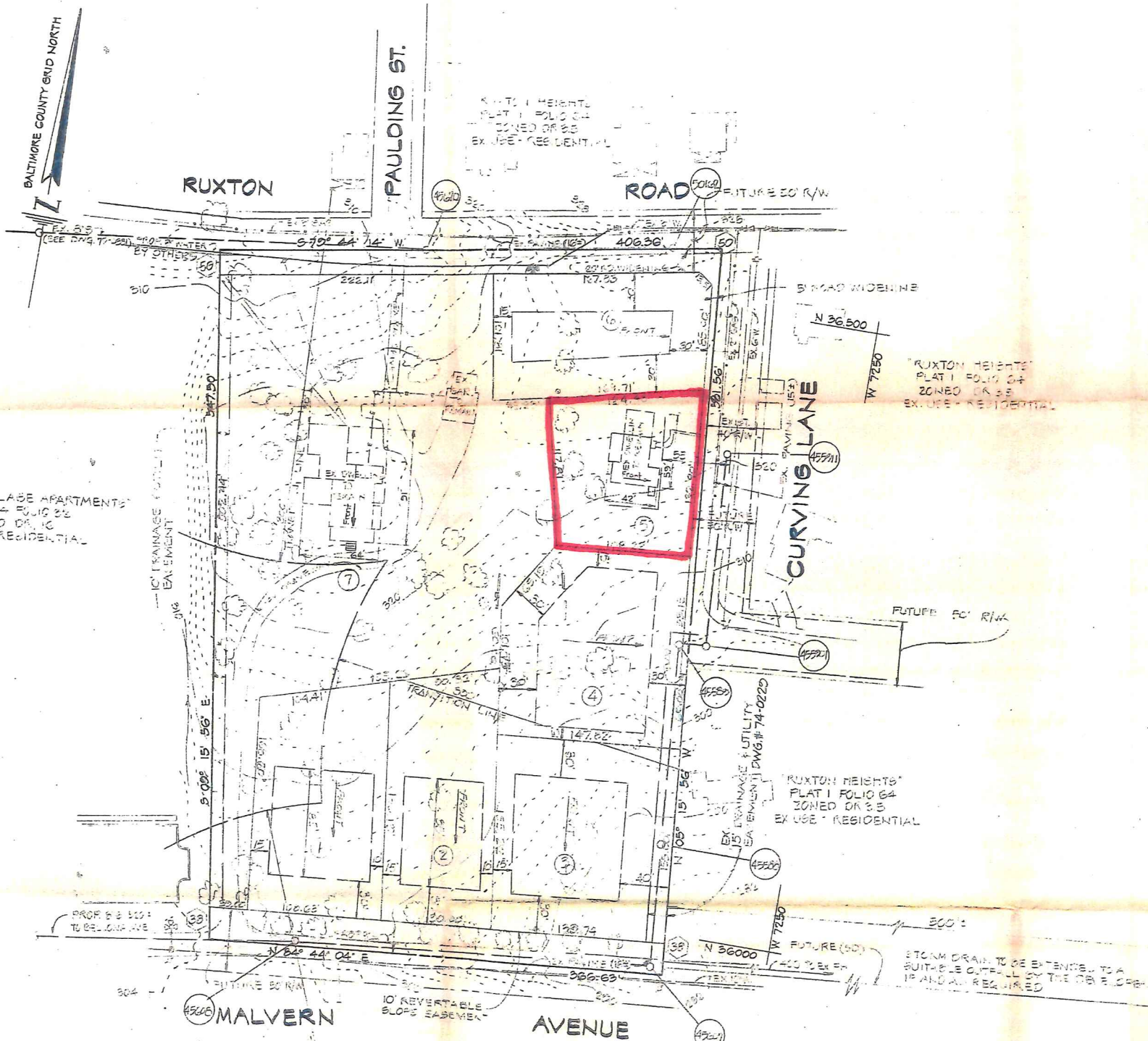
THE PLAN **GLUSMAN PROPERTY**

9 TH. ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' MAY 16, 1988

OWNER & DEVELOPER

SHELDON M. GLUSMAN & CAROL J. GLUSMAN
1412 MALVERN AVE.
BALTIMORE, MARYLAND 21204
301-821-0118

3. GROSS AREA OF SITE = 7300 S.F.
4. EXISTING ZONING = DR 35
5. UNITS ALLOWED = 35 (20-175)
6. UNITS PROPOSED = 12 (5 PROPOSED + 7 TOTAL)
7. PARKING SPACES REQUIRED = 2x7 = 14 SPACES
8. PARKING SPACES PROVIDED = 14 SPACES
9. OPEN SPACE REQUIRED = 3/4 x 50 = 0.18 AC
10. OPEN SPACE WAIVER HAS BEEN GRANTED ON 12/14/83
11. ENTIRE SITE FALLS WITHIN RESIDENTIAL TRANSITION AREA
12. ENTIRE SITE IS COVERED BY GRASS AND SCATTERED LARGE TREES
13. STORM WATER MANAGEMENT HAS BEEN CONDITIONALLY WAIVED ON 7/25/83
14. REFUSE TO BE PICKED UP BY BALTO. CO.
15. ALL UNITS ARE FOR SALE EXCEPT LOTS 5 & 7
16. DRIVEWAYS & PARKING SPACES TO BE PAVED WITH BITUMINOUS CONCRETE 5" SPALL
17. TOTAL ACTS = 87 - SHOWN TRULY
18. ALL GRADING SHALL BE CONFINED WITHIN LIMITS OF BUILDING ENVELOPE
19. DEVELOPER WILL PROVIDE NO LANDSCAPING. ALL LANDSCAPING TO BE DONE BY INDIVIDUAL LOT OWNERS
20. STREET LIGHTS, CURB & GUTTER, ROAD WIDENING & SIDEWALKS FOR THIS PROJECT HAVE BEEN WAIVED, BY A LETTER FROM THE DIRECTOR OF PLANNING & ZONING DATED JULY 22, 1983 C.R.G. PLAN APPROVED ON 6-23-83
21. WHERE WINDOWS ARE CONSTRUCTED THEY SHALL SATISFY THE FOLLOWING:
 - A. 15' MIN. WINDOW TO PROPERTY LINE
 - B. 25' MIN. WINDOW TO STREET RIGHT-OF-WAY
 - C. 35' MIN. WINDOW TO TRACT BOUNDARY
 - D. 40' MIN. WINDOW TO WINDOW IN DIFFERENT BUILDINGS



ENGINEER
D.S. THALER & ASSOCIATES, INC.

11 WARREN ROAD
 BALTIMORE, MARYLAND 21206
 301-464-4100

APPROVED FOR FIRST AMENDMENT 3-13-84
 3/16/84
 3/21/84

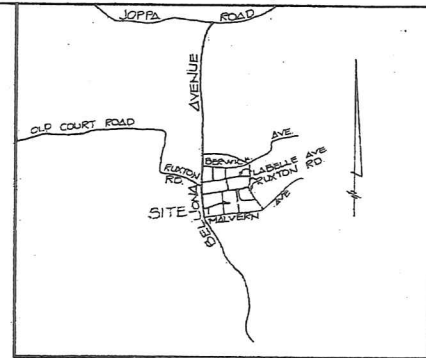
OWNER - DEVELOPER
 SHELDON M. GLUSMAN & CAROL J. GLUSMAN
 1412 MALVERN AVE.
 BALTIMORE, MARYLAND 21204

FIRST AMENDED
 FINAL DEVELOPMENT PLAN
GLUSMAN PROPERTY
 9th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 50' JANUARY 7, 1981
 REV. MARCH 13, 1984

IX-339

COORDINATES

NO.	NORTH	WEST
11	36475.352	7184.217
21	35234.298	7676.764
22	35243.644	7351.684
23	36547.752	7385.056
31	36455.610	7181.697
35	35252.731	7100.792
36	35293.538	7333.278
37	36207.631	7353.709
38	36207.172	7358.688
39	36525.083	7327.225
40	36516.202	7387.233
100	36147.864	7346.703
101	36235.000	7510.000
102	35280.714	7475.130
103	36134.318	7475.407
104	36130.000	7670.000
105	36185.517	7507.875
106	35262.485	7670.225
107	35272.454	7567.750
108	36152.691	7475.000
109	36222.031	7567.257
110	36525.000	7545.000
111	36425.182	7565.132
112	36437.248	7372.434
113	36404.293	7500.870



VICINITY MAP
SCALE: 1" = 2000'

DENSITY CALCULATIONS

- EXISTING ZONING = DR. 3.5
- GROSS AREA OF SITE = 5.00 AC. ±
- DENSITY ALLOWED = 5.0 X 3.5 = 17.5 UNITS
- DENSITY PROPOSED = 5 SINGLE FAMILY DWELLINGS
2 EX SINGLE FAMILY DWELLINGS
7 TOTAL
- PARKING SPACES REQUIRED = 2 X 7 = 14
- PROVIDED = 14
- OPEN SPACE WAIVER GRANTED ON = 12/14/83
- DEED OF OWNERSHIP = E.H.S. JR. 5437/177
- ALL LOTS ARE FOR SALE EXCEPT LOTS 5 & 7
- STORM WATER MANAGEMENT WAS WAIVED ON 7-25-83

NOTES

- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68 BILL NO. 56-82.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPT. OF PUBLIC WORKS.
- THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
- THE CRQ. PLAN HAS BEEN APPROVED ON 6-23-83

EMK, JR. 51 FOLIO 80

Filed for record
Date JUN 27 1984
Test

[Signature]

LOT 4, LOT 5, & LOT 7 CANNOT BE CONVEYED UNTIL EX. SEPTIC SYSTEMS HAVE BEEN BACKFILLED & EX. HOUSES ON LOT 5 & LOT 7 HAVE BEEN CONNECTED TO EXISTING SEWER.

OWNER & DEVELOPER

SHELDON M. GLUSMAN & CAROL J. GLUSMAN
1412 MALVERN AVE.
BALTIMORE, MARYLAND 21204

GLUSMAN PROPERTY

9th ELECTION DISTRICT BALTIMORE CO., MD.
SCALE: 1" = 50'
FEBRUARY 21, 1984

THIS SITE IS WITHIN THE JONES FALLS SEWAGE DRAINAGE AREA

NOTE:
HIGHWAY AND HIGHWAY WIDENING SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES, AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS.
X-2414
N 86° 22' 08" W 72.81' 6.8
X-4415
N 35° 12' 59" W 73.12' 6.8

NOTE:
THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THERE OF IN DEED ARE FOR THE PURPOSE OF DESCRIPTION ONLY THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THERE OF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THERE HEIRS AND ASSIGNS.

OWNERS CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, AS SAME CONCERNING THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

SURVEYORS CERTIFICATE
THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THERE OF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

DEPUTY STATE AND COUNTY HEALTH OFFICER

[Signature] 6/21/84
DIRECTOR DATE

APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

[Signature] 6/21/84
DIRECTOR DATE



D. S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS - SURVEYORS
11 WARREN ROAD BALTIMORE, MARYLAND 21208 484-4100

DEPARTMENT OF PUBLIC WORKS
[Signature] 6/14/84
DIRECTOR DATE

RWA COMPLETED 9/3/82 JAH
FINAL PLAT CHECKED
PLANNING 6/14/84
ENGINEERING 6/14/84
HOUSE NUMBERS 1-11-6/20/84

COMPUTED BY: S.A.F.
CHECKED BY: S.A.F.
DRAWN BY: G.M.B.
P.N. 0217