

MEMORANDUM

DATE: April 17, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0199-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 16, 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 VARIANCE

(1110 Burke Road)
15th Election District
6th Council District
Ger Construction, LLC
Legal Owner

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0199-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Ger Construction, LLC, legal owner of the subject property ("Petitioner"). The Petition seeks variance relief from §§ 1A04.3.A, 1A04.3.B.2.b and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a structure height of 45 ft., side yard setbacks of 35 ft. and 35 ft., a front yard setback of 52 ft. from the center line of any other street or road and an open porch and stairs with a side yard setback of 32 ft. in lieu of the maximum permitted 35 ft., and required 50 ft., 50 ft., 75 ft., and 37.5 ft., respectively for a new dwelling. A site plan was marked as Petitioner's Exhibit 1.

Jose Urbina and David Billingsley appeared in support of the petition. One neighbor attended the hearing to obtain additional information regarding the requests. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee ("ZAC") comments were received from the Bureau of Development Plans Review (DPR), the Department of Environmental Protection and Sustainability (DEPS) and the Department of Planning (DOP).

The site is approximately 26,945 sq. ft. in size and zoned RC-5. The property is comprised of two parcels, identified as Lot Nos. 88 & 89 on the Plat of Bowleys Quarters recorded in 1921.

ORDER RECEIVED FOR FILING

Date 3/16/18

By ser

Exhibit 5. Petitioner in 2017 sought relief to construct a single-family dwelling on each of the lots. That request was denied and no appeal was filed. See Case Nos. 2017-0050/51-A. Petitioner now proposes to merge the lots and construct one single-family dwelling on the combined parcels.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The waterfront property has irregular dimensions which renders it unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to construct a single-family dwelling on the combined lots. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County or community opposition.

THEREFORE, IT IS ORDERED, this 16th day of **March, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 1A04.3.A, 1A04.3.B.2.b and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a structure height of 45 ft., side yard setbacks of 35 ft. and 35 ft., a front yard setback of 52 ft. from the center line of any other street or road and an open porch and stairs with a side yard setback of 32 ft. in lieu of the maximum permitted 35 ft., and required 50 ft., 50 ft., 75 ft., and 37.5 ft., respectively for a new dwelling, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

ORDER RECEIVED FOR FILING

Date 3/16/18
By den

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must prior to issuance of permits comply with Chesapeake Bay Critical Area and flood protection regulations.
3. Prior to issuance of permits Petitioner must submit to the DOP elevation drawings of the proposed single-family dwelling to enable that agency to make a positive finding that the RC 5 performance standards have been satisfied.

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:slh

ORDER RECEIVED FOR FILING

Date 3/16/18

By slh



CBCA

Flood

PETITION FOR ZONING HEARING(S)

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

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

Address 1110 BURKE ROAD which is presently zoned RC5
Deed References: L. 37552 E. 292 & 295 10 Digit Tax Account # 1516751350
Property Owner(s) Printed Name(s) GER CONSTRUCTION LLC 1516751170

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s)

SEE ATTACHED

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

GER CONSTRUCTION LLC
GARY GER, MEMBER

Name #1 Type or Print Name #2 - Type or Print

Signature #1 Signature #2

3301 KEYSER RD PIKESVILLE MD.

21208 (410) 977-6065 toroservice511c@comcast.net

Representative to be contacted:

DAVID BILLINGSLEY

Name Type or Print

Signature

601 CHARWOOD CT. EDGEWOOD MD.

21040 (410) 679-8719 dwb0209@yahoo.com

CASE NUMBER 2018-0199-A Filing Date 2/1/2018 Do Not Schedule Dates: Reviewer JW

SECTIONS 1A04.3.A, 1A04.3.B.2.b AND 301.1.A TO PERMIT A STRUCTURE HEIGHT OF 45 FEET, SIDE YARD SETBACKS OF 35 FEET AND 35 FEET, A FRONT YARD SETBACK OF 52 FEET FROM THE CENTER LINE OF ANY OTHER STREET OR ROAD AND AN OPEN PORCH AND STAIRS WITH A SIDE YARD SETBACK OF 32 FEET IN LIEU OF THE MAXIMUM PERMITTED 35 FEET, AND REQUIRED 50 FEET, 50 FEET, 75 FEET AND 37.5 FEET RESPECTFULLY FOR A NEW DWELLING.

2018-0199-A

ZONING DESCRIPTION

1110 BURKE ROAD

Beginning for the same at a point on the east side of Burke ^{Road} Avenue (30 feet wide) distant 282 feet northwesterly from its intersection with the center of Cold Spring Road (30 feet wide) thence being all of Lots 98 and 99 as shown on the plat entitled Plat 1, Bowleys Quarters recorded among the Baltimore County plat records in Plat Book 7 Folio 12.

Containing 26,945 square feet or 0.619 acre of land, more or less.

Being known as 1110 Burke Road. Located in the 15TH election district, 6TH councilmanic district of Baltimore County, Md.

2018-0199-A



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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5465059

Sold To:

Gary Ger - CU00640254
3301 Keyser Rd
Pikesville, MD 21208-1923

Bill To:

Gary Ger - CU00640254
3301 Keyser Rd
Pikesville, MD 21208-1923

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

Feb 22, 2018

NOTICE OF ZONING HEARING

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

Case: # 2018-0199-A
1110 Burke Road
E/s Burke Road, 282 ft. NW of Cold Spring Road
15th Election District - 6th Councilmanic District
Legal Owner(s) Ger Construction, LLC, Gary Ger

Variance to permit a structure height of 45 ft., side yard setbacks of 35 ft. and 35 ft., a front yard setback of 52 ft. from the center line of any other street or road and an open porch and stairs with a side yard setback of 32 ft. in lieu of the maximum permitted 35 ft., and required 50 ft., 50 ft., 75 ft., and 37.5 ft. respectively for a new dwelling.

Hearing: Thursday, March 15, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2-154 February 22 5465059

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

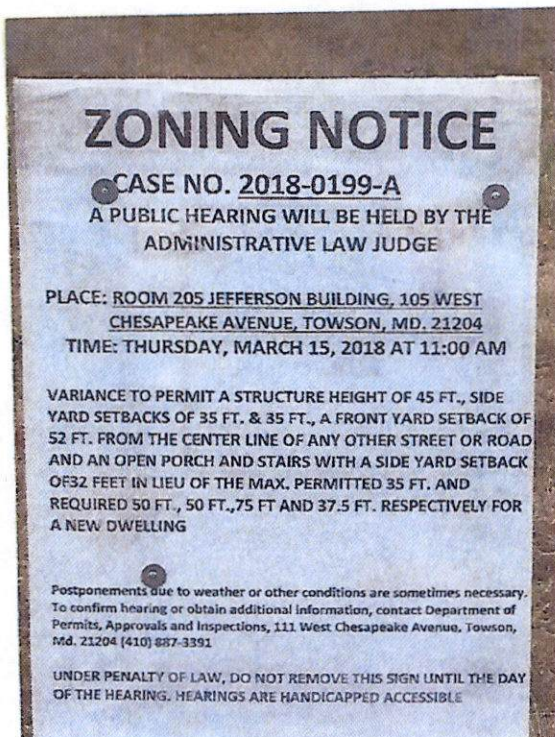
CERTIFICATE OF POSTING

Date: FEBRUARY 23, 2018

RE: Project Name: 1110 BURKE ROAD
Case Number /PAI Number: 2018-0199-A
Petitioner/Developer: GER CONSTRUCTION LLC
Date of Hearing/Closing: MARCH 15, 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 1110 BURKE ROAD

The sign(s) were posted on FEBRUARY 23, 2018
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

February 14, 2018

NOTICE OF ZONING HEARING

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CASE NUMBER: 2018-0199-A

1110 Burke Road
E/s Burke Road, 282 ft. NW of Cold Spring Road
15th Election District – 6th Councilmanic District
Legal Owners: Ger Construction, LLC, Gary Ger

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105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Gary Ger, 3301 Keyser Road, Pikesville 21208
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 23, 2018.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 22, 2018 Issue - Jeffersonian

Please forward billing to:

Gary Ger
Ger Construction, LLC
3301 Keyser Road
Pikesville, MD 21208

410-977-6065

NOTICE OF ZONING HEARING

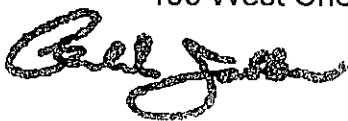
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105 West Chesapeake Avenue, Towson 21204



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

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

RE: PETITION FOR VARIANCE
1110 Burke Road; E/S Burke Road,
282' N of c/line of Cold Spring Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): Ger Construction, LLC
By Gary Ger

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2018-199-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

FEB 05 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of February, 2018 a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2018-0199-A
Property Address: 1110 BURKE ROAD
Property Description: E. SIDE BURKE AVE 282' NW'LY FROM
£ COLD SPRING ROAD
Legal Owners (Petitioners): _____
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: GARY GER
Company/Firm (if applicable): GER CONSTRUCTION, LLC
Address: 3301 KEYSER ROAD
PIKESVILLE, MO 21208
Telephone Number: (410) 977-6065

Revised 7/9/2015

152 161197

Date: 7/1/11

Rev	Sub
Source/	Rev/

[illegible]

Total:

Rec.

From:

For:-

7018-0199-14

DISTRIBUTION

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

PAID RECEIPT

BUSINESS	ACTUAL	TRZ	TRM
1	2	3	4
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9	10	11	12
13	14	15	16
17	18	19	20
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53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
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93	94	95	96
97	98	99	100

2/01/2018 2/01/2018 09:24:14

REG-5501 WALKIN LJR.

2-RECEIPT # 773494 2701/2018 CFLH

Dept. 31-528 ZONING VERIFICATION

CR 110-151197

Exhibit Tot

75.00 OK 1.00 CA

Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

March 7, 2018

Ger Construction LLC
Gary Ger
3301 Keyser Road
Pikesville MD 21208

RE: Case Number: 2018-0199 A, Address: 1110 Burke Road

Dear Mr. Ger:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 31, 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
David Billingsley, 601 Charwood Court, Edgewood MD 21040

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

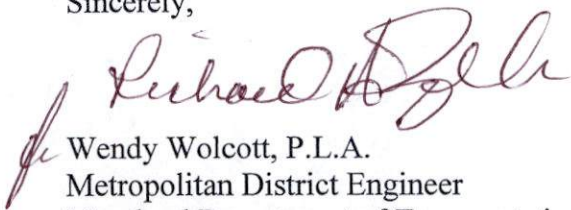
Dear Ms. Lewis:

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. 2018-0199-A

Variance
Ger Construction, Gary Ger
1110 Burke Road

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

Sincerely,



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

WW/RAZ

3-15

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-199

DATE: 2/27/2018



INFORMATION:

Property Address: 1110 Burke Road
Petitioner: Gary Ger, GER Construction, LLC
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a proposed single family dwelling with a height of 45', principal building setbacks of 35' to the side property lines, 52' from the center line of a road that is not a collector or scenic route nor connects to a collector road as defined with an open projection (porch and stairs) setback of 32' to the side property line in lieu of the required height of 35', principal building setbacks of 50' to the side property lines, 75' from the center line of a road that is not a collector or scenic route nor connects to a collector road and a minimum 37.5' open projection (porch and stairs) setback to the side property line respectively.

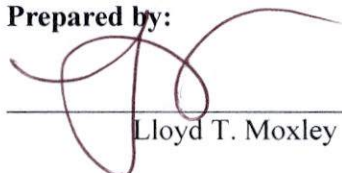
A site visit was conducted on February 8, 2018.

The Department has no objection to granting the petitioned zoning relief.

Please be advised this site is subject to the RC 5 performance standards as listed in Section 1A04.4 of the Baltimore County Zoning Regulations. Architectural elevations must be submitted to the Department of Planning for review at the time of building permit review.

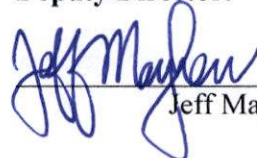
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Krystle Patchak
David Billingsley, Central Drafting & Design, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: February 26, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0199-A
Address 1110 Burke Road
(Ger Construction Property)

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

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to construct a dwelling with greater height than permitted and reduced side yard and rear yard setbacks. The lot is waterfront, and the proposed dwelling must meet all LDA and MBA requirements, including lot coverage limits and afforestation requirements. The property is 26,945 square feet. Lot coverage is limited to a maximum of 5,445 square feet, with mitigation required for any lot coverage between 4,041 square feet and 5,445 square feet. 15% afforestation of eight trees is required. Lot coverage, afforestation, and MBA information has not been provided. Allowing greater height to the dwelling does not affect these items. If the lot coverage, afforestation, and MBA requirements can be met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and must meet all lot coverage, MBA, and afforestation requirements. If these requirements are met this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. Provided that the applicants can meet their lot coverage, MBA, and afforestation requirements, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 9, 2018
Item No. 2018-0199-A

DATE: February 12, 2018

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

Prior to submitting a building permit application, the petitioner shall contact the office of the Director of Public Works to determine the Flood Protection Elevations so that the first floor elevation can be established.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/27/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
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Zoning: RC 5
Requested Action: Variance

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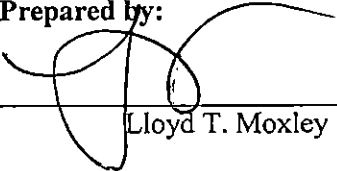
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For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Krystle Patchak

David Billingsley, Central Drafting & Design, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: February 26, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0199-A
Address 1110 Burke Road
(Ger Construction Property)

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

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to construct a dwelling with greater height than permitted and reduced side yard and rear yard setbacks. The lot is waterfront, and the proposed dwelling must meet all LDA and MBA requirements, including lot coverage limits and afforestation requirements. The property is 26,945 square feet. Lot coverage is limited to a maximum of 5,445 square feet, with mitigation required for any lot coverage between 4,041 square feet and 5,445 square feet. 15% afforestation of eight trees is required. Lot coverage, afforestation, and MBA information has not been provided. Allowing greater height to the dwelling does not affect these items. If the lot coverage, afforestation, and MBA requirements can be met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and must meet all lot coverage, MBA, and afforestation requirements. If these requirements are met this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. Provided that the applicants can meet their lot coverage, MBA, and afforestation requirements, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1516751170			
Owner Information					
Owner Name:		GER CONSTRUCTION LLC		Use:	RESIDENTIAL
Mailing Address:		3301 KEYSER RD PIKESVILLE MD 21208-0000		Principal Residence:	NO
				Deed Reference:	/37552/ 00292
Location & Structure Information					
Premises Address:		1112 BURKE RD 0-0000 Waterfront		Legal Description: BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0098	0004	0004		0000	99 2018 1 0007/0012
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			13,144 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2018	As of 07/01/2017	As of 07/01/2018
Land:		262,200	262,200		
Improvements		0	0		
Total:		262,200	262,200	262,200	262,200
Preferential Land:		0			0
Transfer Information					
Seller: NANCY ANN GRIMMEL IRREVOCABLE TRUST		Date: 05/25/2016		Price: \$210,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /37552/ 00292		Deed2:	
Seller: GRIMMEL NANCY		Date: 05/31/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32131/ 00466		Deed2:	
Seller: PRESTIANNI BART		Date: 08/18/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27262/ 00604		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:	

1110 Burke Road

2010-0199-A



Publication Date: 2/1/2018



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



0 15 30 60 90 120 Feet

1 inch = 60 feet

CASE NAME 1110 BURKE RD.
CASE NUMBER 2018-0199-A
DATE 3/14/18

[illegible]

2018-0199-A

CASE NAME _____

CASE NUMBER _____

DATE _____

3/15/2018

E - MAIL

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>2/12</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>COMMENT</u>
<u>2/26</u>	DEPS (if not received, date e-mail sent _____)	<u>Comment</u>
_____	FIRE DEPARTMENT	_____
<u>2/27/18</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO Objection</u>
<u>2/5/18</u>	STATE HIGHWAY ADMINISTRATION	<u>no Objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. <u>2017-0050-A</u> <u>2017-0051-A</u>)		
NEWSPAPER ADVERTISEMENT	Date: <u>2/22/18</u>	
SIGN POSTING	Date: <u>2/23/18</u>	by <u>Buellingsley</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 - 15 Account Number - 1516751350			
Owner Information					
Owner Name:		GER CONSTRUCTION LLC		Use:	RESIDENTIAL
Mailing Address:		3301 KEYSER RD PIKESVILLE MD 21208-0000		Principal Residence:	NO
				Deed Reference:	/37552/ 00292
Location & Structure Information					
Premises Address:		1110 BURKE RD 0-0000 Waterfront		Legal Description: 1110 BURKE RD BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0098	0004	0004		0000	98
				Assessment Year:	Plat No:
				2018	1
					Plat Ref:
					0007/0012
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			15,741 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2018	07/01/2017	07/01/2018
Land:		127,400	127,400		
Improvements		9,200	9,200		
Total:		136,600	136,600	136,600	136,600
Preferential Land:		0			0
Transfer Information					
Seller: NANCY ANN GRIMMEL IRREVOCABLE TRUST		Date: 05/25/2016		Price: \$210,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /37552/ 00292		Deed2:	
Seller: GRIMMEL NANCY		Date: 05/31/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32131/ 00466		Deed2:	
Seller: PRESIANNI PHILIP M		Date: 08/18/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27262/ 00604		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:					

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1516751170			
Owner Information					
Owner Name:		GER CONSTRUCTION LLC		Use:	RESIDENTIAL
Mailing Address:		3301 KEYSER RD PIKESVILLE MD 21208-0000		Principal Residence:	NO
				Deed Reference:	/37552/ 00292
Location & Structure Information					
Premises Address:		1112 BURKE RD 0-0000 Waterfront		Legal Description:	
				BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0098	0004	0004		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	1
	99	2018		0007/0012	
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			13,144 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2018	07/01/2017	07/01/2018
Land:		262,200	262,200		
Improvements		0	0		
Total:		262,200	262,200	262,200	262,200
Preferential Land:		0			0
Transfer Information					
Seller: NANCY ANN GRIMMEL IRREVOCABLE TRUST		Date: 05/25/2016		Price: \$210,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /37552/ 00292		Deed2:	
Seller: GRIMMEL NANCY		Date: 05/31/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32131/ 00466		Deed2:	
Seller: PRESTIANNI BART		Date: 08/18/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27262/ 00604		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:	

pw
4-17-18

3-16-18
Den

PETITIONER'S EXHIBITS

**1110 BURKE ROAD
CASE NO. 2018-0199-A**

- 1. PLAT TO ACCOMPANY PETITION DATED DECEMBER 29, 2018 (NO CHANGES)**
- 2. SDAT REAL PROPERTY SEARCH FOR 1112 BURKE ROAD**
- 3. REAL PROPERTY DATA SEARCH FOR 1110 BURKE ROAD**
- 4. DEED OF RECORD L.37552 F.292**
- 5. PLAT I BOWLEYS QUARTERS PB 7 F 12 RECORDED MAY 27, 1921**
- 6. AERIAL PHOTO**
- 7a-d. PHOTOS**
- 8a-b. BUILDING ELEVATIONS**

3/15
11 Am

Case No.: 2018-01997A - 1110 Burke Rd.

Exhibit Sheet

Petitioner/Developer

Protestants

No. 1		
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1516751170			
Owner Information					
Owner Name:		GER CONSTRUCTION LLC		Use:	RESIDENTIAL
Mailing Address:		3301 KEYSER RD PIKESVILLE MD 21208-0000		Principal Residence:	NO
				Deed Reference:	/37552/ 00292
Location & Structure Information					
Premises Address:		1112 BURKE RD 0-0000 Waterfront		Legal Description:	
				BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0098	0004	0004		0000	99 2015 0007/0012
Special Tax Areas:			Town: Ad Valorem: Tax Class: NONE		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1957		1,080 SF		13,144 SF	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	BRICK	1 full	
Value Information					
Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		262,200		262,200	
Improvements		0		0	
Total:		262,200		262,200	
Preferential Land:		0		0	
Transfer Information					
Seller: NANCY ANN GRIMMEL IRREVOCABLE TRUST		Date: 05/25/2016		Price: \$210,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /37552/ 00292		Deed2:	
Seller: GRIMMEL NANCY		Date: 05/31/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32131/ 00466		Deed2:	
Seller: PRESTIANNI BART		Date: 08/18/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27262/ 00604		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2015 07/01/2016	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00/0.00	
Tax Exempt:		Special Tax Recapture:		0.00/0.00	
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

PETITIONER'S
EXHIBIT NO. 7

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1516751350			
Owner Information					
Owner Name:		GER CONSTRUCTION LLC		Use:	RESIDENTIAL
Mailing Address:		3301 KEYSER RD PIKESVILLE MD 21208-0000		Principal Residence:	NO
				Deed Reference:	/37552/ 00292
Location & Structure Information					
Premises Address:		1110 BURKE RD 0-0000 Waterfront		Legal Description:	1110 BURKE RD BOWLEYS QUARTERS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0098	0004	0004		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	1
	98	2018		0007/0012	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			15,741 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2018	As of 07/01/2017	As of 07/01/2018	
Land:	127,400	127,400			
Improvements	9,200	9,200			
Total:	136,600	136,600	136,600	136,600	
Preferential Land:	0			0	
Transfer Information					
Seller: NANCY ANN GRIMMEL IRREVOCABLE TRUST		Date: 05/25/2016		Price: \$210,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /37552/ 00292		Deed2:	
Seller: GRIMMEL NANCY		Date: 05/31/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32131/ 00466		Deed2:	
Seller: PRESIANNI PHILIP M		Date: 08/18/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27262/ 00604		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:	

PETITIONER'S
EXHIBIT NO. 3

Lawyers Trust Title Company
 File No. 16-626MD
 Tax ID # (15) 15-16-751350 and (15) 15-16-751170

This Deed, made this 16th day of May, 2016, by and between Lawrence Beck, Trustee of the Nancy Ann Grimmel Irrevocable Trust, party of the first part, Grantor; and Ger Construction LLC, a Maryland limited liability company, party of the second part, Grantee.

- **Witnesseth** -

That for and in consideration of the sum of Two Hundred Ten Thousand And 00/100 Dollars (\$210,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Ger Construction LLC, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Being known and designated as Lot Nos. 98 and 99, Plat No. 1, as shown on the Plat of the Property of Bowley's Quarter Company of Baltimore County, which plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 7 at folio 12. The improvements thereon being known as 1110 and 1112 Burke Road.

Being the same property which, by Deed dated December 31, 2011, and recorded among the Land Records of Baltimore County in Liber JLE No. 32131 at Folio 466, was granted and conveyed by Nancy Grimmel unto Nancy Ann Grimmel Irrevocable Trust.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Ger Construction LLC, in fee simple.

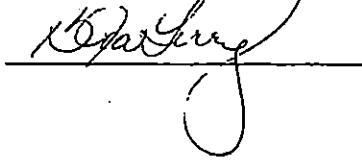
And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

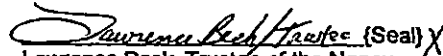
LR - Deed (w Taxes)
 Recording only \$120.00
 Grantor/Grantee Name:
 Beck
 Reference/Control #:
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 1,050.00
 LR - Non-Resident Tax
 - linked 0.00
 SubTotal: 1,110.00
 Total: 1,110.00
 05/25/2016 11:59
 #6210877 CC03-1A
 Baltimore
 County/CO03-01.01 -
 Register 01

PETITIONER'S
EXHIBIT NO. 4

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:



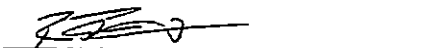
 (Seal) X
Lawrence Beck, Trustee of the Nancy
Ann Grimm Irrevocable Trust

STATE OF Michigan, COUNTY OF Lapeer, to wit:

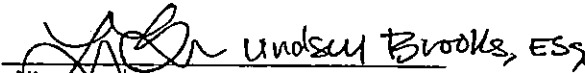
I hereby certify that on this 11th day of May, 2016, before me, the subscriber, a Notary Public of the State aforesaid, County of Lapeer, personally appeared Lawrence Beck, Trustee of the Nancy Ann Grimm Irrevocable Trust, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

R FOUNTAIN
NOTARY PUBLIC
STATE OF MICHIGAN, COUNTY OF LAPEER
My Commission Expires 12/1/2019
Acting in the County of Lapeer


Notary Public
My commission expires: 12-1-19

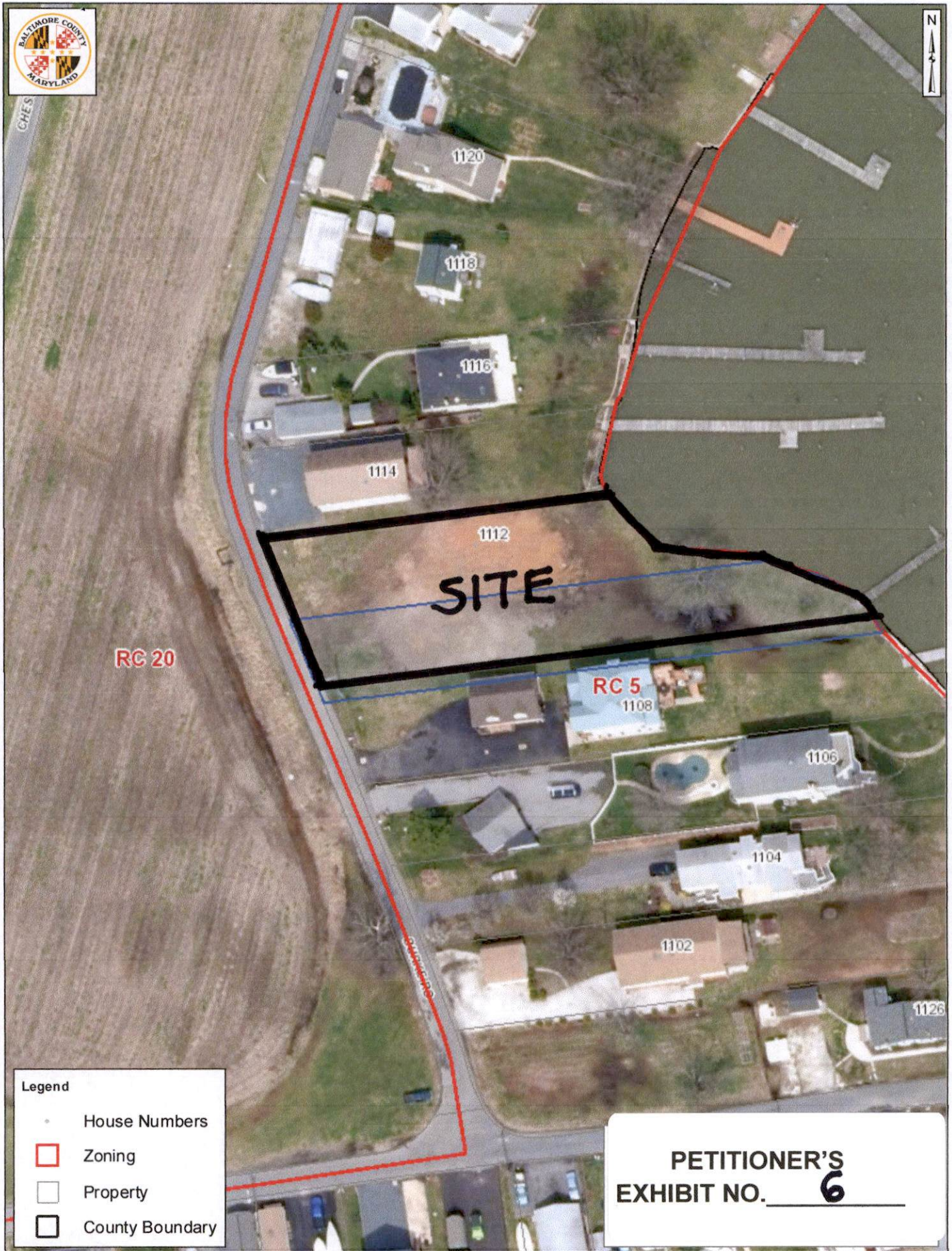
THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


Attorney

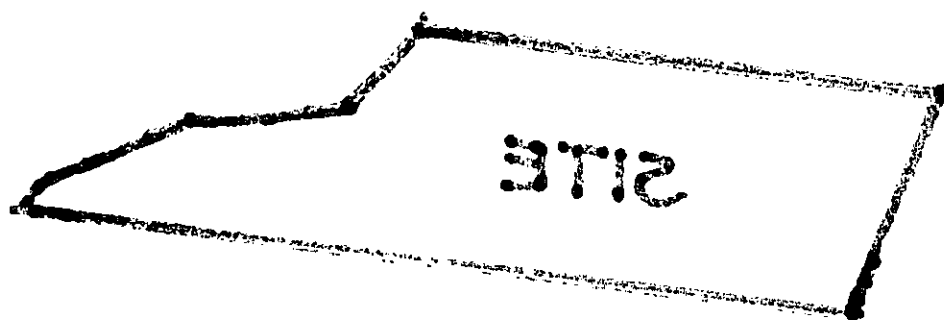
AFTER RECORDING, PLEASE RETURN TO:

Ger Construction LLC
3301 Keyser Road
Pikesville, MD 21208

Baltimore County - My Neighborhood



PETITIONER'S
EXHIBIT NO. 6





7a



7b



7c

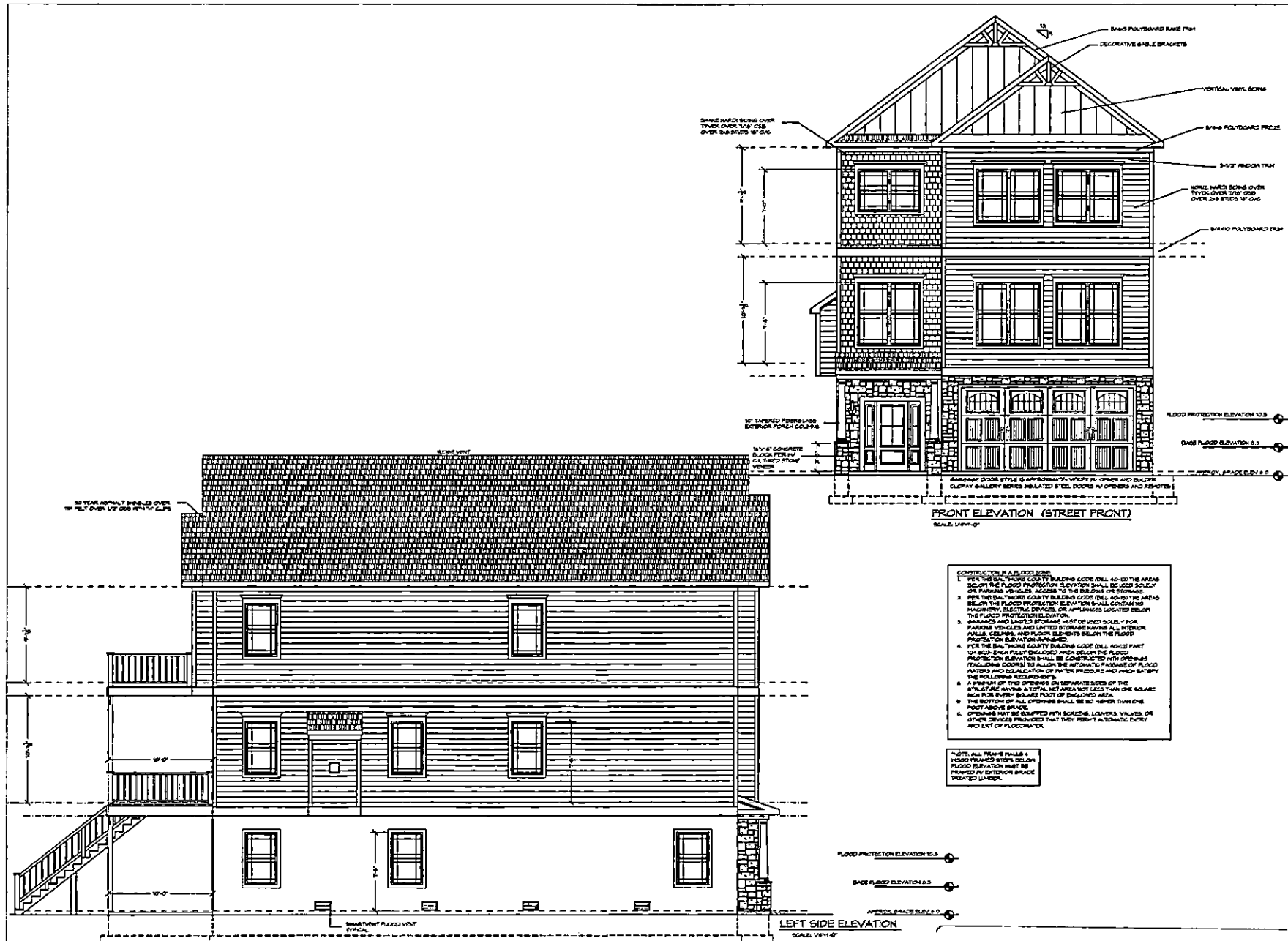


7d

1110 BURKE ROAD, MIDDLE RIVER, MD
TORO SERVICES LLC

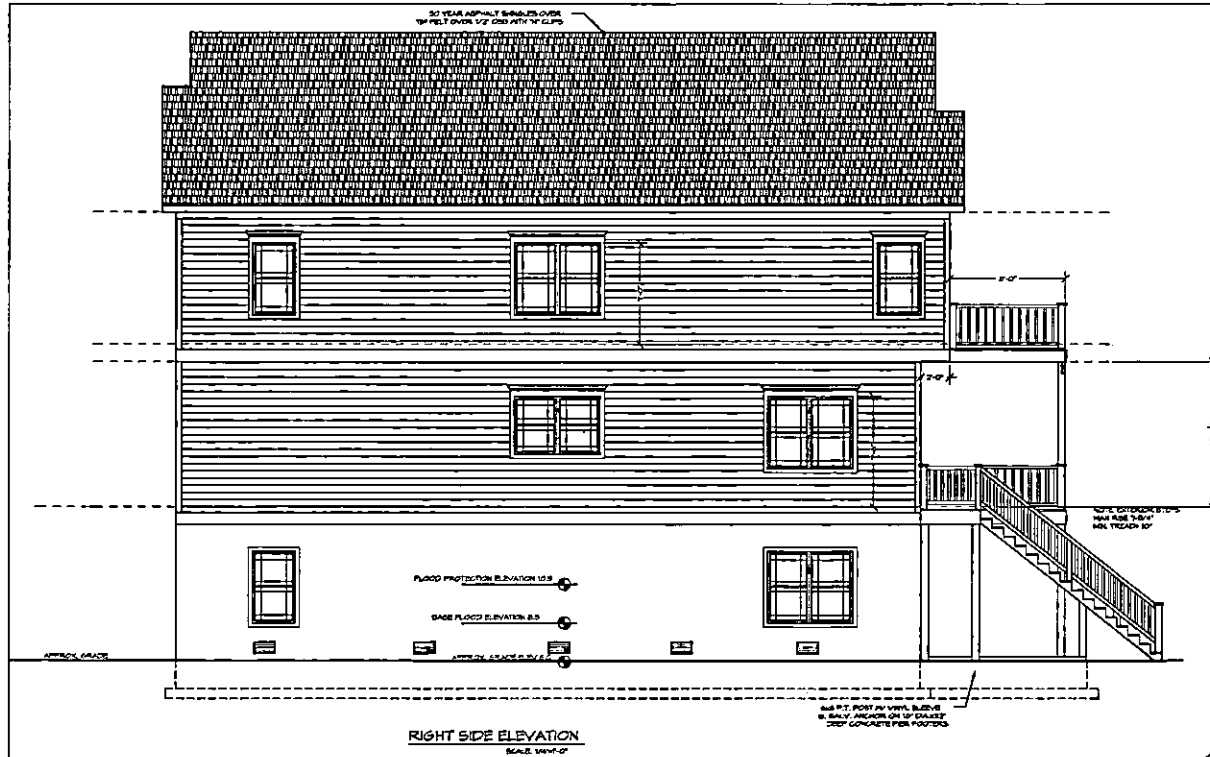
WIDTH 1/4" x 1'-0" DATE 4/2011 SHEET NO. 1 OF 10	GBL CUSTOM HOME DESIGN INC. PO BOX 237 PLEASANT, MO 63046 PHONE 417-633-0430
--	---

PETITIONER'S
EXHIBIT NO. 8a

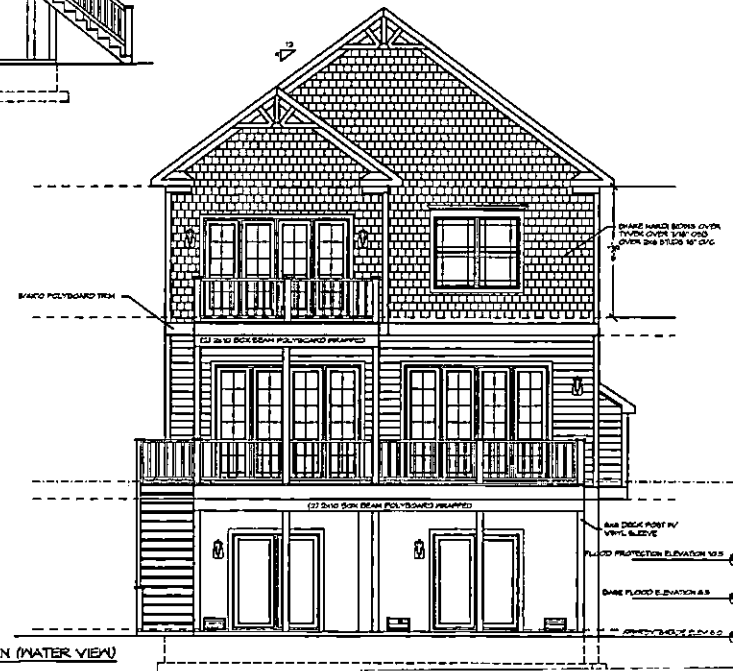


PROJECT ADDRESS:
1110 BURKE ROAD
MIDDLE RIVER, MD. 21220
BALTIMORE COUNTY, MD.

1110 BURKE ROAD, MIDDLE RIVER, MD
TORO SERVICES LLC



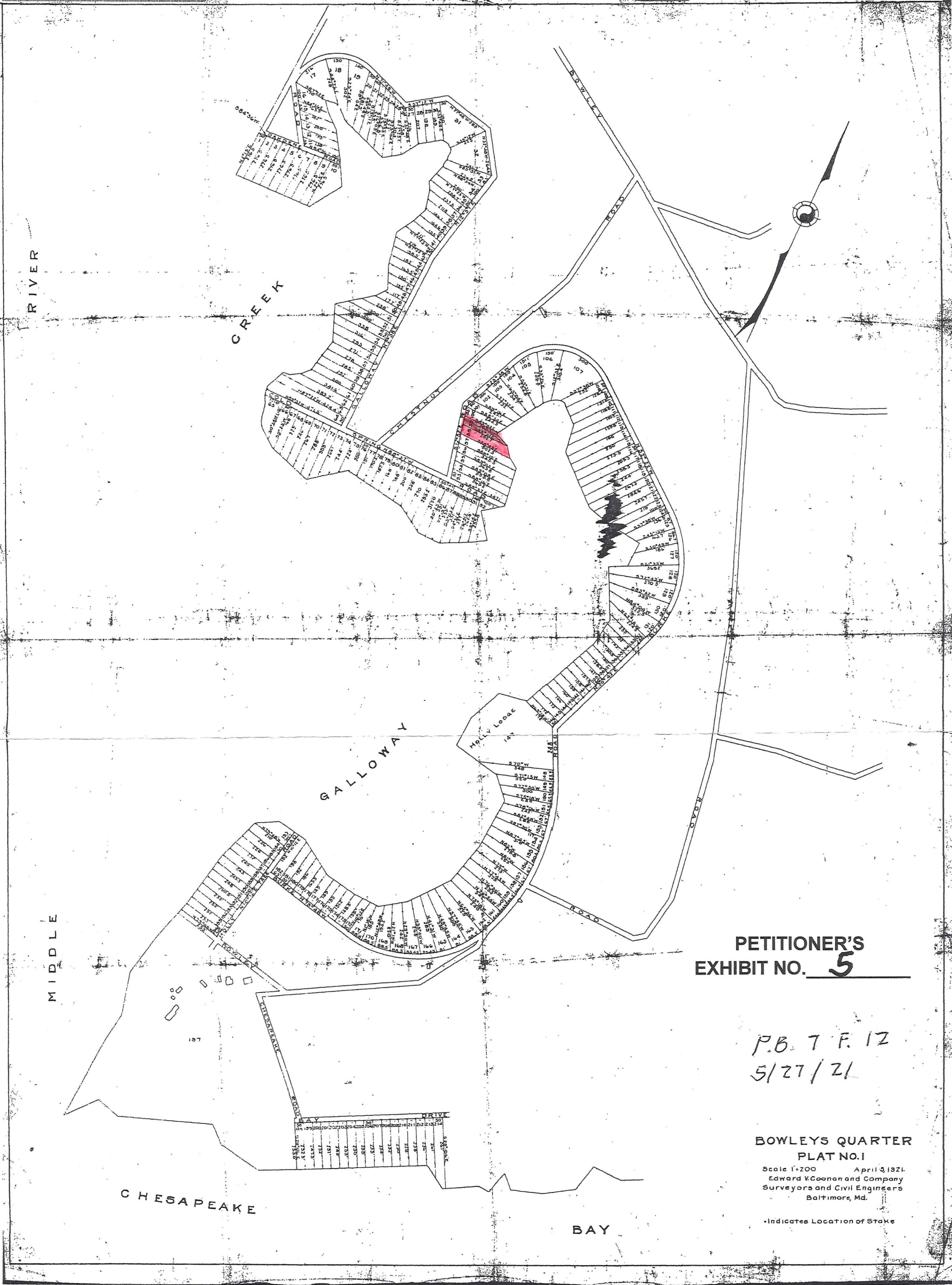
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION (WATER VIEW)
SCALE: 1/8" = 1'-0"

2 1/2" x 1'-0"
No. 2 OF 10
**SEL CUSTOM HOME
DESIGN INC.**
PO BOX 871 MIDDLETOWN, MD 21134
PHONE 410-881-8888

PETITIONER'S
EXHIBIT NO. **8b**



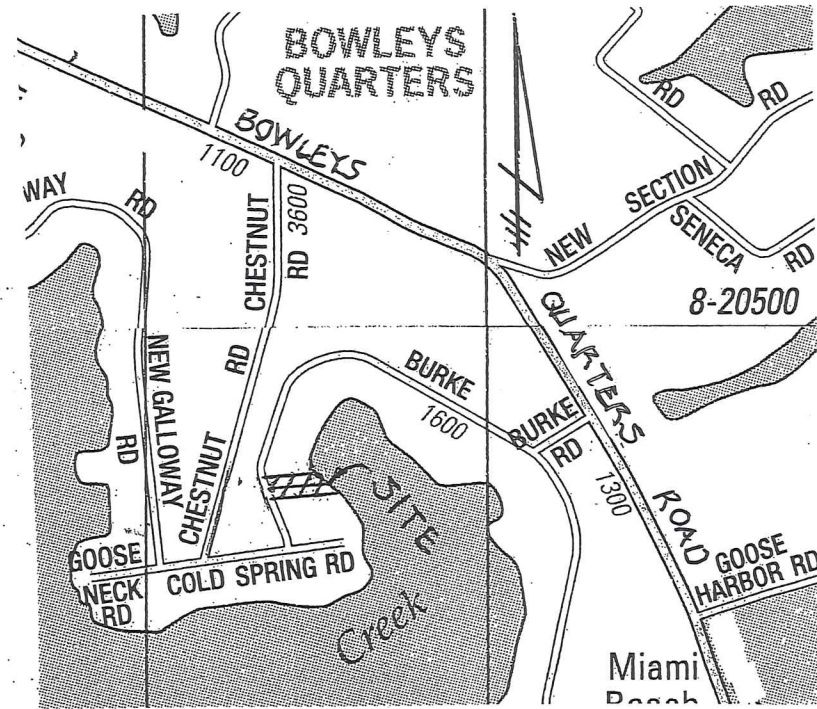
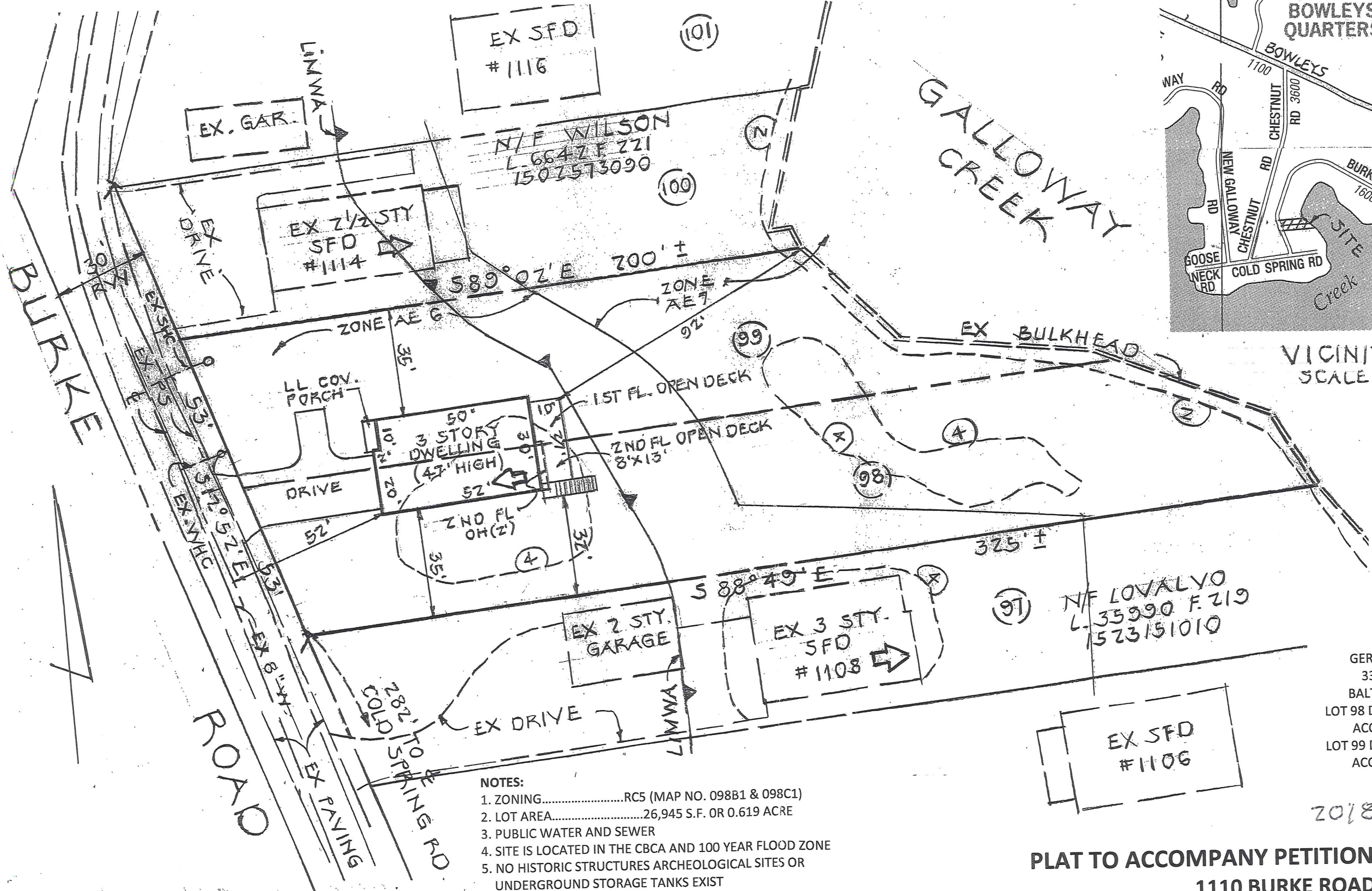
PETITIONER'S
EXHIBIT NO. 5

P.B. 7 F. 12
5/27/21

BOWLEYS QUARTER
PLAT NO. I

Scale 1"=200 April 3, 1821.
Edward McCoenen and Company
Surveyors and Civil Engineers
Baltimore, Md.

*Indicates Location of Stake



VICINITY MAP
SCALE: 1" = 1000'

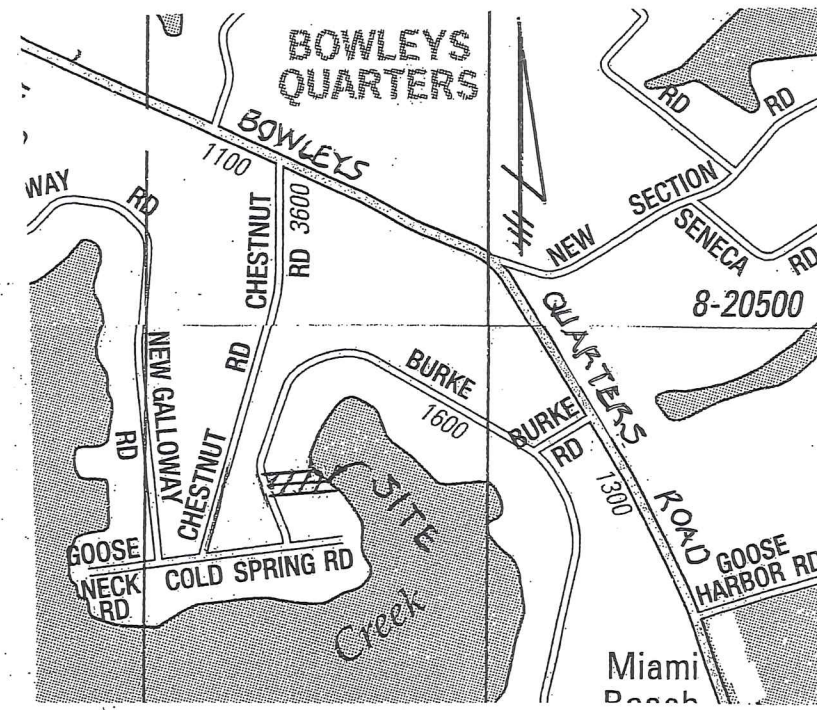
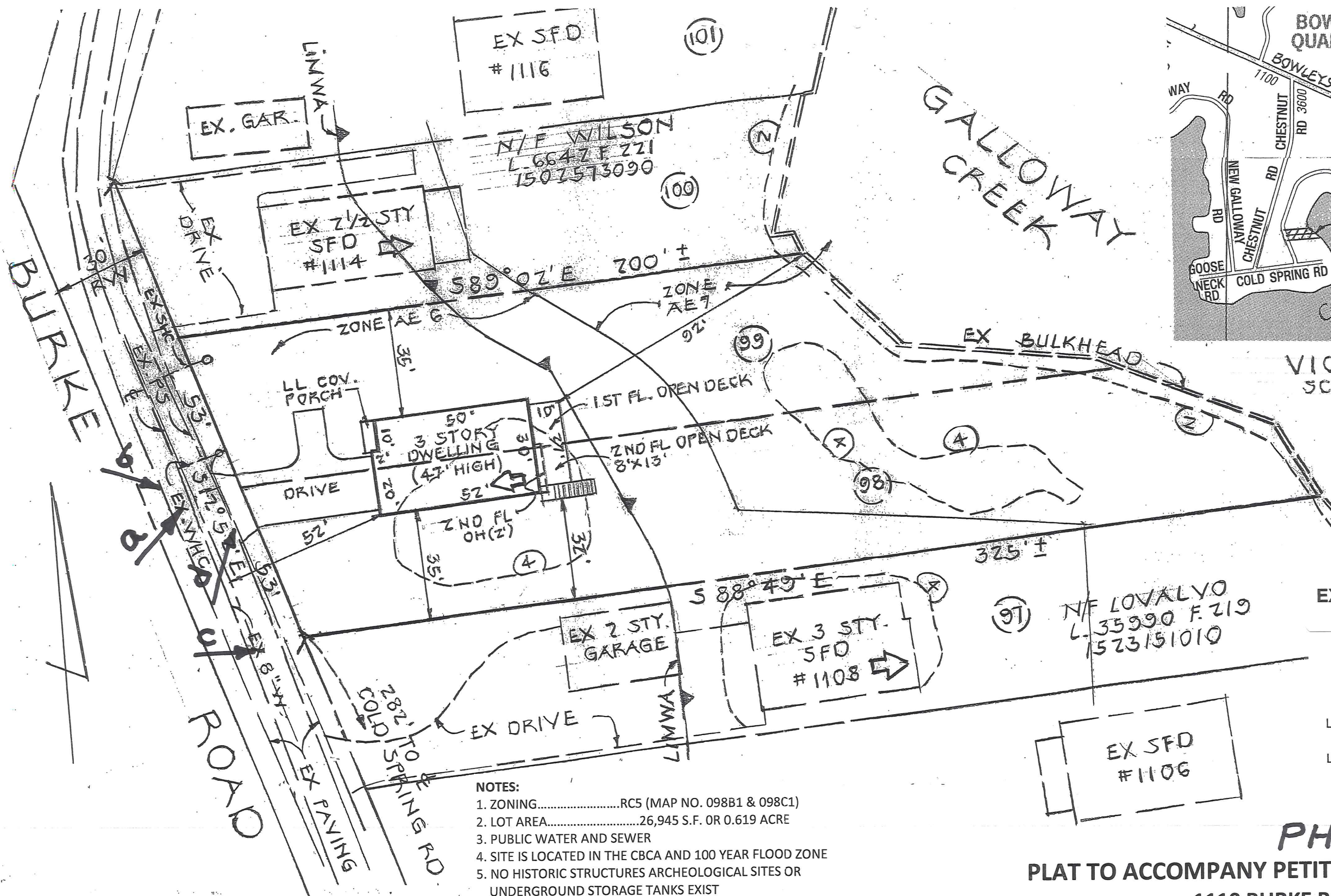
OWNER
GER ONSTRUCTION LLC
3301 KEYSER ROAD
BALTIMORE, MD. 21208
LOT 98 DEED REF: L.37552 F.292
ACCT NO. 1516751350
LOT 99 DEED REF: L.37552 F.295
ACCT. NO. 1516751170

2018-0199-A

NOTES:
1. ZONING.....RC5 (MAP NO. 098B1 & 098C1)
2. LOT AREA.....26,945 S.F. OR 0.619 ACRE
3. PUBLIC WATER AND SEWER
4. SITE IS LOCATED IN THE CBCA AND 100 YEAR FLOOD ZONE
5. NO HISTORIC STRUCTURES ARCHEOLOGICAL SITES OR UNDERGROUND STORAGE TANKS EXIST
6. PREVIOUS ZONING HISTORY
CASE NOS. 2017-0050-SPHA & 2017-0051-SPHA DENIED VARINCES FOR A PROPOSED SINGLE FAMILY DWELLING WITH A HEIGHT OF 45 FEET, SIDE YARDS OF 10 FEET AND 10 FEET, A REAR SETBACK OF 55 FEET FROM THE CENTERLINE OF A ROAD AND AN OPEN PROJECTION WITH A SIDE YARD SETBACK OF 6 FEET IN LIEU OF THE REQUIRED 35 FT, 50 FT AND 50 FT, 75 FT, 56.25 FT AND 37.5 FT RESPECTIVELY

PLAT TO ACCOMPANY PETITION FOR VARIANCE
1110 BURKE ROAD
LOTS 98 AND 99 PLAT 1 BOWLEYS QUARTERS 7 / 12
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET DECEMBER 29, 2017

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



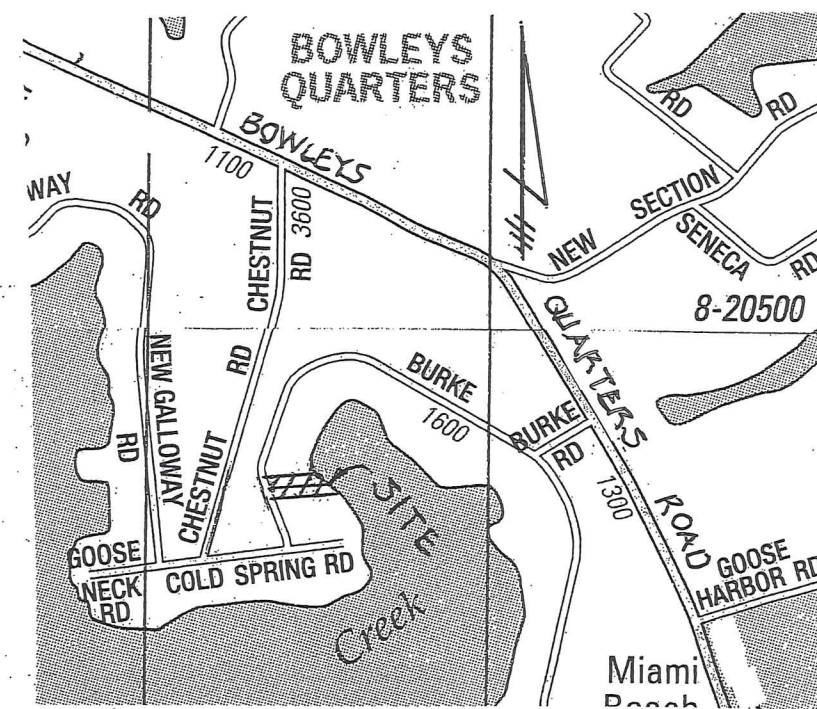
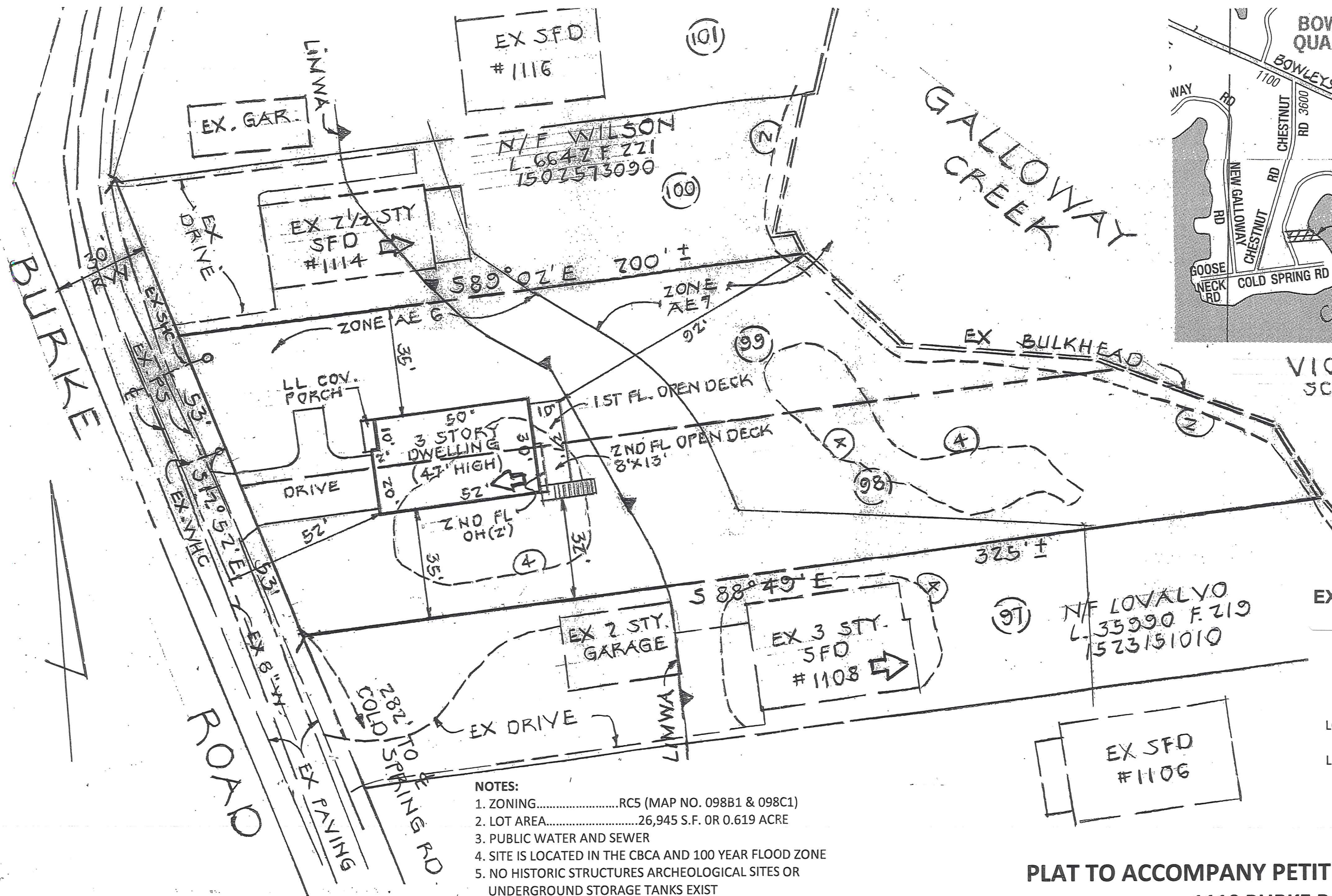
VICINITY MAP
SCALE: 1" = 1000'

PETITIONER'S
EXHIBIT NO. **7a-d**

OWNER
GER ONSTRUCTION LLC
3301 KEYSER ROAD
BALTIMORE, MD. 21208
LOT 98 DEED REF: L37552 F.292
ACCT NO. 1516751350
LOT 99 DEED REF: L37552 F.295
ACCT. NO. 1516751170

- NOTES:**
1. ZONING.....RC5 (MAP NO. 098B1 & 098C1)
 2. LOT AREA.....26,945 S.F. OR 0.619 ACRE
 3. PUBLIC WATER AND SEWER
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PHOTOS
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SCALE: 1 INCH = 30 FEET DECEMBER 29, 2017



VICINITY MAP
SCALE: 1" = 1000'

PETITIONER'S
EXHIBIT NO. 1

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GER ONSTRUCTION LLC
3301 KEYSER ROAD
BALTIMORE, MD. 21208
LOT 98 DEED REF: L.37552 F.292
ACCT NO. 1516751350
LOT 99 DEED REF: L.37552 F.295
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