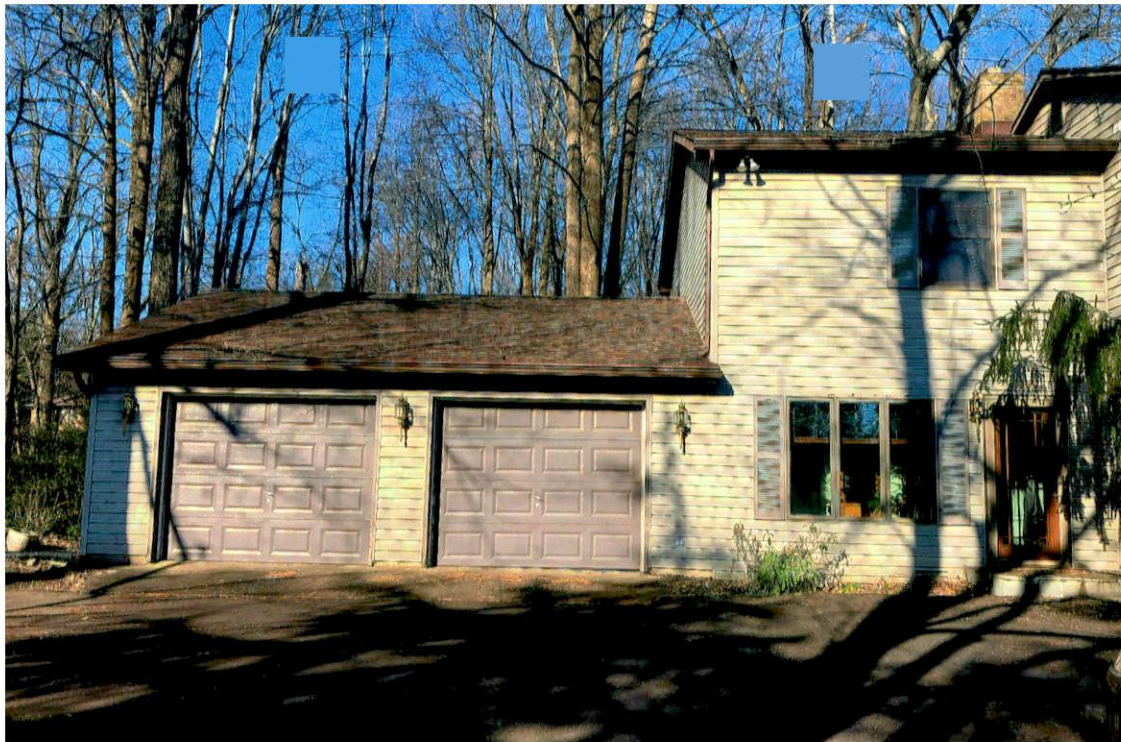


























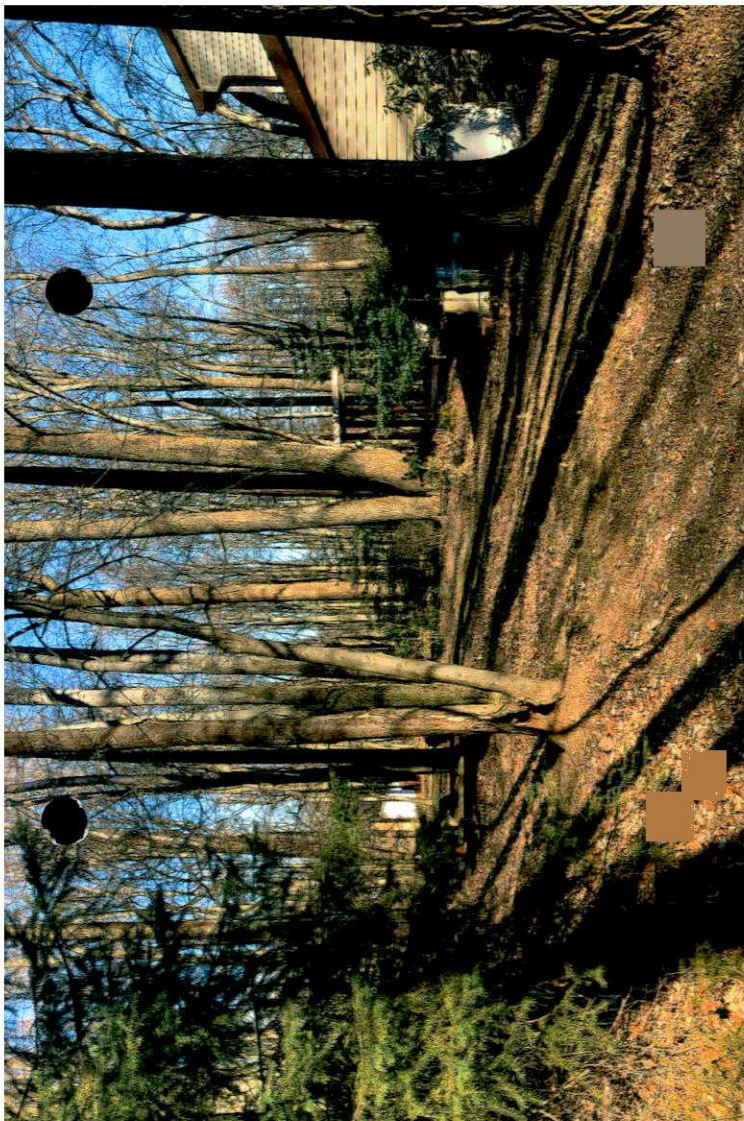


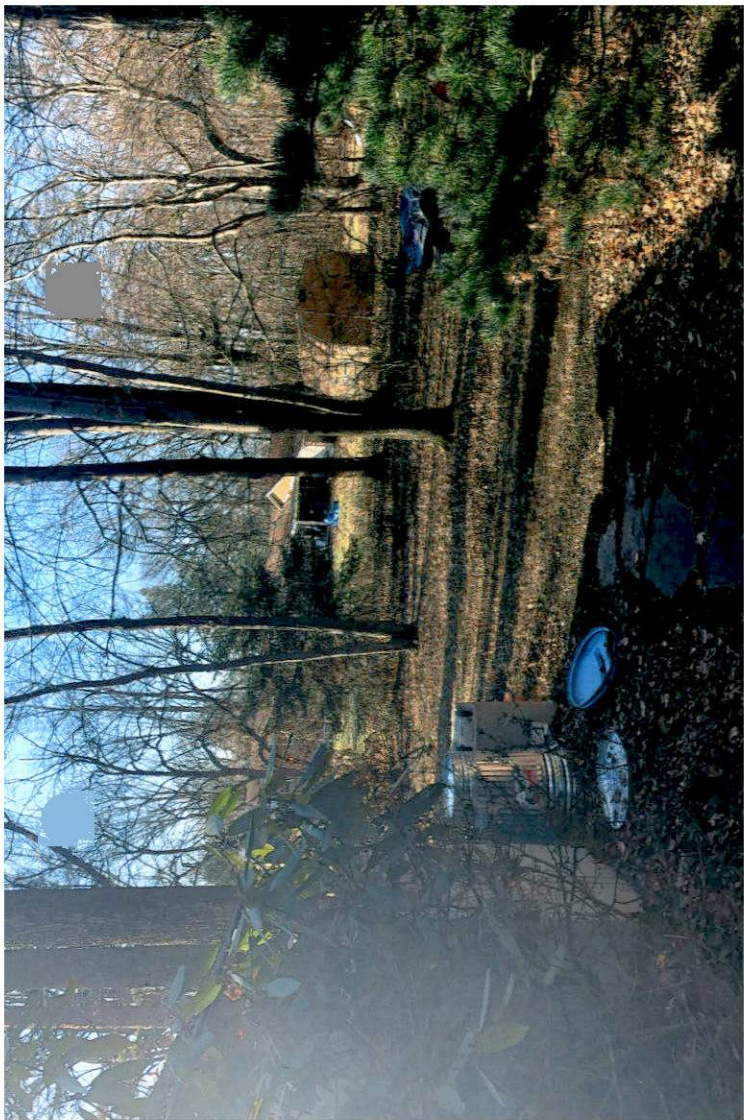














MEMORANDUM

DATE: May 11, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0237-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 10, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(710 Church Road)		
4 th Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Abby P. & Mark Beytin	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0237-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Abby P. and Mark Beytin (“Petitioners”). The Petitioners are requesting Variance relief from § 1A04.3.B.2(a) of the Baltimore County Zoning Regulations (“BCZR”), to permit a side yard addition with a side yard setback of 31 ft. in lieu of the required 50 ft. 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated March 27, 2018, indicating that development of this property must comply with the Forest Conservation Regulations (§§ 33-6-101 and 33-6-122 of the Baltimore County Code).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 18, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 4-10-18

By [Signature]

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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

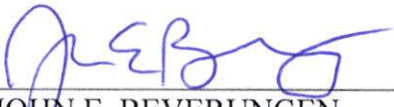
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 10th day of **April, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1A04.3.B.2(a) of the Baltimore County Zoning Regulations ("BCZR"), to permit a side yard addition with a side yard setback of 31 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners must comply with the ZAC comment received from DEPS, dated March 27, 2018; copy of which is attached hereto and made a part hereof.

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 4-10-18

By [Signature]



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 710 Church Road Reisterstown MD 21136 Currently zoned _____
 Deed Reference 055811 008361 10 Digit Tax Account # 1600012758
 Owner(s) Printed Name(s) Mark Beytin Abby F. Beytin

(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. ADMINISTRATIVE VARIANCE from Section(s)

BCZR: 1A04.3.B.2.a. → To permit a side yard addition with a side yard setback of 31 feet in lieu of the required 50 feet.

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):

Abby Beytin, Mark Beytin
 Name #1 – Type or Print Name #2 – Type or Print
Abby Beytin, Mark Beytin
 Signature #1 Signature #2
710 Church Rd Reisterstown MD
 Mailing Address City State
21136, 410 591-7811
 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:

Stephen Snyder
 Name – Type or Print _____
[Signature]
 Signature _____
583 Frederick Rd Ste 60 Conowingo Md
 Mailing Address City State
21028, 410 788-0015, mallsstate@comcast.net
 Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0237-A Filing Date 3/9/18 Estimated Posting Date 3/18/18 Reviewer JS

ORDER RECEIVED FOR FILING

Rev 5/5/2016

Date 4-10-18

By [Signature]

Affidavit in Support of Administrative Variance

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

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

Address: 710 Church Road Reisterstown Maryland 21136
Print or Type Address of property City State Zip Code

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

Abby has been diagnosed with fibromyalgia. Her
doctor has prescribed therapy and exercise
in a water water pool. This addition
will contain the warm water pool.

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

Mark Beytin
Signature of Owner (Affiant)
Mark Beytin
Name- Print or Type

Abby Beytin
Signature of Owner (Affiant)
Abby Beytin
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 27 day of October, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MARK Beytin and Abby Beytin

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

AS WITNESS my hand and Notaries Seal

Lisa Mary Leach
Notary Public
09-20-2021
My Commission Expires

Zoning Petition Property Description

710 Church Rd. Reisterstown Md 21136

Beginning at a point on the north side of Church Rd. which is 35 feet wide at a distance of 286 feet East of the centerline of the nearest improved intersecting street, Berrymans Rd, which is 70 feet wide.

Being known and designated as Lot No. 7, as shown on a plat entitled Plat of Section Two, Churchberry, which Plat is recorded among the Land Records of Baltimore County in Plat Book EHK, Jr. 38, folio 137. The improvements thereon known as 710 Church Rd. 36

Located in the 4th Election District and 4th Councilmanic District

2018-0237-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/18/2017

Case Number: 2018-0237-A

Petitioner / Developer: STEPHEN SNYDER of ALL STATE HOME
IMPROVEMENT COMPANY ~ MARK BEYTIN

Date of Closing: APRIL 2, 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:
710 CHURCH ROAD

The sign(s) were posted on: MARCH 18, 2018

ZONING NOTICE

**ADMINISTRATIVE
VARIANCE**

CASE # 2018-0237-A

**TO PERMIT A SIDE YARD ADDITION WITH A SIDE
SETBACK OF 31 FEET IN LIEU OF THE REQUIRED
50 FEET. 710 CHURCH ROAD. 21136**

PUBLIC HEARING?

PURSUANT TO SECTION 26-127 (b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE
REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON MONDAY, APRIL 2, 2018

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0237 -A Address 710 CHURCH ROAD, 21136

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

Filing Date: 3/9/18 Posting Date: 3/18/18 Closing Date: 4/2/18

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0237 -A Address 710 CHURCH ROAD, 21136

Petitioner's Name BEYGIN Telephone 410-591-7811

Posting Date: 3/18/18 Closing Date: 4/2/18

Wording for Sign: TO PERMIT A 500 YARD ADDITION WITH A SIDE SETBACK OF
31 FEET IN LIEU OF THE REQUIRED 50 FEET.

Revised 6/30/2018

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2018-0737-A
Property Address: 710 Church Rd
Property Description: _____
Legal Owners (Petitioners): Mark & Abbey Beyttn
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Stephen Snyder / All State
Company/Firm (if applicable): All State Home Improvement Co
Address: 583 Frederick Rd Ste 6C
Croftonsville md 21118
Telephone Number: 410 788-0015

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT**

Nº 166120

Date: 3/8/18

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00

Total: \$ 75.00

Rec From: BELTIN

For: 2018-0237-A

DISTRIBUTION

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

PAID RECEIPT

DATE: 3/8/2018 3/8/2018 11:00:27
BY: WALKIN LRB
RECEIVED: 1946232 3/8/2018 OFB
DEPT: 806 ZONING VERIFICATION
REF: 166120
Receipt Tot: \$75.00
\$75.00 CK \$1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

April 3, 2018

Abby & Mark Beytin
710 Church Road
Reisterstown MD 21136

RE: Case Number: 2018-0237 A, Address: 710 Church Road

Dear Mr. & Ms. Beytin:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 9, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Stephen Snyder, 583 Frederick Road, Suite 6C, Catonsville MD 21228



Date: 3/19/18

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. 2018-0237-A

*Administrative Variance
Abby & Mark Bextin
710 Church 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 4, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2018
Item No. 2018-0237-A, 0238-A, 0239-A, 0240-SPH, 0242-A, 0243-A, 0244-A, 0245-A and 0247-A

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

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: March 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0237-A
Address 710 Church Road
(Beytin Property)

Zoning Advisory Committee Meeting of **March 26, 2018.**

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Although less than 20,000 sq. ft. of forest would be cleared, it appears that a specimen tree would be critically impacted for the proposed addition. Therefore, a Single Lot Declaration of Intent may be filed with EPS prior to permit issuance in lieu of full compliance with the Forest Conservation Law.

Reviewer: Glenn Shaffer

4-2-18

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: March 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0237-A
Address 710 Church Road
(Beytin Property)

Zoning Advisory Committee Meeting of **March 26, 2018**.

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

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Reviewer: Glenn Shaffer

ORDER RECEIVED FOR FILING

Date 4-10-18

By [Signature]

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 4, 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2018
Item No. 2018-0237-A, 0238-A, 0239-A, 0240-SPH, 0242-A, 0243-A, 0244-A, 0245-A and 0247-A

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

*

*

*

*

*

VKD: cen
cc: file

C H E C K L I S T

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

<u>4-4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
<u>3-27</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-19</u>	STATE HIGHWAY ADMINISTRATION	<u>No object</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 3-18-18 by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

ZAC AGENDA

Case Number: 2018-0236-SPH **Reviewer:** Aaron Tsui

Existing Use: RESIDENTIAL **Proposed Use:**

Type: SPECIAL HEARING

Legal Owner: MDC INVESTMENTS LLC

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 6

Property Address: 7938 33RD ST

Location: N/S of 33rd Street, 250 ft. W of the centerline of Rosewick Avenue

Existing Zoning: DR 5.5

Area: 7,500 SQ. FT.

Proposed Zoning:

SPECIAL HEARING:

To permit a building permit for an undersized lot in a DR 5.5 zone having a lot width of 50 ft. in lieu of the 55 ft. required by section 1B02.3.C.1, BCZR.

Attorney: Not Available

Prior Zoning Cases: 1952-2178

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2018-0237-A **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Abby & Mark Beytin

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 4

Property Address: 710 CHURCH RD

Location: N/S of Church Road, 286 ft. E of the centerline of the intersection with Berrymans Lane

Existing Zoning: RC 5

Area: 1.41 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a side yard addition with a side yard setback of 31 ft. in lieu of the required 50 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/02/2018

Miscellaneous Notes:

0416060300

PAI # 040406

PAI # 040406

Lot # 2

2200003682

Pt. Bk./Folio # MPXX231

PAI # 040406

PAI # 040406

Lot # A

2200003683

Lot # 13 0402068443

Pt. Bk. 0000033, Folio 0058

Lot # 1

1600012752

Lot # 2

1600012753

DRIVEWAY
DRIVEWAY

Lot # 12

0412060460

0407048280

622

Lot # 4

1600012755

Lot # 3

1600012754

1007

CHURCHBERRY CT

RC 4

Pt. Bk./Folio # 033058

1
0402068435

Lot # 5

NW 13-K

4 ED

1012 Lot # 4

0402068434

057B2

DRIVEWAY
DRIVEWAY

Lot # 2
0402068432

BERRYMAN'S LN
BERRYMAN'S LN

Lot # 5

Pt. Bk. 0000036, Folio 0137

1600012756

1011

Pt. Bk./Folio # 036137

PAI # 040080

Lot # 8

1600012759

1600012760

Lot # 9

Lot # 11

1600012761

704

706

708

Lot # 6 1600012757

1013

1600012758

Lot # 7

710

RC 5

4 CD

CHURCH RD

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

CAMPITELLI CT

Lot # 4 2100005619

1

Lot # 3

2100005618

Lot # 16 2100005631

PAI # 040331

Pt. Bk./Folio # 058089

PAI # 040331

PAI # 040331

PAI # 040331

Pt. Bk. 0000053, Folio 0108

NW 12-K

2100005630

PAI # 040253

Pt. Bk. 0000058, Folio 0089

PAI # 040253

PAI # 040253

Lot # 15

Pt. Bk. 0000054, Folio 0086

Lot # 2

Lot # 2 6

2100005617

Lot # 7

2100005622

Lot # 14

2100005629

Lot # 17

2100005632

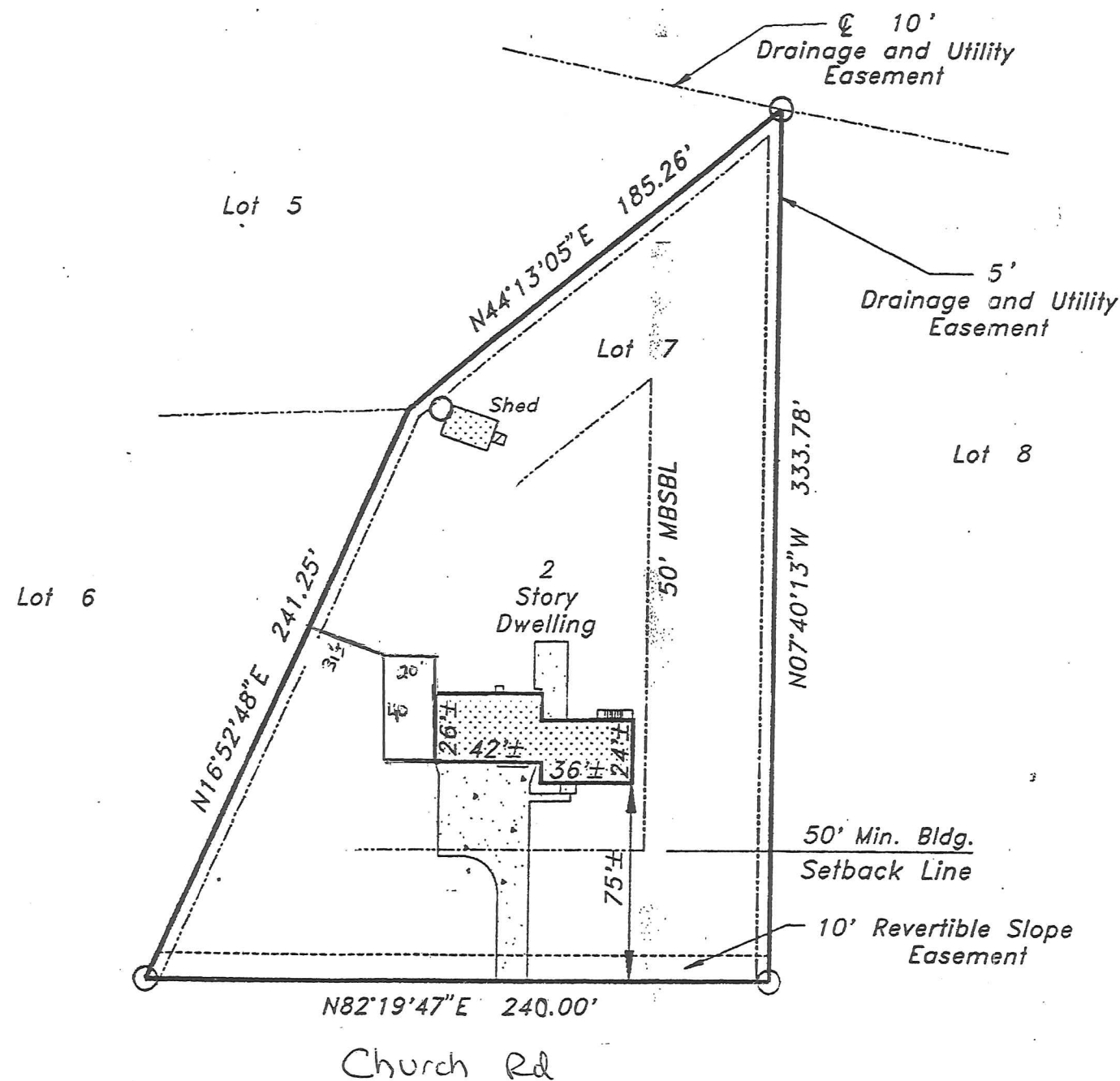
1101

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

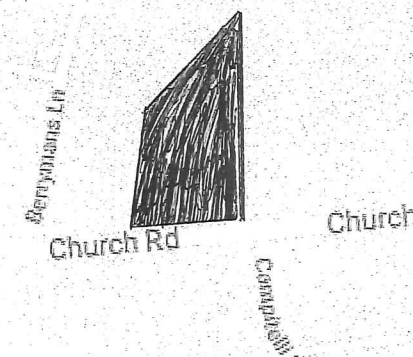
ADDRESS 716 Church Rd Reisterstown MD 21136 OWNER(S) NAME(S) Mark + Abby Beytin

SUBDIVISION NAME Churchberry LOT # 7 BLOCK # _____ SECTION # 2

PLAT BOOK # 36 FOLIO # 137 10 DIGIT TAX # 1600012756 DEED REF. # 05581/00836



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 05782

SITE ZONED RC5

ELECTION DISTRICT 04

COUNCIL DISTRICT 04

LOT AREA ACREAGE 1.4100

OR SQUARE FEET 2596

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE ☒

SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

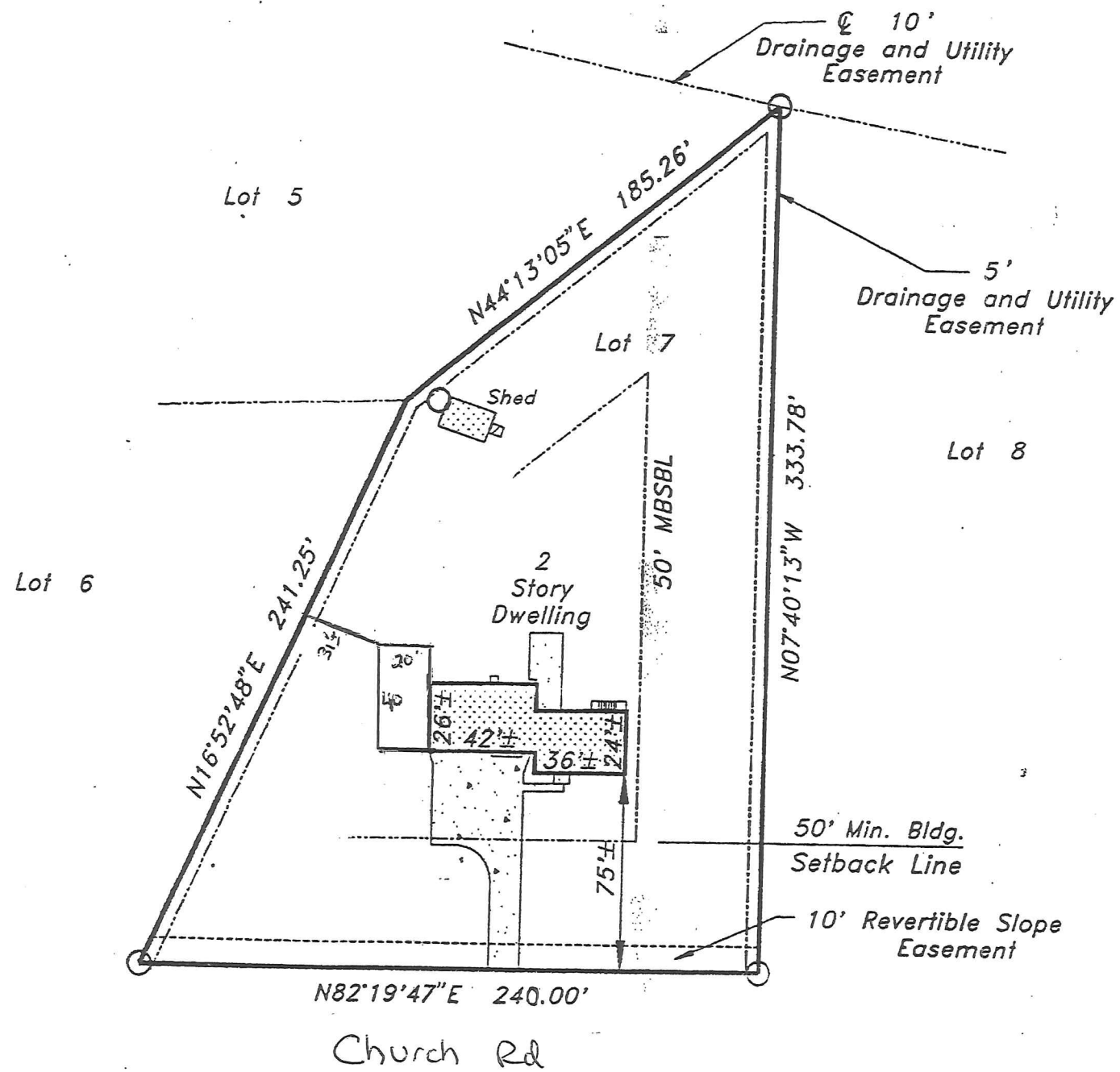
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Ex. 1

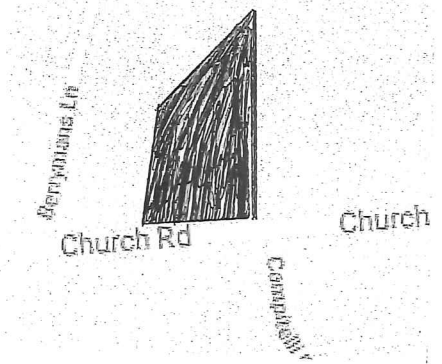
2018-0237-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 710 Church Rd Reisterstown MD 21136 OWNER(S) NAME(S) Mark + Abby Beytin
 SUBDIVISION NAME Churchberry LOT # 7 BLOCK # _____ SECTION # 2
 PLAT BOOK # 36 FOLIO # 137 10 DIGIT TAX # 1600012758 DEED REF. # 05581/00836



PLAN DRAWN BY Stephen Snyder DATE 12/18/17 SCALE: 1 INCH = 60 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 05782
 SITE ZONED RC5
 ELECTION DISTRICT 04
 COUNCIL DISTRICT 04
 LOT AREA ACREAGE 1.4100
 OR SQUARE FEET 2596
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC _____ PRIVATE X
 SEWER IS: PUBLIC _____ PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2018-0737-A