#### MEMORANDUM

DATE:

July 19, 2018

TO:

Zoning Review Office

FROM:

Office of Administrative Hearings

RE:

Case No. 2018-0291-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 18, 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:

V Case File

Office of Administrative Hearings

| IN RE: PETITION FOR VARIANCE (6526 Blackhead Road)   | * | BEFORE THE OFFICE    |
|------------------------------------------------------|---|----------------------|
| 15 <sup>th</sup> Election District                   | * | OF ADMINISTRATIVE    |
| 6 <sup>th</sup> Council District<br>Jana May Leonard | * | HEARINGS FOR         |
| Legal Owner                                          | * | BALTIMORE COUNTY     |
| Petitioner                                           | * | CASE NO. 2018-0291-A |

#### OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Jana May Leonard, legal owner of the subject property ("Petitioner"). The Petition seeks variance relief from §1A01.3.B.3 of the Baltimore County Zoning Regulations ("BCZR") to permit a front yard setback of 68 ft. from the centerline of any street and side yard setbacks of 28 ft. and 17 ft. in lieu of the required 75 ft., 35 ft., and 35 ft., respectively, for a new dwelling attached to an existing garage. A site plan was marked as Petitioner's Exhibit 1.

Jana May Leonard and David Billingsley appeared in support of the petition. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Environmental Protection and Sustainability ("DEPS"), indicating Petitioner must comply with Chesapeake Bay Critical Area ("CBCA") regulations.

The site is approximately 26,800 square feet in size and zoned RC-2. The property (comprised of Lots 15-18 as shown on the Plat of Bird River Beach) is improved with a single-family dwelling constructed in 1925 and a newer detached garage. Petitioner proposes to raze the existing dwelling and in its place construct a new home which will be connected to the

existing garage.

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).

These waterfront lots were created by a plat filed in 1923, long before adoption of the BCZR. As such the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because she would be unable to construct the new dwelling. 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 and/or community opposition.

THEREFORE, IT IS ORDERED, this <u>18<sup>th</sup></u> day of **June**, **2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Section 1A01.3.B.3 of the Baltimore County Zoning Regulations ("BCZR") to permit a front yard setback of 68 ft. from the centerline of any street and side yard setbacks of 28 ft. and 17 ft. in lieu of the required 75 ft., 35 ft., and 35 ft., respectively, for a new dwelling attached to an existing garage, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

2

|         | ECEIVED FOR FILING |  |
|---------|--------------------|--|
| Date Lo | 118/18             |  |
| Ву      | Sen                |  |

2. Prior to issuance of permits Petitioner must comply with Chesapeake Bay Critical Area regulations.

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

JOHN E. BEVERUNGEN Administrative Law Judge for

Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Dato

By.

Zip Code

Telephone #

## TION 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: 6576 BLACKHEAD BOAD which is presently zoned Deed References: 38506 / 173 10 Digit Tax Account # 1 5 2 0 4

Property Owner(s) Printed Name(s) JANA AY LEONARD

(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:

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

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

3. × a Variance from Section(s)

1A01.3.B.3 (BCZR) TO PERMIT A FRONT YARD SETBACK OF 68 FEET FROM THE CENTERLINE OF ANY STREET AND SIDE YARD SETBACKS OF 28 FEET AND 17 FEET IN LIEU OF THE REQUIRED 75 FEET, 35 FEET AND 35 FEET, REPECTIVELY, FOR A NEW DWELLING ATTACHED TO AN EXISTING GARAGE.

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

**Email Address** 

Filing Date 4 126 , 2618

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 periury, that I / We are the legal owner(s) of the property

| which is the subject of this / these Petition(s).                    |                                                                                  |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Contract Purchaser/Lessee:                                           | Legal Owners (Petitioners):                                                      |
|                                                                      | JANA MAY LEONABO                                                                 |
| Name- Type or Print                                                  | Name #1 – Type or Print  Name #2 – Type or Print  Name #2 – Type or Print        |
| Signature                                                            | Signature #1 Signature # 2                                                       |
|                                                                      | 6526 BLACKHEAD BOAD BALTO, MO.                                                   |
| Mailing Address City State                                           | Mailing Address City State                                                       |
| Zip Code Telephone # Figail Address                                  | ZIZO (410)913-7073 /s/gonard & ccbcmd. god<br>Zip Code Telephone # Email Address |
| Zip Code Telephone #  Attorney for Petitioner: FOR FILIPORII Address | Representative to be contacted:                                                  |
| -CEIVED 118                                                          | DAXID BILLINGSLEY                                                                |
| Name- Type of Park CEIVED                                            | Name Type of Print Billingsly                                                    |
| Signature                                                            | Signature                                                                        |
| Date                                                                 | GOI CHARWOOD CT. EDGEWOOD, MD.                                                   |
| Mailing Address City State                                           | Mailing Address City State                                                       |

21040

Zip Code

Do Not Schedule Dates: Reviewe

dwb 0709 evahoo com

**Email Address** 

## **ZONING DESCRIPTION**

## **6526 BLACKHEAD ROAD**

Beginning for the same at a point on the north side of Blackhead Road (40 feet wide) distant westerly 520 feet from its intersection with the center of Crooks Road, thence being all of Lots 15, 16, 17 and 18 as shown on the plat entitled Bird River Beach recorded among the Baltimore County plat records in Plat Book 7 Folio 70.

Containing 26,800 square feet or 0.615 acre of land, more or less.

Being known as 6526 Blackhead Road. Located in the 15<sup>TH</sup> Election District, 6<sup>TH</sup> Councilmanic District of Baltimore County, Md.

ZU18-0291-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 5609948

#### Sold To:

Jana Leonard - CU00656400 6526 Blackhead Rd Middle River, MD 21220-1211

#### Bill To:

Jana Leonard - CU00656400 6526 Blackhead Rd Middle River, MD 21220-1211

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

May 24, 2018

# 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: # 2018-0291-A 6526 Blackhead Road N/s Blackhead Road, 520 ft. VV/of centerline of Crooks Road 15th Election District - 6th Councilmanic District Legal Owner(s) Jana May Leonard Variance: to permit a front yard setback of 68 ft. from the centerline of any street and side yard setbacks of 28 ft, and 17 ft. in lieu of the required 75 ft., 35 ft., and 35 ft. respectively, for a new dwelling attached to an existing Isarrage.

NOTICE OF ZONING HEARING

Hearing: Friday, June 15, 2018 at 10:00 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. 5609948

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

JUNE 11, 2018

Date: MAY 25, 2018

| RE: | Project Name:            | 6526 BLACKHEAD ROAD #1 |
|-----|--------------------------|------------------------|
|     | Case Number /PAI Number: | 2018-0291-A            |
|     | Petitioner/Developer:    | JANA LEONARD           |
|     | Date of Hearing/Closing: | JUNE 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 \_\_6526 BLACKHEAD ROAD

RECERTIFIED JUNE 11, 2018 MAY 25 2018

(Month, Day, Year)

David as Bellingsly 6/11/18 (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)

The sign(s) were posted on \_\_\_\_ Jun 11, 2018 2:28:11 PM Middle River **ZONING NOTICE** CASE NO. 2018-0291-A 6526 BLACKHEAD ROAD A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST CHESAPEAKE AVENUE, TOWSON, MD. 21204 TIME: FRIDAY, JUNE 15, 2018 AT 10:00 AM VARIANCE TO PERMIT A FRONT YARD SETBACK OF 68 FEET FROM THE CENTERLINE OF ANY STREET AND SIDE YARD SETBACKS OF 28 FEET AND 17 FEET IN LIEU OF THE REQUIRED 75 FEET. 35 FEET, 35 FEET RESPECTIVELY FOR A NEW DWELLING ATTACHED TO AN EXISTING GARAGE

JUNE 11, 2018

Date: MAY 25, 2018

| RE: | Project Name:            | 6526 BLACKHEAD ROAD #2 |
|-----|--------------------------|------------------------|
|     | Case Number /PAI Number: | 2018-0291-A            |
|     | Petitioner/Developer:    | JANA LEONARD           |
|     | Date of Hearing/Closing: | JUNE 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 6526 BLACKHEAD ROAD

The sign(s) were posted on

RE CERTIFIED JUNE 11, 2018 MAY 25 2018

(Month, Day, Year)

David W Bellingsby 6/11/18
David Bellingsby
(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)



Date: MAY 25, 2018

| RE:                                                                                                      | Project Name:                                                                                                                                                                                                                                                                                                                                   | 6526 BLACKHEAD ROAD #1                                                                                                                        |
|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                          | Case Number /PAI Number:                                                                                                                                                                                                                                                                                                                        | 2018-0291-A                                                                                                                                   |
|                                                                                                          | Petitioner/Developer:                                                                                                                                                                                                                                                                                                                           | JANA LEONARD                                                                                                                                  |
|                                                                                                          | Date of Hearing/Closing:                                                                                                                                                                                                                                                                                                                        | JUNE 15, 2018                                                                                                                                 |
| were                                                                                                     |                                                                                                                                                                                                                                                                                                                                                 | nalties of perjury that the necessary sign(s) required by law roperty located at _6526 BLACKHEAD ROAD                                         |
|                                                                                                          | The sign(s) were posted on _                                                                                                                                                                                                                                                                                                                    |                                                                                                                                               |
|                                                                                                          | May 25, 2018 8<br>Mi                                                                                                                                                                                                                                                                                                                            | Dand Billings                                                                                                                                 |
| CASE                                                                                                     | ING NOTICE NO. 2018-0291-A 26 BLACKHEAD ROAD                                                                                                                                                                                                                                                                                                    | 601 CHARWOOD COURT                                                                                                                            |
| A PUBLIC ADI PLACE: ROO CHESAPE TIME: FR ARIANCE T OF 68 FEE STREET ANI ND 17 FEET 35 FEET, 3 DWELLING A | HEARING WILL BE HELD BY THE MINISTRATIVE LAW JUDGE  M 205 JEFFERSON BUILDING, 105 WEST AKE AVENUE, TOWSON, MD, 21204 IDAY, JUNE 15, 2018 AT 10:00 AM  O PERMIT A FRONT YARD SETBACK IT FROM THE CENTERLINE OF ANY D SIDE YARD SETBACKS OF 28 FEET IN LIEU OF THE REQUIRED 75 FEET, S FEET RESPECTIVELY FOR A NEW ATTACHED TO AN EXISTING GARAGE | (Street Address of Sign Poster)  EDGEWOOD, MD. 21040 (City, State, Zip Code of Sign Poster)  (410) 679-8719 (Telephone Number of Sign Poster) |

Date: MAY 25, 2018

| RE:  | Project Name:                   | 6526 BLACKHEAD ROAD #2                                                                           |         |
|------|---------------------------------|--------------------------------------------------------------------------------------------------|---------|
|      | Case Number /PAI Number:        | 2018-0291-A                                                                                      |         |
|      | Petitioner/Developer:           | JANA LEONARD                                                                                     |         |
|      | Date of Hearing/Closing:        | JUNE 15, 2018                                                                                    |         |
| were | This is to certify under the pe | enalties of perjury that the necessary sign(s) required property located at _ 6526 BLACKHEAD ROA | 17 (TC) |

The sign(s) were posted on

MAY 25 2018

(Month, Day, Year)

May 25, 2018 8:40:06 AM Middle River

ZONING NOTICE

OCASE NO. <u>2018-0291-A</u> 6526 BLACKHEAD ROAD

A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE

PLACE ROOM 205 IEFFERSON BUILDING, 105 WEST CHESAPEAKE AVENUE, TOWSON, MD, 21204 TIME: FRIDAY, JUNE 15, 2018 AT 10:00 AM

VARIANCE TO PERMIT A FRONT YARD SETBACK

OF 68 FEET FROM THE CENTERLINE OF ANY

STREET AND SIDE VARD SETBACKS OF 28 FEET

AS 161 FEET IN LIEU OF THE REQUIRED 75 FEET

DWG G ATTACHED TO AN EXISTING GARAGE

OF THE PROPERTY O

(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)

13 6-15

### **Debra Wiley**

From:

David Billingsley <dwb0209@yahoo.com>

Sent:

Monday, June 11, 2018 4:51 PM

To:

Administrative Hearings; June Wisnom

Subject:

6526 Blackhead Road Case No. 2018-0291-A

Attachments:

Scan1010.pdf

Posting recertification attached

Dave Billingsley Central Drafting and Design 410-679-8719 OFFICE 410-458-1401 CELL

JUNE 11, 2018
Date: MAY 25, 2018

| RE:          | Project Name:                                                                                                                                                               | 6526 BLACKHEAD ROAD #1                                                                                 |      |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------|
|              | Case Number /PAI Number:                                                                                                                                                    | 2018-0291-A                                                                                            |      |
|              | Petitioner/Developer:                                                                                                                                                       | JANA LEONARD                                                                                           |      |
|              | Date of Hearing/Closing:                                                                                                                                                    | JUNE 15, 2018                                                                                          |      |
| were         |                                                                                                                                                                             | enalties of perjury that the necessary sign(s) required by law property located at 6526 BLACKHEAD ROAD |      |
|              | The sign(s) were posted on _                                                                                                                                                | RE CERTIFIEO JUNE 11, 2018<br>MAY 25 2018                                                              |      |
| 7, 1         | Jun 17, 20187                                                                                                                                                               | 2:28:11 PM  Aiddle River  David W Killingsly 6/1  David Billingsly                                     | 1/18 |
|              |                                                                                                                                                                             | (Signature of Sign Poster)                                                                             | -    |
| ZOI<br>CAS   | VING NOTICE<br>ENO. 2018-0291-A                                                                                                                                             | DAVID W. BILLINGSLEY  (Printed Name of Sign Poster)                                                    |      |
| 65<br>A PUBL | ZE BLACKHEAD ROAD  ICHEARING WILL BE HELD BY THE  DMINISTRATIVE LAW JUDGE                                                                                                   | 601 CHARWOOD COURT  (Street Address of Sign Poster)                                                    |      |
| PLACE: RC    | DOM 205 IFFFERSON BUILDING, 105 WEST<br>PEAKE AVENUE TOWSON, MD 21201,<br>FRIDAY, JUNE 15, 2018 AT 10,00 AM                                                                 | EDGEWOOD, MD. 21040 (City, State, Zip Code of Sign Poster)                                             |      |
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JUNE 11, 2018
Date: MAY 25, 2018

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|--------------------------------------------------------------------------------------------------------|
| 6526 BLACKHEAD ROAD #2                                                                                 |
| 2018-0291-A                                                                                            |
| JANA LEONARD                                                                                           |
| JUNE 15, 2018                                                                                          |
| enalties of perjury that the necessary sign(s) required by law property located at 6526 BLACKHEAD ROAD |
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| RE CERTIFIED JUNE 11, 2                                                                                |
| MAY 25 2018                                                                                            |
| 8 2:28:40 PM (Month, Day, Year)                                                                        |
| Middle River (aus 6) Billingsby                                                                        |
| Middle River David W Billingsby David Billingsby                                                       |
| Vaired 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)

JUNE 11, 2018 Date: MAY 25, 2018

| RE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Project Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 6526 BLACKHEAD ROAD #1                                                                                               |    |
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| a.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Date of Hearing/Closing:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | JUNE 15, 2018                                                                                                        |    |
| were                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | enalties of perjury that the necessary sign(s) required by law property located at 6526 BLACKHEAD ROAD               |    |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Jun 11, 2018.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (Month, Day, Year)  2228819 PM  Addid River  Dance as Billingsly 6/11/  Dance Bullingsly  (Signature of Sign Poster) | /8 |
| 70r                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | NING NOTICE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | DAVID W. BILLINGSLEY                                                                                                 |    |
| THE PARTY OF THE P | Е 130-130-130-130-130-130-130-130-130-130-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (Printed Name of Sign Poster)                                                                                        |    |
| 65                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 26 BLACKHEAD ROAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 601 CHARWOOD COURT                                                                                                   |    |
| A PUBC<br>A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Chearing will be field by the<br>Divinistrative law hidge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | (Street Address of Sign Poster)                                                                                      |    |
| M. COM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | IDM 205 HEFFERSON BURIDING, 105 WEST<br>Reaklayende, 10 warn MD, 21204                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | EDGEWOOD, MD. 21040                                                                                                  |    |
| l iivibi.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | HUAY, JUNE 13, 7018 AT 10:00 BM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | (City, State, Zip Code of Sign Poster)                                                                               |    |
| STREET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | TO PERMIT A PRONT YARDSETHALK<br>EET FROM THE CENTERLINE OF ANY<br>ND SIDE YARD SETBASMS OF ZBILLE<br>THIN OF THE DE QUITTE 25 FEET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | (410) 679-8719                                                                                                       |    |
| AND THE RESERVE AND ADDRESS OF THE PARTY OF  | 35 FEET RESPECTIVE TY ONE REPORT OF THE CONTROL OF | (Telephone Number of Sign Poster)                                                                                    |    |

JUNE 11, 2018 Date: MAY 25, 2018

| RE:  | Project Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 6526 BLAC    | CKHEAD ROAD#                            | <b>‡</b> 2                    |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------------|-------------------------------|
|      | Case Number /PAI Number:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2018-        | 0291-A                                  | <del></del>                   |
|      | Petitioner/Developer:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | JANA LEONA   | RD                                      | Marine.                       |
|      | Date of Hearing/Closing:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | JUNE 15,     | 2018                                    | <del></del>                   |
| were | This is to certify under the pe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |                                         |                               |
|      | The sign(s) were posted on _                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              | MAY 25 2018                             | JUNE 11, 2018                 |
| 5    | Jun 11, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2:28:40 PM   | (Month, Day, Year)                      | 2                             |
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|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              | David By                                | Elingsby 6/11/1<br>Clemasters |
|      | Turning Time                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              | (Signature of Sig                       |                               |
|      | ZONING NOTICE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |                                         | <b></b>                       |
|      | CASE NO. <u>2018-0291-A</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              | DAVID W. BILLINGSI (Printed Name of Sig | <u></u>                       |
|      | 6926 BLACKHEAD ROAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              | (, tilled Harite of Org                 |                               |
| 3    | A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              | 601 CHARWOOD CO                         | URT                           |
|      | TACE: ROOM 205 JEFFERSON BUILDING, 105-WESTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              | (Street Address of Si                   | gn Poster)                    |
|      | CHESAPEAKS AVENUE TOWSON: MID: 21702<br>TIME: FRIDAY: ILINE 15, 2018 AT 1008 AN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |                                         |                               |
|      | ARIANCE TO TEBMIT A FRONT YAND SETBALK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              | EDGEWOOD, MD. 21                        |                               |
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|      | nd 1.7, zet jn liko of the reddjred 15 feet.<br>Bereste ekkernieseke tidely for a new<br>Dwell ig ritached to awere incoarage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              | (410) 679-8719                          | •                             |
| - 13 | Contract to the service group captings assembled to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              | (Telephone Number                       | of Sign Poster)               |
| 74   | Aprile of Court Co |              |                                         | • ,                           |
|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |                                         |                               |

Date: MAY 25, 2018 6526 BLACKHEAD ROAD #1 RE: Project Name: Case Number /PAI Number: 2018-0291-A JANA LEONARD Petitioner/Developer: Date of Hearing/Closing: JUNE 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 \_\_6526 BLACKHEAD ROAD The sign(s) were posted on MAY 25 2018 (Month, Day, Year) ZONING NOTICE DAVID W. BILLINGSLEY (Printed Name of Sign Poster) CASE (VO. 2018-0291-A 6526 BLACKHEAD ROAD 601 CHARWOOD COURT (Street Address of Sign Poster) A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGES EDGEWOOD, MD. 21040 PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST CHESAFEAKE AVENUE TOWSON 750, 27203 DME FRIDAY JUNE 15, 2018 AT 10 00 AND (City, State, Zip Code of Sign Poster) variance to dermit a front varo setback (410) 679-8719 OR SETTER ENOMINE CENTER IN CORDIN STREET AND SIDE TARD SETS ACKNOWN OF ANY MAD IT CEETS IN TEGED STREET OF STREET AS FEET RESIDENCE OF THE SECURIOR OF THE SEC (Telephone Number of Sign Poster)

Date: MAY 25, 2018

RE: Project Name: 6526 BLACKHEAD ROAD #2

2018-0291-A

Petitioner/Developer: \_\_\_\_\_\_JANA LEONARD

Date of Hearing/Closing: JUNE 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 6526 BLACKHEAD ROAD

MAY 25 2018

(Month, Day, Year)

(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

**601 CHARWOOD COURT** 

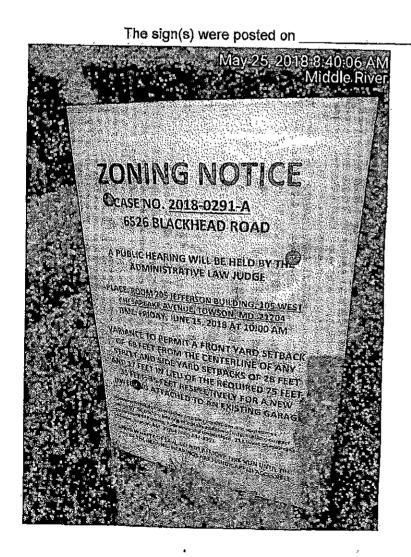
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



Case Number /PAI Number:



KEVIN KAMENETZ County Executive

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

May 8, 2018

### NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0291-A

6526 Blackhead Road

N/s Blackhead Road, 520 ft. W/of centerline of Crooks Road

15th Election District - 6th Councilmanic District

Legal Owners: Jana May Leonard

Variance to permit a front yard setback of 68 ft. from the centerline of any street and side yard setbacks of 28 ft. and 17 ft. in lieu of the required 75 ft., 35 ft., and 35 ft. respectively, for a new dwelling attached to an existing garage.

Hearing: Friday, June 15, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon Director

AJ:kl

C: Jana May Leonard, 6526 Blackhead Road, Baltimore 21220 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 SATURDAY, MAY 26, 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, May 24, 2018 Issue - Jeffersonian

Please forward billing to:

Jana Leonard 6526 Blackhead Road Baltimore, MD 21220 410-913-7073

### **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:

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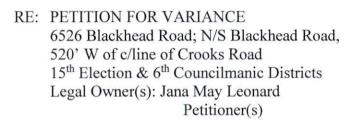


Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BEFORE THE OFFICE

OF ADMINSTRATIVE

HEARINGS FOR

\* BALTIMORE COUNTY

\* 2018-291-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.

Peter Max Zummerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

MAY 03 2018

CAROLE S. DÉMILIO

Deputy People's Counsel Jefferson Building, Room 204 105 West Chesapeake Avenue

Lak S Nemlia

Towson, MD 21204 (410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3<sup>rd</sup> day of May, 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 Zummerman

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 <u>Baltimore County Zoning Regulations</u> (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:          | 1                       |
|-------------------------------------|-------------------------|
| Case Number: 2018-0791-             | <u>-A</u>               |
| Property Address: 6576 BL           | askhead road            |
| Property Description: N. SIDE       | BLACKHEAD RO, 520 W. OF |
| £ CROOK                             | KS ROAD                 |
| Legal Owners (Petitioners):         | NA LEONARO              |
| Contract Purchaser/Lessee:          |                         |
|                                     |                         |
|                                     |                         |
| PLEASE FORWARD ADVERTISING E        | BILL TO:                |
|                                     |                         |
| Name:                               |                         |
| Name:                               | 20                      |
| PLEASE FORWARD ADVERTISING E  Name: | TAD ROAD                |
| Name:                               | TAD ROAD                |

| BALTIMORE COUNTY MARYLAND<br>OFFICE OF BUDGET AND FINANCE<br>MISCELLANEOUS CASH RECEIPT | No. <b>168028</b><br>Date: 4/26//8                 | PAID SECEIFT : 148 - 1884   1726/2018 - 4/26/2018 09:25352 : 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| Rev Source/ Fund Dept Unit Sub Unit Obj                                                 | Rev/                                               | REC +0503                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                         |                                                    | Rect Tot (75:00<br>675:00 CK: e \$:09 CA<br>Baltimore County, Maryland                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Rec CENTMAL DRAFTIC                                                                     | Total 76.                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| For 476 Black head                                                                      | Ú.                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| DISTRIBUTION                                                                            | Z9/8-629/-A                                        | CASHIER'S VALIDATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                         | YELLOW FOUSTOMER GOLD FACCOUNTING<br>ESS HARDI!!!! | AND PAUL STONE AND PROPERTY OF THE PARTY OF |



KEVIN KAMENETZ
County Executive

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

June 7, 2018

Jana May Leonard 6526 Blackhead Road Baltimore MD 21220

RE: Case Number: 2018-0291 A, Address: 6526 Blackhead Road

To Whom It May Concern:

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 26, 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,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Court, Edgewood MD 21040



Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 4/30/18

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. 2018-0291-A

Variance Jana May Leonard 6526 Black head 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

**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:

May 4, 2018

SUBJECT:

DEPS Comment for Zoning Item

# 2018-0291-A

Address

6526 Blackhead Road

(Leonard Property)

Zoning Advisory Committee Meeting of May 7, 2018.

EPS has reviewed the subject zoning petition for compliance with the goals of the Statemandated 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 reduced side yard and front yard setbacks. The lot is waterfront, and the proposed dwelling must meet all LDA and MBA requirements, including lot coverage limits and afforestation requirements. Nothing is proposed within the buffer. The property is 26,800 square feet. Lot coverage is limited to a maximum of 5,445 square feet, with mitigation required for any lot coverage between 4,020 square feet and 5,445 square feet. 4,858 square feet is proposed, so mitigation is required for 838 square feet. 15% afforestation of eight trees is required. Afforestation information has not been provided. If the afforestation requirement 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 the afforestation requirement. 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 afforestation requirement, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

DATE: 5/24/2018

### **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 COMMENT

Case Number: 18-291

**INFORMATION:** 

Property Address: 6526 Blackhead Road

**Petitioner:** 

Jana M. Leonard

Zoning:

RC 2

**Requested Action:** 

Variance

The Department of Planning has reviewed the petition for variance to permit a front yard setback of 68 feet from the centerline of any street and side property line setbacks of 28 feet and 17 feet in lieu of the required 75 feet, and 35 feet respectively, for a new dwelling attached to an existing garage.

The site is improved with an existing dwelling to be razed and an existing garage to remain. The rear portion of the property is located within the 100 year flood plain.

The Department of Planning has no objection granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

**Deputy Director** 

eff Mayhew

Prepared by

Lloyd T. Moxley

AVA/KS/LTM/

c: Ngone Seye Diop

David Billingsley, Central Drafting & Design, Inc.

Office of the Administrative Hearings

People's Counsel for Baltimore County

### **BALTIMORE COUNTY, MARYLAND**

### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** June 4, 2018

Department of Permits, Approvals

And Inspections

MCZ

FROM:

Vishnu Desai, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 07, 2018

Item No. 2018-0272-A (REVISED VARIANCE), 0284-SPH, 0285-SPHA,

0286-A, 0290-A, 0291-A, 0292-SPHA, and 0293-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 MEMORANDUM

TO:

Arnold Jablon

**DATE:** 5/24/2018

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: 18-291

INFORMATION:

Property Address: 6526 Blackhead Road

Petitioner:

Jana M. Leonard

Zoning:

RC2

Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a front yard setback of 68 feet from the centerline of any street and side property line setbacks of 28 feet and 17 feet in lieu of the required 75 feet, and 35 feet respectively, for a new dwelling attached to an existing garage.

The site is improved with an existing dwelling to be razed and an existing garage to remain. The rear portion of the property is located within the 100 year flood plain.

The Department of Planning has no objection granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

**Deputy Director** 

Prepared

Lloyd T. Moxley

AVA/KŠ/LTM/

c: Ngone Seye Diop

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:

May 4, 2018

SUBJECT:

**DEPS** Comment for Zoning Item

# 2018-0291-A

Address

6526 Blackhead Road (Leonard Property)

Zoning Advisory Committee Meeting of May 7, 2018.

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

 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 reduced side yard and front yard setbacks. The lot is waterfront, and the proposed dwelling must meet all LDA and MBA requirements, including lot coverage limits and afforestation requirements. Nothing is proposed within the buffer. The property is 26,800 square feet. Lot coverage is limited to a maximum of 5,445 square feet, with mitigation required for any lot coverage between 4,020 square feet and 5,445 square feet. 4,858 square feet is proposed, so mitigation is required for 838 square feet. 15% afforestation of eight trees is required. Afforestation information has not been provided. If the afforestation requirement 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 the afforestation requirement. 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 afforestation requirement, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

| CASE NAME 6526 BLACKHEAD RO |
|-----------------------------|
| CASE NUMBER ZO18 - OZ91-A   |
| DATE 6/15/18                |

# PETITIONER'S SIGN-IN SHEET:

| NAME            | ADDRESS             | CITY, STATE, ZIP  | E - MAIL               |  |  |  |
|-----------------|---------------------|-------------------|------------------------|--|--|--|
| DAVIO BILLINGSI | EY GOL CHARWOOD CT. | ENGEWOOD MO 21040 | desibozoq e yahoo. com |  |  |  |
| JAHA LEBYARD    | 6528 BLACKHEAN AD   | BALTO MO ZIZZO    |                        |  |  |  |
| FRNIE SCHUMAN   | 3013 ACTON RD       | BASTO MD 2234     |                        |  |  |  |
|                 |                     |                   |                        |  |  |  |
|                 |                     |                   |                        |  |  |  |
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| <del> </del>    |                     | ***               |                        |  |  |  |
|                 |                     | -                 | -                      |  |  |  |
| •               |                     |                   | ^                      |  |  |  |
|                 |                     | <u> </u>          | <u> </u>               |  |  |  |

## CHECKLIST

| Comment<br>Received | <u>Departi</u>                          | nent         |           |       | Support/Oppose/<br>Conditions/<br>Comments/<br><u>No Comment</u> |
|---------------------|-----------------------------------------|--------------|-----------|-------|------------------------------------------------------------------|
| WH                  | DEVELOPMENT P<br>(if not received, date |              |           | )     | MO COMMENT                                                       |
| 54                  | DEPS<br>(if not received, date          | e-mail sent_ |           | )     | COMMent                                                          |
|                     | FIRE DEPARTMEN                          | T            |           |       | <u> </u>                                                         |
| 5/35                | NO OPS                                  |              |           |       |                                                                  |
| 4/30/18             | STATE HIGHWAY                           | NO OPL       |           |       |                                                                  |
|                     | TRAFFIC ENGINE                          | ERING        |           |       | <u> </u>                                                         |
|                     | COMMUNITY ASS                           | OCIATION     |           | ·     |                                                                  |
|                     | ADJACENT PROPE                          | ERTY OWNE    | ERS       | t     |                                                                  |
| ZONING VIOLAT       | ΓΙΟΝ (Case                              | No           |           |       |                                                                  |
| PRIOR ZONING        | (Case                                   | No           |           |       | )                                                                |
| NEWSPAPER AD        | VERTISEMENT                             | Date:        | 5/2       | 24/18 |                                                                  |
| SIGN POSTING (      | 1 <sup>st</sup> )                       | Date:        | 5/3       | 5/18  | by Billing Sley                                                  |
| SIGN POSTING (      | 2 <sup>nd</sup> )                       | Date:        | <u>le</u> | 11/18 | by Bulingsly                                                     |
| PEOPLE'S COUN       | SEL APPEARANCE                          | Yes          | 中         | No 🔲  |                                                                  |
| PEOPLE'S COUN       | SEL COMMENT LETT                        | ER Yes       | ப         | No L  | •                                                                |
| Comments, if any:   |                                         |              |           |       |                                                                  |
|                     |                                         |              |           |       | <del> </del>                                                     |

### Real Property Data Search

### Search Result for BALTIMORE COUNTY

| View M                                                         | ар                   |                                                             | View GroundR       | <u>ent Rec</u> | lemption              |                    |                                                      | View Gr             | oundRent R                                   | egistration |         |
|----------------------------------------------------------------|----------------------|-------------------------------------------------------------|--------------------|----------------|-----------------------|--------------------|------------------------------------------------------|---------------------|----------------------------------------------|-------------|---------|
| Account                                                        | ldentifie            | r:                                                          | District           | : - 15 Ac      |                       | ımber - 152        |                                                      |                     | <u>.                                    </u> |             |         |
|                                                                |                      |                                                             |                    |                |                       | Information        |                                                      | ·-                  |                                              |             |         |
| Owner Name:                                                    |                      | LEONARD JANA MAY Use: Principal Res                         |                    |                | RESIDENTIAL           |                    |                                                      |                     |                                              |             |         |
| Mailing Address:                                               |                      | 6526 BLACKHEAD RD Deed Refere                               |                    |                | . = -                 |                    |                                                      |                     |                                              |             |         |
|                                                                |                      |                                                             |                    |                | ID 21220-             |                    |                                                      | 100.                | 7505007                                      | 00175       |         |
|                                                                |                      |                                                             |                    |                |                       | ructure Info       |                                                      |                     |                                              |             |         |
| Premises Address:                                              |                      | 6526 BLACKHEAD RD Leg<br>BALTIMORE 21220-1211<br>Waterfront |                    |                | gal Description:      |                    | LT 15-18<br>6526 BLACKHEAD RD NS<br>BIRD RIVER BEACH |                     |                                              |             |         |
| Мар:                                                           | Grid:                | Parcel:                                                     | Sub<br>District:   | Subdi          | vision:               | Section:           | Block:                                               | Lot:                | Assessmer<br>Year:                           |             |         |
| 0083                                                           | 0004                 | 0428                                                        | District.          | 0000           |                       | 1                  |                                                      | 15 ·                | 7ear:<br>2018                                | No:<br>Plat | 0007/   |
|                                                                |                      |                                                             |                    | 0000           |                       |                    |                                                      | 15                  | 2010                                         | Ref:        | 0070    |
| Special                                                        | Tax Are              | eas:                                                        |                    |                |                       | Town:              |                                                      |                     | No                                           | ONE         |         |
|                                                                |                      |                                                             |                    |                |                       | Ad Valorer         | n:                                                   |                     |                                              |             |         |
|                                                                | <del></del>          |                                                             |                    |                |                       | Tax Class:         | <del></del>                                          |                     |                                              |             |         |
| Primary Structure Above Grade L<br>Built Area<br>1925 1.100 SF |                      | Living                                                      |                    |                |                       |                    | perty Land                                           | County<br>Use<br>34 |                                              |             |         |
|                                                                |                      | 1,100 SF                                                    |                    | Area           |                       |                    | <b>Area</b><br>25,600 SF                             |                     |                                              |             |         |
| Stories                                                        | - Pag                | ement                                                       |                    |                |                       | Full/Ha            | F D - 4L                                             | <u></u> -           | the eventure of the                          |             |         |
| 1                                                              | NO                   | ement                                                       | Type<br>STANDARD U | INIT           | Exterior<br>BLOCK     | ruii/Ha.<br>1 full | n Bath                                               | Garage<br>1 Detach  |                                              | Major Rend  | ovation |
| <u> </u>                                                       |                      |                                                             | 017111271112       |                |                       | Information        |                                                      | - Detach            |                                              |             |         |
|                                                                |                      |                                                             | Base \             | /alue          |                       | Value              |                                                      | Phase-in            | Assessmer                                    |             |         |
| Dase                                                           |                      | - 4145                                                      | As of              |                |                       | As of As of        |                                                      |                     |                                              |             |         |
|                                                                |                      |                                                             |                    |                | _                     | 01/01/2018         |                                                      | 07/01/20            | 17                                           | 07/01/2018  | 3       |
| Land:                                                          |                      |                                                             | 181,10             | 00             |                       | 181,100            |                                                      |                     |                                              |             |         |
|                                                                | Improvements 105,000 |                                                             |                    | 92,700         |                       |                    |                                                      |                     |                                              |             |         |
|                                                                |                      | 286,10                                                      | ,100 273,800       |                |                       | 286,100            | •                                                    | 273,800             |                                              |             |         |
| Preiere                                                        | ential Lac           | 10:                                                         | 0                  |                | Transfe               | r Informatio       |                                                      |                     | <u> </u>                                     | 0           | _       |
| Sallar                                                         | ROSENI               | DALE EDA                                                    |                    |                |                       | 1/12/2017          | <u>n</u>                                             | <u> </u>            | Price: \$2                                   | ee 000      |         |
|                                                                |                      |                                                             | PROVED             |                |                       | /38506/ 001        | 73                                                   |                     | Deed2:                                       | 65,000      |         |
|                                                                |                      | ER DORO                                                     |                    |                |                       | 1/14/2004          |                                                      |                     | Price: \$2                                   | 19 000      |         |
|                                                                |                      |                                                             | IPROVED            |                |                       | /19442/ 004        | 23                                                   |                     | Deed2:                                       | . 5,000     |         |
| Seller:                                                        |                      |                                                             |                    |                | Date:                 |                    |                                                      | Price;              |                                              |             |         |
| Type:                                                          |                      |                                                             |                    |                | Deed1:                |                    |                                                      |                     | Deed2:                                       |             |         |
|                                                                |                      |                                                             |                    |                | Exemption             | on Informati       | on.                                                  |                     | <u> </u>                                     |             |         |
| Partial Ex<br>Assessm                                          |                      |                                                             |                    |                | 07/01/2017 07/01/2018 |                    |                                                      | _                   |                                              |             |         |
| County:                                                        |                      |                                                             | 000                |                |                       | 0.00               |                                                      |                     |                                              |             |         |
| State:                                                         | _                    |                                                             | 000                |                | 0.00                  |                    |                                                      |                     |                                              |             |         |
| Municipa                                                       |                      |                                                             | 000                |                |                       |                    | 0.00                                                 | 0.00 0.00           |                                              |             |         |
| Tax Ex                                                         | -                    |                                                             |                    |                | -                     | Tax Recap          | ture:                                                |                     |                                              |             | _       |
| Exemb                                                          | t Class:             |                                                             |                    | Uan            | NONE                  | ulination I : f    |                                                      |                     |                                              |             |         |
| Homeste                                                        | ad Annli             | ication St                                                  | atus: No Appli     |                | estead Ap             | plication Inf      | ormation                                             |                     |                                              |             |         |
|                                                                | , ibbii              |                                                             | man iso uppli      | Janon          |                       |                    |                                                      |                     |                                              |             |         |



Homeowners' Tax Credit Application Status: No Application

Date

6526 BLACKHEAD ROAD CASE NO. 2018-0291-A

PETITIONER'S EXHIBITS

6526 BLACKHEAD ROAD

10-18-18

- 1. PLAT TO ACCOMPANY PETITION DATED APRIL 20, 2018 (NO CHANGES)
- 2. SDAT REAL PROPERTY DATA SEARCH
- 3. DEED OF RECORD L.38506 F.173 DATED DECEMBER 19, 2016
- 4. PLAT OF BIRD RIVER BEACH RECORDED JULY 10, 1923 PLAT BOOK 7 FOLIO 70
- 5. AERIAL PHOTO

**6A-E. PHOTOS** 

7. BUILDING ELEVATIONS

8. Letter dated 6-13-2018

### ` Real Property Data Search ( w2)

## Search Result for BALTIMORE COUNTY

| Account          | ldentifie           |           | View GroundR         | •        |                     |                           | 1520450210             |                |                  | Registration                 | <u> </u> |
|------------------|---------------------|-----------|----------------------|----------|---------------------|---------------------------|------------------------|----------------|------------------|------------------------------|----------|
| 710004111        | - GOTTON            | ·•_       | Distri               | CL- 13 F |                     | r Informati               |                        | · —            |                  |                              |          |
| Owner N          | ame:                | -         | LEON                 | ARD JA   | NA MAY              |                           | Use:                   |                |                  | IDENTIAL                     |          |
| Mailing Z        | \ddress:            |           | 6526                 |          | IEAD RO             | ,                         | Principal<br>Deed Refe |                |                  | :<br>06/ 00173               |          |
| maning r         | tudiess.            |           |                      |          | MD 2122             |                           | Deed Kel               | erence:        | /385             | 06/001/3                     |          |
|                  |                     |           |                      | Loc      | ation & S           | tructure In               | formation              |                |                  |                              | -        |
| Premises         | Addres              | s:        |                      | MORE:    | IEAD RD<br>21220-12 |                           | Legal Des              | cription:      | 6526             | 5-18<br>BLACKHE<br>DRIVER BE |          |
| Map:             | Grid:               | Parcel:   | Sub<br>District:     | Subdi    | vision:             | Section:                  | Block:                 | Lot:           | Assessm<br>Year: | <del></del>                  |          |
| 0083             | 0004                | 0428      |                      | 0000     |                     | 1                         |                        | 15             | 2018             | Plat<br>Ref:                 | 0007/    |
| Specia           | Tax Are             | as:       | <del></del>          |          |                     | Town:                     |                        |                |                  | NONE                         |          |
|                  |                     |           |                      |          |                     | Ad Valor<br>Tax Clas      |                        |                |                  |                              |          |
| Built            | y Structu           | re        | Above Grade<br>Area  | e Living |                     | Finished E<br>Area        | asement                | Pro<br>Are     | perty Land       | i Co<br>Us                   | ounty    |
| 1925             |                     |           | 1,100 SF             |          |                     |                           |                        | 25,6           | 600 SF           | 34                           |          |
| Stories          |                     | ment      | Туре                 |          | Exterio             | r Full/H                  | alf Bath               | Garage         | Las              | t Major Re                   | novation |
| 1                | NO                  |           | STANDARD (           | JNIT     | Bróck               |                           |                        | 1 Detach       | ed               |                              |          |
| -                |                     |           |                      |          | Value               | Information               | n                      |                |                  |                              |          |
|                  |                     |           | Base '               | Value    |                     | Value                     |                        |                | Assessm          |                              |          |
|                  |                     |           |                      |          |                     | As of 01/01/201           | 8                      | As of 07/01/20 | 17               | As of<br>07/01/20            | 18       |
| Land:            |                     |           | 181,10               | 00       |                     | 181,100                   |                        |                |                  |                              |          |
| Improv           | ements ·            |           | 105,00               | 00       |                     | 92,700                    |                        |                |                  |                              |          |
| Total:           |                     |           | 286,10               | 00       |                     | 273,800                   |                        | 286,100        |                  | 273,800                      |          |
| Prefere          | ntial Lan           | id:<br>   | 0                    |          |                     |                           |                        |                |                  | 0                            |          |
|                  |                     |           |                      |          |                     | er Informat               | ion                    |                |                  |                              |          |
|                  |                     |           | MUND J JR<br>IPROVED |          |                     | )1/12/2017<br>: /38506/ 0 | 0470                   |                |                  | \$285,000                    |          |
|                  |                     |           |                      |          |                     |                           |                        |                | Deed2:           | ,,,,,,                       |          |
|                  | TISCHLE<br>ARMS LEI |           | THY<br>IPROVED       |          |                     | )1/14/2004<br>: /19442/ 0 |                        |                | Price: \$ Deed2: | \$219,000                    |          |
| Seller:          |                     |           |                      |          |                     |                           |                        |                | Price:           |                              |          |
| Type:            |                     |           |                      |          | Deed1:              | :                         |                        |                | Deed2:           |                              |          |
|                  |                     |           |                      |          | Exempt              | ion Informa               | ıtion                  |                |                  |                              |          |
| Partial Ex       | kempt As            | sessme    | nts: Class           |          |                     |                           | 07/01/201              | 7              | 07/0             | 1/2018                       |          |
| County:          |                     |           | 000                  |          |                     |                           | 0.00                   |                |                  |                              |          |
| State:           | -                   |           | 000                  |          |                     |                           | 0.00                   |                |                  |                              |          |
| Municipa<br>     |                     |           | 000                  |          |                     | - <u></u>                 | 0.00 0.00              |                | 0.00             | 0.00                         |          |
| Tax Exe<br>Exemp | empt:<br>t Ciass:   |           |                      |          | Specia<br>NONE      | ıl Tax Rec                | apture:                |                |                  |                              |          |
|                  |                     |           |                      | Home     | estead A            | oplication I              | nformation             |                |                  |                              |          |
| Homeste          | ad Appli            | cation St | tatus: No Appli      | cation   |                     |                           |                        |                |                  |                              |          |
|                  |                     |           | Hon                  | neowner  | s' Tax Cı           | redit Applic              | ation Inform           | nation (       |                  | ±                            |          |
|                  |                     |           | Application Sta      |          |                     |                           |                        |                |                  |                              |          |

PETITIONER'S EXHIBIT NO. 2

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 38506, p. 0173, MSA\_CE62\_38363. Date available 01/24/2017. Printed 06/14/2018.

AFTER RECORDING RETURN TO: Jana May Leonard 6526 Blackhead Road Baltimore, MD 21220

Tax ID#: 15-1520450210

DOCUMENT PREPARED BY: Sage Title Group, LLC 1104 Kenilworth Drive, Suite 400 Towson, MD 21204 File Number: 192043TOWS



This Deed, MADE THIS 19th day of December, 2016, by and between Edmund J. Rosendale, Jr., party of the first part, and Jana May Leonard, party of the second part.

WITNESSETH, That in consideration of the sum of TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$285,000.00), the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, in fee simple, all that parcel of ground situated in Baltimore County, Maryland and as described as follows, that is to say:

Being known and designated as Lots Nos. fifteen (15), sixteen (16), seventeen (17), and eighteen (18) as shown on the Plat of Bird River Beach, which plat is duly recorded among the Plat Records of Baltimore County, Maryland in Plat Liber W.P.C. No. 7, folio 70.

The improvements thereon being known as 6526 Blackhead Road, Baltimore, Maryland 21220.

Tax ID#: 15-1520450210

**BEING** the same property which by deed dated December 29, 2003 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 19442, folio 423, was granted and conveyed by Dorothy L. Tischler unto Edmund J. Rosendale, Jr..

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, as sole owner, her personal representatives, heirs and assigns, in fee simple.

**Buyers' Initials:** 

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

Recording
Recording
Ref:
Deed
Surcharge
CR - Deed
Transfer 7
LR - NR Ta
LR - NR Ta
SubTotal:
Total:
501/12/2017
#7603789 C
Baltimore
County/CCG
Register 4

PETITIONER'S EXHIBIT NO.\_\_\_\_

(w Tares)

IN WITNESS WHEREOF, I hereupto set my hand and official seal:

**Notary Public** 

My Commission Expires:

11-5:216

### ATTORNEY CERTIFICATION

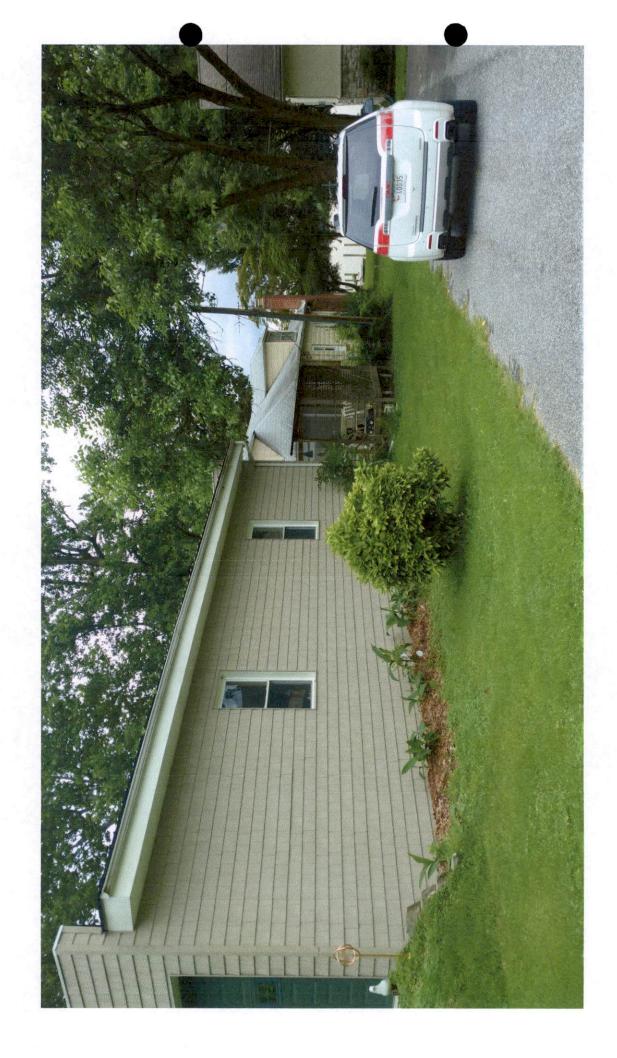
This is to certify that the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals in the State of Maryland

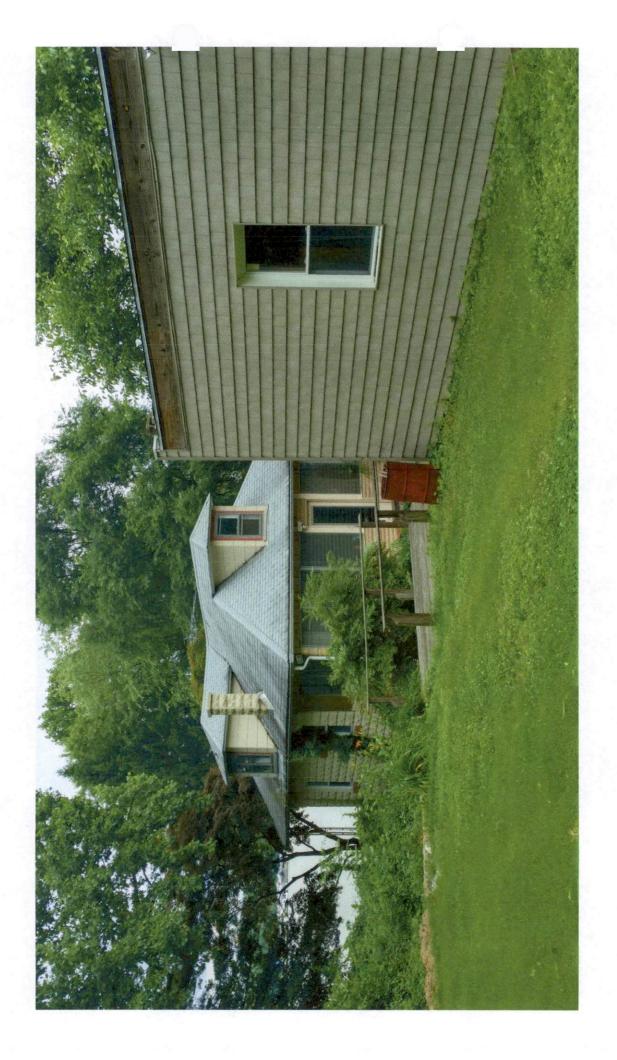
Thomas J. Drechsler, Esq.

# Baltimore County - My Neighborhood BLACKHEAD RD BLACKHEAD PETITIONER'S EXHIBIT NO.\_\_\_\_

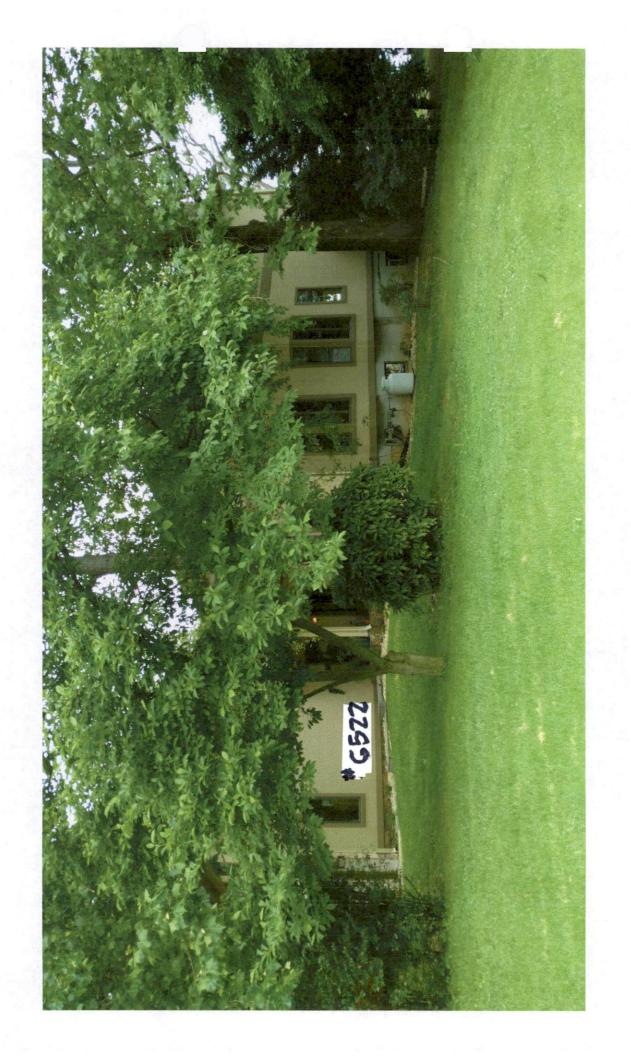








U









MIDDLE RIVER MD 21220

MIDDLE RIVER MD 443-613-5115

REVISIONS BY 6/11/18 RB

THE CONTRACTOR IS
RESPONSIBLE FOR DIMENSIONS
OF BECONFIRMED AND CORRELATED
THE TORK INVESTIGATION THAT
PREMARKS SOLE TO THE RABBELATION
THE PROPERTY OF THE PR

RB HOME DESIGN DATE: 6/11/18

SCALE: 1/4'' = 1DRAWN:

DRAWN:
R. BREDLOW

FRONT / REAR ELEVATIONS

A-1

PETITIONER'S 7

June 13, 2018

Subject: 6528 BLACKHEAD ROAD

CASE #2018-0291A

There is a set-back variance hearing on June 15, 2018 for the above subject property.

My property is directly adjacent to this property and I have no objection to the requested variance.

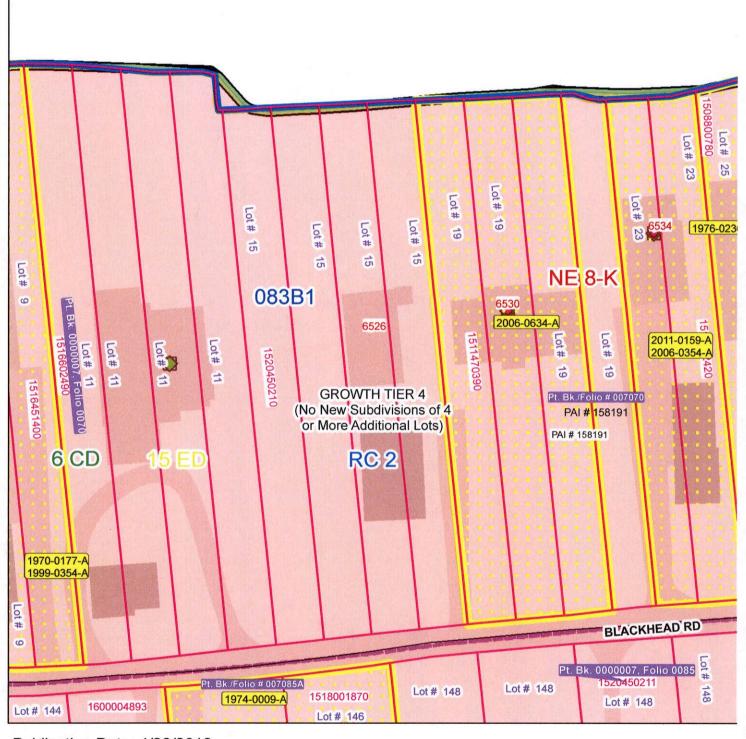
Edna M Leonard

6530 Blackhead Road

Middle River, MD 21220

PET EX 3

# 6526 Biackhead Road 20 i ਰ-0291-A

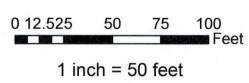


Publication Date: 4/26/2018



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





### MEMORANDUM

DATE:

July 19, 2018

TO:

Zoning Review Office

FROM:

Office of Administrative Hearings

RE:

Case No. 2018-0291-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 18, 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:

VCase File

Office of Administrative Hearings

| IN RE: PETITION FOR VARIANCE (6526 Blackhead Road) | * | BEFORE THE OFFICE    |
|----------------------------------------------------|---|----------------------|
| 15 <sup>th</sup> Election District                 | * | OF ADMINISTRATIVE    |
| 6 <sup>th</sup> Council District                   |   |                      |
| Jana May Leonard                                   | * | HEARINGS FOR         |
| Legal Owner                                        |   |                      |
|                                                    | * | BALTIMORE COUNTY     |
| Petitioner                                         |   |                      |
|                                                    | * | CASE NO. 2018-0291-A |

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Jana May Leonard, legal owner of the subject property ("Petitioner"). The Petition seeks variance relief from §1A01.3.B.3 of the Baltimore County Zoning Regulations ("BCZR") to permit a front yard setback of 68 ft. from the centerline of any street and side yard setbacks of 28 ft. and 17 ft. in lieu of the required 75 ft., 35 ft., and 35 ft., respectively, for a new dwelling attached to an existing garage. A site plan was marked as Petitioner's Exhibit 1.

Jana May Leonard and David Billingsley appeared in support of the petition. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Environmental Protection and Sustainability ("DEPS"), indicating Petitioner must comply with Chesapeake Bay Critical Area ("CBCA") regulations.

The site is approximately 26,800 square feet in size and zoned RC-2. The property (comprised of Lots 15-18 as shown on the Plat of Bird River Beach) is improved with a single-family dwelling constructed in 1925 and a newer detached garage. Petitioner proposes to raze the existing dwelling and in its place construct a new home which will be connected to the

existing garage.

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).

These waterfront lots were created by a plat filed in 1923, long before adoption of the BCZR. As such the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because she would be unable to construct the new dwelling. 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 and/or community opposition.

THEREFORE, IT IS ORDERED, this <u>18<sup>th</sup></u> day of **June**, **2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Section 1A01.3.B.3 of the Baltimore County Zoning Regulations ("BCZR") to permit a front yard setback of 68 ft. from the centerline of any street and side yard setbacks of 28 ft. and 17 ft. in lieu of the required 75 ft., 35 ft., and 35 ft., respectively, for a new dwelling attached to an existing garage, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

| ORDER RI | ECEIVED FOR FILING |  |
|----------|--------------------|--|
| Date     | 118118             |  |
| Ву       | sen                |  |

2

2. Prior to issuance of permits Petitioner must comply with Chesapeake Bay Critical Area regulations.

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

JOHN E. BEVERUNGEN Administrative Law Judge for

Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date

By

FION 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:

6576 BLACKHEAD BOAD

which is presently zoned

Deed References:

38506

10 Digit Tax Account # 1 5 2 0 4 5

Property Owner(s) Printed Name(s) JANA MAY LEONARD

(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:

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

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

x a Variance from Section(s)

1A01.3.B.3 (BCZR) TO PERMIT A FRONT YARD SETBACK OF 68 FEET FROM THE CENTERLINE OF ANY STREET AND SIDE YARD SETBACKS OF 28 FEET AND 17 FEET IN LIEU OF THE REQUIRED 75 FEET, 35 FEET AND 35 FEET, REPECTIVELY, FOR A NEW DWELLING ATTACHED TO AN EXISTING GARAGE.

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.

City

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:                        | Legal Owners (Petitioners):                                       |
|                                                   | JANA MAY LEONARO                                                  |
| Name- Type or Print                               | Name #1 – Type or Print  Name #2 – Type or Print  Janua W Lonard, |
| Signature                                         | Signature #1 Signature # 2                                        |
|                                                   | 6526 BLACKHEAD BOAD BALTO, MO.                                    |
| Mailing Address City State                        | Mailing Address City State                                        |
| 1                                                 | 21770 (410)913-7073 /f/gonard & ccbcmd. god                       |
| Zip Code Telephone # Address                      | Zip Code Telephone # Email Address                                |
| Zip Code Telephone #  Attorney for Petitioner:    | Representative to be contacted:                                   |
| Name- Type of Amer CEIVED                         | DAXID BILLINGSLEY                                                 |
| Name- Type or Rrint                               | Name - Type or Print                                              |
| ORDE                                              | Warren Cu                                                         |
| Signature                                         | Signature                                                         |
| Date                                              | GOI CHARWOOD CT. EDGEWOOD, MD.                                    |

idwb 0709 evahoo. com 21040 Zip Code Zip Code Telephone # **Email Address** 

Mailing Address

Mailing Address

Filing Date 9 126 12618

State

Do Not Schedule Dates:

City

Reviewe

# **ZONING DESCRIPTION**

## 6526 BLACKHEAD ROAD

Beginning for the same at a point on the north side of Blackhead Road (40 feet wide) distant westerly 520 feet from its intersection with the center of Crooks Road, thence being all of Lots 15, 16, 17 and 18 as shown on the plat entitled Bird River Beach recorded among the Baltimore County plat records in Plat Book 7 Folio 70.

Containing 26,800 square feet or 0.615 acre of land, more or less.

Being known as 6526 Blackhead Road. Located in the  $15^{TH}$  Election District,  $6^{TH}$  Councilmanic District of Baltimore County, Md.

ZU18-0291-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 5609948

### **Sold To:**

Jana Leonard - CU00656400 6526 Blackhead Rd Middle River, MD 21220-1211

### Bill To:

Jana Leonard - CU00656400 6526 Blackhead Rd Middle River, MD 21220-1211

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

May 24, 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: # 2018-0291-A

6526 Blackhead Road N/s Blackhead Road, 520 ft. VV/of centerline of Crooks

Road
15th Election District - 6th Councilmanic District
Legal Owner(s) Jana May Leonard
Variance: to permit a front yard setback of 68 ft. from
the centerline of any street and side yard setbacks of 28
ft, and 17 ft. in lieu of the required 75 ft., 35 ft., and 35 ft.
respectively, for a new dwelling attached to an existing

Hearing: Friday, June 15, 2018 at 10:00 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.

05/24/18

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

JUNE 11, 2018

Date: MAY 25, 2018

| RE: | Project Name:            | 6526 BLACKHEAD ROAD #1 |
|-----|--------------------------|------------------------|
|     | Case Number /PAI Number: | 2018-0291-A            |
|     | Petitioner/Developer:    | JANA LEONARD           |
|     | Date of Hearing/Closing: | JUNE 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 \_\_6526 BLACKHEAD ROAD

RECERTIFIED JUNE 11, 2018 MAY 25 2018

(Month, Day, Year)

David W Killingsly 6/11/18

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)

The sign(s) were posted on Jun 11, 2018 2:28:11 PM Middle River **ZONING NOTICE** CASE NO. 2018-0291-A 6526 BLACKHEAD ROAD A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST CHESAPEAKE AVENUE, TOWSON, MD. 21204 TIME: FRIDAY, JUNE 15, 2018 AT 10:00 AM VARIANCE TO PERMIT A FRONT YARD SETBACK OF 68 FEET FROM THE CENTERLINE OF ANY STREET AND SIDE YARD SETBACKS OF 28 FEET AND 17 FEET IN LIEU OF THE REQUIRED 75 FEET. 35 FEET, 35 FEET RESPECTIVELY FOR A NEW DWELLING ATTACHED TO AN EXISTING GARAGE

JUNE 11, 2018

Date: MAY 25, 2018

| RE: | Project Name:            | 6526 BLACKHEAD ROAD #2 |
|-----|--------------------------|------------------------|
|     | Case Number /PAI Number: | 2018-0291-A            |
|     | Petitioner/Developer:    | JANA LEONARD           |
|     | Date of Hearing/Closing: | JUNE 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 \_6526 BLACKHEAD ROAD

RE CERTIFIED JUNE 11, 2018

MAY 25 2018

(Month, Day, Year)

Javed W Bellingsby 6/11/18
David Bellingsby
(Signature of Sign Poeter)

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)



Date: MAY 25, 2018

| RE: Project Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 6526                                 | BLACKHEAD ROAD #1                                                        |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------|-------------|
| Case Number /P.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                      | 2018-0291-A                                                              |             |
| Petitioner/Develo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | per: JANA L                          | EONARD                                                                   |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                      | NE 15, 2018                                                              |             |
| This is to certify u                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | inder the penalties of party loo     | perjury that the necessary sign(s) requ<br>cated at _6526 BLACKHEAD ROAD | ired by law |
| The sign(s) were                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | posted on                            | MAY 25 2018                                                              |             |
| May                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | y:25, 2018 8:36:10 Al<br>Middle Rive | (Month, Day, Year)<br>er                                                 |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                      | Paved Bully (Signature of Sign Poste                                     | ugsly       |
| ZONING NO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | OTICE                                | DAVID W. BILLINGSLEY  (Printed Name of Sign Poste                        | er)         |
| CASE NO. 2018-029:<br>6526 BLACKHEAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | I-A<br>ROAD                          | 601 CHARWOOD COURT                                                       |             |
| A PUBLIC HEARING WILL BE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0                                    | (Street Address of Sign Post                                             | er)         |
| r LAW J                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | UDGE                                 | EDGEWOOD, MD. 21040                                                      |             |
| CHESAPEAKE AVENUE, TOWSON, I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 10                                   | (City, State, Zip Code of Sign                                           | Poster)     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                      | (410) 679-8719                                                           |             |
| OF 68 FEET FROM THE CENTERLISTREET AND SIDE YARD SETBACKS ND 17 FEET IN LIEU OF THE REQUIR 35 FEET, 35 FEET RESPECTIVELY FOR THE PROPERTY OF T | OF 28 FEET                           | (Telephone Number of Sign I                                              | oster)      |

Date: MAY 25, 2018

| RE: | Project Name:            | 6526 BLACKHEAD ROAD #2 |
|-----|--------------------------|------------------------|
|     | Case Number /PAI Number: | 2018-0291-A            |
|     | Petitioner/Developer:    | JANA LEONARD           |
|     | Date of Hearing/Closing: | JUNE 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 \_\_6526 BLACKHEAD ROAD

The sign(s) were posted on

MAY 25 2018

(Month, Day, Year)

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)



1/3 6-15 10km

### **Debra Wiley**

From:

David Billingsley <dwb0209@yahoo.com>

Sent:

Monday, June 11, 2018 4:51 PM

To:

Administrative Hearings; June Wisnom

Subject:

6526 Blackhead Road Case No. 2018-0291-A

Attachments:

Scan1010.pdf

Posting recertification attached

Dave Billingsley Central Drafting and Design 410-679-8719 OFFICE 410-458-1401 CELL

JUNE 11, 7018 Date: MAY 25, 2018

| RE: P                                                         | roject Name:                                                                                                                                    | 6526 BLACKHEAD ROAD #1                                                                               |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| С                                                             | case Number /PAI Number:                                                                                                                        | 2018-0291-A                                                                                          |
| P                                                             | etitioner/Developer:                                                                                                                            | JANA LEONARD                                                                                         |
| D                                                             | ate of Hearing/Closing:                                                                                                                         | JUNE 15, 2018                                                                                        |
|                                                               |                                                                                                                                                 | nalties of perjury that the necessary sign(s) required by law roperty located at 6526 BLACKHEAD ROAD |
| Τł                                                            | he sign(s) were posted on _                                                                                                                     | RECERTIFIED JUNE 11, 2018<br>MAY 25 2018                                                             |
|                                                               | Jun 11, 2018 2<br>M                                                                                                                             | (Month, Day, Year)  2.28: [1 PM   David W Killingsly 6/13/  David Millingsly 6/13/                   |
|                                                               |                                                                                                                                                 | (Signature of Sign Poster)                                                                           |
| ZON                                                           | NG NOTICE                                                                                                                                       | DAVID W. BILLINGSLEY  (Printed Name of Sign Poster)                                                  |
| 6526)<br>A PUBLIC HE                                          | O: 2018:0291:A BLACKHEAD ROAD ANING WILE BE HELD BY THE NISTRATIVE LAW JUDGE                                                                    | 601 CHARWOOD COURT  (Street Address of Sign Poster)                                                  |
| · · · · · · · · · · · · · · · · · · ·                         | 205 JEFFERSON BUILDING, 105 WEST<br>EAVENUE, TOWSON, MD 21204<br>AV JUNE 15, 2018 AT 10:00 AM                                                   | EDGEWOOD, MD. 21040 (City, State, Zip Code of Sign Poster)                                           |
| Variance 10<br>OF 68 FEET,F<br>STREET AND S<br>AND 27 FEET IN | PERMIT A FRONT YARD SETBACK. FROM THE CENTERLINE OF ANY SIDE YARD SETBACKS OF 75 FEBT VIEW OF THE REQUIRED 75 FEFT FEET RESPECTIVELY YOR A NEW. | (410) 679-8719  (Telephone Number of Sign Poster)                                                    |

JUNE 11, 2018
Date: MAY 25, 2018

| RE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Project Name:                                                                                                                 | 6526 BLACKHEAD ROAD                                                           | #2                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------|
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Petitioner/Developer:                                                                                                         | JANA LEONARD                                                                  | <u>—</u>                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Date of Hearing/Closing:                                                                                                      | JUNE 15, 2018                                                                 | <del></del>                     |
| were                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                               | nalties of perjury that the necessary sign<br>operty located at6526 BLACKHEAD |                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The sign(s) were posted on _                                                                                                  | <i>RE ÇERTIFIED</i><br>MAY 25 2018                                            | JUNE 11, 2018                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Jun 11, 2018                                                                                                                  | 2:28:40 PM (Month, Day, Year) Aiddle River;                                   | Bellingsby 6/11/18<br>Llingsley |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                               | (Signature of S                                                               |                                 |
| GENERAL L                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ZONING NOTICE  CASE NO. 2018-0291-A                                                                                           | DAVID W. BILLINGS                                                             |                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | A PUBLIC HEARING WILL BE HELD BY THE                                                                                          | (Printed Name of S                                                            |                                 |
| The state of the s | LACE: ROOM 203 IEFFERSON BUILDING, 205 WEST. CHESAPEAKE AVENUE TOWSON, MD. 21204                                              | (Street Address of                                                            |                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | TIME FRIDAY, JUNE 15, 2018 AT 10:00 AM<br>ARIANCE TO PERMITA FRONT VARD SETBACK                                               | EDGEWOOD, MD. 2                                                               | 21040                           |
| \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | OF 68 FEET FROM THE CENTERLINE OF ANY<br>THE TAND SIDE YARD SETBACKS OF 28 FEET<br>NO 25 FEET IN LIEU OF THE REQUIRED 75 EET! | (City, State, Zip Co                                                          | ode of Sign Poster)             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | TS THE SEPTEMENT AND                                                                      | (410) 679-8719                                                                |                                 |
| e '* a si                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | retrementation due to ungestion se destina constations are experienced.                                                       | (Telephone Numbe                                                              | er of Sign Poster)              |

JUNE 11, 2018
Date: MAY 25, 2018

| RE:          | Project Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 6526 BLACKHEAD ROAD #1                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
|              | Case Number /PAI Number:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2018-0291-A                                                                                          |
|              | Petitioner/Developer:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | JANA LEONARD                                                                                         |
|              | Date of Hearing/Closing:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | JUNE 15, 2018                                                                                        |
| were         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | nalties of perjury that the necessary sign(s) required by law roperly located at 6526 BLACKHEAD ROAD |
|              | The sign(s) were posted on _                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                      |
|              | ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | (Month, Day, Year)                                                                                   |
| / 5          | Generalis Service N                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Iddle River Court as Billingsly 6/11                                                                 |
|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Idole River Danie W Billingsby 6/11/ Danie Billingsby                                                |
| 1000         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | (Signature of Sign Poster)                                                                           |
| zor          | VING NOTICE "                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | DAVID W. BILLINGSLEY                                                                                 |
|              | Elvo. <u>2018-0291-A</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | (Printed Name of Sign Poster)                                                                        |
| 65           | 26 BLACKHEAD ROAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 601 CHARWOOD COURT                                                                                   |
| A PUBU<br>Al | CHEARING WILE HELD BY THE<br>POINTRATIVE LAW HUDGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (Street Address of Sign Poster)                                                                      |
| PLACE: RC    | DW203 (FFEEBOON WILLIAM)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | EDGEWOOD, MD. 21040                                                                                  |
|              | PERKEAVENUS TOWNER AND 21704<br>FRUAY JUNE 15, 2018 AT 10-00 AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | (City, State, Zip Code of Sign Poster)                                                               |
| LITERS F     | . TO PERMIT A FRONT YARD SETBACK<br>FETEROM THE CENTERLINE OF ANY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                      |
| AND 12 H     | TIN GUIDENIUS OF A LECTURE OF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (410) 679-8719                                                                                       |
|              | 35 FEET RESPECTIVELY FOR A PRINT OF A TRACK OF THE STATE | (Telephone Number of Sign Paster)                                                                    |

JUNE 11, 2018
Date: MAY 25, 2018

| RE:  | Project Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 6526 BLACKHEAD ROAD #2                                                                                 |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|      | Case Number /PAI Number:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2018-0291-A                                                                                            |
|      | Petitioner/Developer:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | JANA LEONARD                                                                                           |
|      | Date of Hearing/Closing:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | JUNE 15, 2018                                                                                          |
| were |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | enalties of perjury that the necessary sign(s) required by law property located at 6526 BLACKHEAD ROAD |
|      | The sign(s) were posted on _                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                        |
| 5.   | (11, 2018) Jun 11, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 82-28:40 PM (Month, Day, Year)                                                                         |
|      | <b>建一起</b> 。                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | MICCIPARINGS (Javed W Billingsby 6/1                                                                   |
|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Middle River David W Billingsby 611                                                                    |
|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (Signature of Sign Poster)                                                                             |
|      | ZONING NOTICE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                        |
|      | CASE NO. <u>2018-0291-A</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | DAVID W. BILLINGSLEY (Printed Name of Sign Poster)                                                     |
|      | 6526 BLACKHEAD ROAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | (Fillited Name of Sign Poster)                                                                         |
|      | A Public Hearing will be held by Tibe<br>Administrative Law Hidge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 601 CHARWOOD COURT                                                                                     |
|      | PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | (Street Address of Sign Poster)                                                                        |
|      | PHEADLAY AVENUE TOWSON MODITAL TIMETHIOAN JUNE 15, 2018 AT 10, WART VARIANCE TO DERIVIT A FADAT VARD SETEATI                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | EDGEWOOD, MD. 21040                                                                                    |
|      | GP 68 FEET FROM THE CENTERLINE OF ANY<br>THE ET AND SIDE YARD SETHACKS OF 28 FEET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | (City, State, Zip Code of Sign Poster)                                                                 |
|      | NO.17 (FET IN LIEU OF THE REGULARD 75 FEET)<br>15 htm/95 verenespe/11011 y for a new                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                        |
|      | DIVINE GRANTAGIED TO AN EXISTING GARAGE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (410) 679-8719                                                                                         |
|      | The state of the s | (Telephone Number of Sign Poster)                                                                      |
|      | re discourse (1735) per la sui propositione (1875)<br>1870 : The suite of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                        |
|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                        |

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|                                         | والمستوارين والمستورين والمستوارين والمستورين والمستوارين والمستوا | Date: MAY 25, 2018                                            |
|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                               |
| RE:                                     | Project Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 6526 BLACKHEAD ROAD #1                                        |
| • • • • • • • • • • • • • • • • • • • • | Case Number /PAI Number;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2018-0291-A                                                   |
|                                         | Petitioner/Developer:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | JANA LEONARD                                                  |
|                                         | Date of Hearing/Closing:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | JUNE 15, 2018                                                 |
|                                         | Date of Hearing/Closing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 70, 2010                                                      |
|                                         | This is to south and all                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                               |
|                                         | this is to certify under the pe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | nalties of perjury that the necessary sign(s) required by law |
| were                                    | posted conspicuously on the p                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | roperty located at 6526 BLACKHEAD ROAD                        |
|                                         | <del></del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                               |
|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                               |
|                                         | The sign(s) were posted on _                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | MAY 25 2018                                                   |
| 1873                                    | -<br>- May 25, 2018 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | (Month, Day, Year)                                            |
|                                         | **************************************                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                               |
|                                         | en e                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                               |
|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Love Bill                                                     |
|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (Signature of Sign Poster)                                    |
|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                               |
|                                         | ING NOTICE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | DAVID W. BILLINGSLEY                                          |
| CASE                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | (Printed Name of Sign Poster)                                 |
| 65                                      | 140. <u>2018-0291 A</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                               |
|                                         | 26 BLACKHEAD ROAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 601 CHARWOOD COURT                                            |
| PUBLIC                                  | HEARING WILLIBE HELD BY THE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (Street Address of Sign Poster)                               |
| - AD                                    | MINISTRATIVE LAW JUDGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | EDOEMOOD ME                                                   |
| ACETONA                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EDGEWOOD, MD. 21040                                           |
| THESAPE<br>TIME FR                      | IN 205 JEEDERSON BUILDING, TID WEE) AKE AVENUE, TOWSON, AND 21203 IDAY, JUNE 15, 2018, AT 10, OD ANY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | (Clty, State, Zip Code of Sign Poster)                        |
| Righte                                  | 10:00 AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (410) 679-8719                                                |
| J 68 FEE                                | D PERMITA ERONT VARO SETBACK<br>TEROM THE CENTERLINE OF ANY<br>D SIDESTARD SEDBACK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | (Telephone Number of Sign Poster)                             |
| B 73 (FE                                | FROM THE CENTERLINE OF ANY<br>PSIDE YARD SETBACKS OF SREE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | t sign / Oster)                                               |

Date: MAY 25, 2018

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| , Va       | CASE NO. <u>2018-0291-A</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (P                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | rinted Name of Sign Poster)           |
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(410) 679-8719

(Telephone Number of Sign Poster)



KEVIN KAMENETZ County Executive

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

May 8, 2018

## NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0291-A

6526 Blackhead Road

N/s Blackhead Road, 520 ft. W/of centerline of Crooks Road

15th Election District – 6th Councilmanic District

Legal Owners: Jana May Leonard

Variance to permit a front yard setback of 68 ft. from the centerline of any street and side yard setbacks of 28 ft. and 17 ft. in lieu of the required 75 ft., 35 ft., and 35 ft. respectively, for a new dwelling attached to an existing garage.

Hearing: Friday, June 15, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon Director

AJ:kl

C: Jana May Leonard, 6526 Blackhead Road, Baltimore 21220 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 SATURDAY, MAY 26, 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, May 24, 2018 Issue - Jeffersonian

Please forward billing to:

Jana Leonard 6526 Blackhead Road Baltimore, MD 21220 410-913-7073

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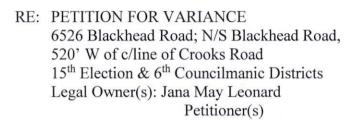


Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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BEFORE THE OFFICE

OF ADMINSTRATIVE

\* HEARINGS FOR

BALTIMORE COUNTY

\* 2018-291-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

MAY 03 2018

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 3<sup>rd</sup> day of May, 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 Zummerman

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 <u>Baltimore County Zoning Regulations</u> (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.

|                                  | per: 2018-0791-A                            |
|----------------------------------|---------------------------------------------|
| Property Ac                      | Idress: 6516 BLASKHEAD ROAD                 |
|                                  | escription: N. SIDE BLACKHEAD RO, 520 W. OF |
|                                  | É CROOKS ROAD                               |
| Legal Owne                       | ers (Petitioners):                          |
| Contract Pu                      | rchaser/Lessee:                             |
|                                  |                                             |
|                                  |                                             |
| PLEASE FO                        | DRWARD ADVERTISING BILL TO:                 |
|                                  | DRWARD ADVERTISING BILL TO:                 |
| Name:                            |                                             |
| Name:<br>Company/F               | JANA LEONARD                                |
| Name:<br>Company/F<br>Address: _ | JANA LEONARD  irm (if applicable):          |

| BALTIMORE COUNTY, MARYLAND<br>OFFICE OF BUDGET AND FINANCE<br>MISCELLANEOUS CASH RECEIPT<br>Rev | No <b>16</b><br>Date: <del>1</del> /                                                                          | /-/               | PATO RECETET<br>SUBSINESS ACTUAL THE<br>AZEAZOTA AZEAZOTA (SYZSISZ<br>NACCO NASLATO CAN |
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| Source/<br>Fund Dept Unit Sub-Unit Obj. Su<br>D/V/V/07 000 V//SO                                |                                                                                                               | ct Amount Pe      | SCEIPT N 77021A, 4/26/2018<br>5: 1526 ZUNIAB VERTFICATION<br>VO. 18028                  |
|                                                                                                 |                                                                                                               |                   | Rept Fot 375.00 s<br>775.00 CK st.00 c<br>Fallimore County, naryland                    |
| Rec                                                                                             | Total                                                                                                         | 75 <sup>w</sup>   |                                                                                         |
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| DISTRIBUTION<br>WHITE CASHIER PINK AGENCY YEL                                                   | LOW CUSTOMER                                                                                                  | GOLD - ACCOUNTING | CASHIER'S<br>VALIDATION                                                                 |
| PLEASE PRES                                                                                     | SHARDIII                                                                                                      |                   |                                                                                         |



KEVIN KAMENETZ
County Executive

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

June 7, 2018

Jana May Leonard 6526 Blackhead Road Baltimore MD 21220

·RE: Case Number: 2018-0291 A, Address: 6526 Blackhead Road

To Whom It May Concern:

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 26, 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,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Court, Edgewood MD 21040



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

Date: 4/30/18

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—0291—A

Variance Jana May Leonard 6526 Black head 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

**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:

May 4, 2018

SUBJECT:

DEPS Comment for Zoning Item

# 2018-0291-A

Address

6526 Blackhead Road

(Leonard Property)

Zoning Advisory Committee Meeting of May 7, 2018.

EPS has reviewed the subject zoning petition for compliance with the goals of the Statemandated 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 reduced side yard and front yard setbacks. The lot is waterfront, and the proposed dwelling must meet all LDA and MBA requirements, including lot coverage limits and afforestation requirements. Nothing is proposed within the buffer. The property is 26,800 square feet. Lot coverage is limited to a maximum of 5,445 square feet, with mitigation required for any lot coverage between 4,020 square feet and 5,445 square feet. 4,858 square feet is proposed, so mitigation is required for 838 square feet. 15% afforestation of eight trees is required. Afforestation information has not been provided. If the afforestation requirement 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 the afforestation requirement. 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 afforestation requirement, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

**DATE:** 5/24/2018

# **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 COMMENT

Case Number: 18-291

INFORMATION:

Property Address: 6526 Blackhead Road

**Petitioner:** 

Jana M. Leonard

Zoning:

RC<sub>2</sub>

Requested Action:

Variance

The Department of Planning has reviewed the petition for variance to permit a front yard setback of 68 feet from the centerline of any street and side property line setbacks of 28 feet and 17 feet in lieu of the required 75 feet, and 35 feet respectively, for a new dwelling attached to an existing garage.

The site is improved with an existing dwelling to be razed and an existing garage to remain. The rear portion of the property is located within the 100 year flood plain.

The Department of Planning has no objection granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Deputy Director

ff Mayhew

Prepared b

Lloyd T. Moxley

AVA/KS/LTM/

c: Ngone Seve Diop

David Billingsley, Central Drafting & Design, Inc.

Office of the Administrative Hearings

People's Counsel for Baltimore County

s:\planning\dev rev\zac\zacs 2018\18-291.docx

#### **BALTIMORE COUNTY, MARYLAND**

#### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** June 4, 2018

Department of Permits, Approvals

And Inspections

FROM:

Vishnu Desai, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 07, 2018

Item No. 2018-0272-A (REVISED VARIANCE), 0284-SPH, 0285-SPHA,

0286-A, 0290-A, 0291-A, 0292-SPHA, and 0293-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 MEMORANDUM

TO:

Arnold Jablon

**DATE:** 5/24/2018

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: 18-291

INFORMATION:

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**Deputy Directo** 

Prepared,

Llovd T. Moxlev

AVA/KS/LTM/

c: Ngone Seye Diop

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:

May 4, 2018

SUBJECT:

DEPS Comment for Zoning Item

# 2018-0291-A

Address

6526 Blackhead Road

(Leonard Property)

Zoning Advisory Committee Meeting of May 7, 2018.

EPS has reviewed the subject zoning petition for compliance with the goals of the Statemandated 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 reduced side yard and front yard setbacks. The lot is waterfront, and the proposed dwelling must meet all LDA and MBA requirements, including lot coverage limits and afforestation requirements. Nothing is proposed within the buffer. The property is 26,800 square feet. Lot coverage is limited to a maximum of 5,445 square feet, with mitigation required for any lot coverage between 4,020 square feet and 5,445 square feet. 4,858 square feet is proposed, so mitigation is required for 838 square feet. 15% afforestation of eight trees is required. Afforestation information has not been provided. If the afforestation requirement 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 the afforestation requirement. 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 afforestation requirement, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

| CASE NAME 6526 BLACKHEAD RO |   |
|-----------------------------|---|
| CASE NUMBER 2018-0291-A     | _ |
| DATE 6/45/18                | - |

# PETITIONER'S SIGN-IN SHEET.

| NAME             | ADDRESS           | CITY, STATE, ZIP  | E - MAIL               |
|------------------|-------------------|-------------------|------------------------|
| DAVIO BILLINGSLE | 601 CHARWOOD CT.  | EDGEWOOD MO 21040 | durb ozog e yahoo. com |
| JANA LEONARD     | GSZG BLACKHEAN RD | BALTO MO 21220    | ,                      |
| ERNIE SCHUMAN    | 3013 ACTON RD     | BALTO MD 2234     | -                      |
|                  |                   |                   | <u> </u>               |
|                  |                   |                   |                        |
|                  |                   |                   | <del></del>            |
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# CHECKLIST

| Comment<br>Received | <u>Depar</u>                        | tment                       |        |          |    | Conditions/ Comments/ No Comment |
|---------------------|-------------------------------------|-----------------------------|--------|----------|----|----------------------------------|
| <u>1914</u>         | DEVELOPMENT<br>(if not received, da |                             |        | )        |    | MO COMMENT                       |
| 54                  | DEPS<br>(if not received, da        | te e-mail sent              |        |          |    | COMMENT                          |
|                     | FIRE DEPARTM                        | ENT                         |        |          |    | <u></u>                          |
| 5/35                | PLANNING<br>(if not received, da    | te e-mail sent <sub>.</sub> |        |          |    | NO OPE                           |
| 4/30/18             | STATE HIGHWA                        | Y ADMINIST                  | RATION |          |    | NO OPT                           |
|                     | TRAFFIC ENGIN                       | EERING                      |        |          |    | <u> </u>                         |
|                     | COMMUNITY AS                        | SOCIATION                   |        |          |    |                                  |
|                     | ADJACENT PROI                       | PERTY OWN                   | ERS    | ı        |    |                                  |
| ZONING VIOLATI      | ON (Cas                             | se No                       |        |          |    | . )                              |
| PRIOR ZONING        | (Cas                                | se No                       |        |          |    |                                  |
| NEWSPAPER ADV       | /ERTISEMENT                         | Date:                       | 51     | 24       | 18 |                                  |
| SIGN POSTING (1     | st)                                 | Date:                       | 5/2    | 1/2      | 8  | by Billing Sley                  |
| SIGN POSTING (2     | <sup>nd</sup> )                     | Dațe:                       | le     | $\mu$    | 8_ | by Bulingsly                     |
| PEOPLE'S COUNS      | EL APPEARANCE<br>EL COMMENT LET     | Yes<br>TER Yes              | 1      | No<br>No |    |                                  |
| Comments, if any:   |                                     |                             |        |          |    |                                  |

#### Real Property Data Search

#### Search Result for BALTIMORE COUNTY

| View Map                    | View GroundRent Re        | roundRent Redemption View GroundRent Registration                |                           |                       |                                          |             |               |  |
|-----------------------------|---------------------------|------------------------------------------------------------------|---------------------------|-----------------------|------------------------------------------|-------------|---------------|--|
| Account Identifier:         |                           | District - 15 Account Number - 1520450210                        |                           |                       |                                          |             |               |  |
|                             | ·                         | Owner Infor                                                      |                           |                       |                                          | <u>-</u>    |               |  |
| Owner Name:                 | TEOIDENTIALE              |                                                                  |                           |                       |                                          |             |               |  |
|                             |                           |                                                                  | ·                         |                       | YES                                      |             |               |  |
| Mailing Address:            |                           | 6526 BLACKHEAD RD Deed Reference: /38506/<br>BALTIMORE MD 21220- |                           |                       |                                          |             | 00173         |  |
|                             | 1211                      | 10 2 1220-                                                       |                           |                       |                                          |             |               |  |
|                             | Loc                       | ation & Structur                                                 | e Information             |                       |                                          |             |               |  |
| Premises Address:           | 6526 BLACKH               |                                                                  | Legal Descr               | ption:                | LT 15-18                                 |             |               |  |
|                             | BALTIMORE 2<br>Waterfront | 1220-1211                                                        |                           |                       | 6526 BLACKHEAD RD NS<br>BIRD RIVER BEACH |             |               |  |
| Map: Grid: Par              |                           | vision: Sect                                                     | ion: Block:               |                       | ssessment                                | Plat        |               |  |
| 0083 0004 042               | District: 0000            | 1                                                                |                           |                       | ear:<br>018                              | No:<br>Plat | 0007/         |  |
| 0000 0004 042               | .0 0000                   | '                                                                |                           | 10 20                 | 010                                      | Ref:        | 00077         |  |
| Special Tax Areas:          |                           | Town                                                             | <del>'''' '''' ''''</del> |                       | NON                                      | F           |               |  |
| -hooini inv Uionoi          |                           |                                                                  | alorem:                   |                       | NON                                      | L           |               |  |
|                             |                           |                                                                  | Class:                    |                       |                                          |             |               |  |
| Primary Structure           | Above Grade Living        | Finish                                                           | ed Basement               | Prone                 | rtv I and                                | Cou         | ntv           |  |
| Built                       | Area                      | Area                                                             |                           | Property Land<br>Area |                                          | Use         |               |  |
| 1925                        | 1,100 SF                  |                                                                  |                           | 25,600                | SF                                       | 34          |               |  |
| Stories Basemer             | t Type                    | Exterior F                                                       | ull/Haif Bath             | Garage                | Last Ma                                  | ior Reno    | -<br>vation   |  |
| 1 NO                        | STANDARD UNIT             |                                                                  | full                      | 1 Detached            |                                          | J-1 1.011C  | of Renovation |  |
|                             |                           | Value Inforr                                                     | nation                    |                       |                                          |             |               |  |
| -                           | Base Value                | Value                                                            |                           | Phase-in Assessments  |                                          | -           |               |  |
|                             |                           | As of                                                            |                           | As of As of           |                                          |             |               |  |
|                             |                           | 01/01                                                            |                           | 07/01/2017            | 07                                       | /01/2018    | }             |  |
| Land:                       | 181,100                   | 181,1                                                            |                           |                       |                                          |             |               |  |
| Improvements Total:         | 105,000                   | 92,70                                                            |                           | 000 400               |                                          |             |               |  |
| Preferential Land:          | 286,100                   | 273,8                                                            | UU                        | 286,100               |                                          | 3,800       |               |  |
| Freierential Land.          | 1 0                       | Transfer Info                                                    | em etion                  |                       | 0                                        |             |               |  |
| Seller: ROSENDALE           | EDMUND 1 ID               | Transfer Info Date: 01/12/2                                      |                           |                       | Delega 6005                              | 000         |               |  |
| Type: ARMS LENGT            |                           | Deed1: /38506/ 00173                                             |                           |                       | Price: \$285,<br>Deed2:                  | UUU         |               |  |
|                             |                           |                                                                  |                           |                       |                                          |             | <del></del>   |  |
| Seller: TISCHLER DO         |                           | Date: 01/14/2004                                                 |                           |                       | Price: \$219,                            | 000         |               |  |
| Type: ARMS LENGT            | ⊓ IWIPKUVED<br>—          | Deed1: /1944                                                     | 2/ 00423                  |                       | Deed2:                                   |             |               |  |
| Seller:                     |                           | Date:                                                            |                           |                       | Price:                                   |             |               |  |
| Type:                       |                           | Deed1:                                                           | <u> </u>                  |                       | Deed2:                                   |             |               |  |
| B 411B                      | ······                    | Exemption Info                                                   |                           |                       |                                          |             |               |  |
| Partial Exempt Assessments: | Class                     |                                                                  | 07/01/2017                |                       | 07/01/2018                               | В           |               |  |
| County:                     | 000                       |                                                                  | 0.00                      |                       |                                          |             |               |  |
| State:                      | 000                       |                                                                  | 0.00                      |                       |                                          |             |               |  |
| Municipal:                  |                           |                                                                  | 0.00 0.00                 | . <del></del>         | 0.00 0.00                                |             |               |  |
| Tax Exempt:                 |                           | Special Tax                                                      | Recapture:                |                       |                                          |             |               |  |
| Exempt Class:               |                           | NONE                                                             |                           | <u>.</u>              |                                          |             |               |  |
| 11                          |                           | estead Applicat                                                  | ion Information           |                       | <u>-</u>                                 |             |               |  |
| nomestead Applicatio        | on Status: No Application |                                                                  |                           |                       |                                          |             |               |  |
|                             | Llamanuma                 | rs' Tax Credit A                                                 |                           |                       |                                          |             |               |  |

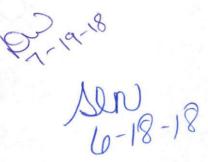


Date:

Homeowners' Tax Credit Application Status: No Application

**PETITIONER'S EXHIBITS** 

6526 BLACKHEAD ROAD CASE NO. 2018-0291-A



- 1. PLAT TO ACCOMPANY PETITION DATED APRIL 20, 2018 (NO CHANGES)
- 2. SDAT REAL PROPERTY DATA SEARCH
- 3. DEED OF RECORD L.38506 F.173 DATED DECEMBER 19, 2016
- 4. PLAT OF BIRD RIVER BEACH RECORDED JULY 10, 1923 PLAT BOOK 7 FOLIO 70
- 5. AERIAL PHOTO

**6A-E. PHOTOS** 

7. BUILDING ELEVATIONS

8. Letter dated 6-13-2018

#### Real Property Data Search (w2)

#### Search Result for BALTIMORE COUNTY

| Account                  | - Identific                |            | Distri                                 | ct - 15 Acco                                             |                                          | formation                      |                     |                      |                  |                           |                |               |  |
|--------------------------|----------------------------|------------|----------------------------------------|----------------------------------------------------------|------------------------------------------|--------------------------------|---------------------|----------------------|------------------|---------------------------|----------------|---------------|--|
| Owner N                  | ame:                       |            | LEON                                   | ONARD JANA MAY Use: RESIDENTIAL Principal Residence: YES |                                          |                                |                     |                      |                  |                           |                |               |  |
| Mailing A                | ddress:                    |            |                                        | BLACKHEA                                                 | HEAD RD Deed Reference:                  |                                |                     |                      | /38506/ 00173    |                           |                |               |  |
|                          |                            | <u>-</u>   | BALT                                   | MORE MD:                                                 |                                          | cture Info                     | rmation             |                      |                  |                           |                |               |  |
| Premises Address:        |                            | s:         | 6526 BLACKI<br>BALTIMORE<br>Waterfront |                                                          | HEAD RD Legal Description:               |                                | 65                  |                      | CKHEAI<br>ER BEA |                           |                |               |  |
| Мар:                     | Grid:                      | Parcel:    |                                        | Subdivision                                              | on: S                                    | ection:                        |                     |                      |                  | ment                      |                |               |  |
| 0083                     | 0004                       | 0428       |                                        | 0000                                                     | 1                                        |                                |                     | 15                   | 2018             |                           | Plat<br>Ref:   | 0007/<br>0070 |  |
| Special                  | Tax Are                    | as:        |                                        |                                                          | To<br>A                                  | own:<br>d Valorer<br>ax Class: | n:                  |                      |                  | NONE                      | Ξ              |               |  |
| Primary<br>Built<br>1925 | / Structu                  |            | Above Grad<br>Area<br>1,100 SF         | e Living                                                 | Fini<br>Are                              | shed Ba<br>a                   | sement              | Are                  |                  | and                       |                | Use           |  |
| Stories                  | Base                       | ment       | Type<br>STANDARD (                     |                                                          | terior<br>OCK                            | Full/Ha<br>1 full              | lf Bath             | Garage<br>1 Detach   |                  | ast Maj                   | or Reno        | vation        |  |
|                          |                            |            | <del></del>                            |                                                          |                                          | formation                      |                     |                      |                  |                           |                |               |  |
|                          |                            |            | Base                                   | Value                                                    | Va                                       | ilue                           |                     | Phase-in Assessments |                  |                           |                |               |  |
|                          |                            |            |                                        |                                                          |                                          | of<br>/01/2018                 |                     | As of 07/01/20       | 17               | As                        | of<br>/01/2018 | ,             |  |
| Land:                    |                            |            | 181,10                                 | าก                                                       |                                          | 1,100                          |                     | 07701720             | . ,              | 077                       | 10 1/20 10     |               |  |
|                          | ements                     |            | 105,00                                 |                                                          |                                          | ,700                           |                     |                      |                  |                           |                |               |  |
| Total:                   |                            |            | 286,10                                 | 00                                                       | 27                                       | 3,800                          |                     | 286,100              |                  | 273                       | 3,800          |               |  |
| Prefere                  | ntial Lar                  | id:        | 0                                      |                                                          |                                          |                                |                     |                      |                  | 0                         |                |               |  |
|                          |                            |            |                                        |                                                          |                                          | nformatio                      | on .                |                      |                  |                           |                |               |  |
|                          |                            |            | MUND J JR<br>IPROVED                   |                                                          | ate: 01/1<br>eed <b>1:</b> /3            | 12/2017<br>8506/ 001           | 173                 |                      | Deed             | e: \$285,0<br>d <b>2:</b> | 000            |               |  |
|                          | Seller: TISCHLER DOROTHY   |            |                                        |                                                          | Date: 01/14/2004<br>Deed1: /19442/ 00423 |                                |                     |                      |                  | e: \$219,                 | 000            |               |  |
|                          | Type: ARMS LENGTH IMPROVED |            |                                        |                                                          |                                          | 94427 004                      |                     | · · -                |                  | · .                       |                | -             |  |
| Seller:<br>Type:         |                            |            |                                        |                                                          | ate:<br>eed1:                            |                                |                     |                      | Price<br>Deed    |                           |                |               |  |
| .ype.                    |                            |            |                                        |                                                          |                                          | Informati                      | ion                 |                      | Deed             | <b>J.E.</b>               |                |               |  |
| Partial E                | kempt A                    | ssessme    | nts: Class                             |                                                          |                                          |                                | 07/01/2017          | 7                    | 07               | 7/01/201                  | 8              |               |  |
| County:                  |                            |            | 000                                    |                                                          |                                          | (                              | 0.00                |                      |                  |                           |                |               |  |
| State:                   | _                          |            | 000                                    |                                                          |                                          | 0.00                           |                     |                      |                  |                           |                |               |  |
| Municipa                 |                            | . <b></b>  | 000                                    | <del></del>                                              |                                          |                                | 0.00 0.00 0.00 0.00 |                      |                  |                           |                |               |  |
| Tax Ex<br>Exemp          | empt:<br>t Class:          |            |                                        | N                                                        | ONE                                      | 'ax Reca <sub>l</sub>          |                     |                      | <u> </u>         |                           |                |               |  |
| 11                       |                            | 41- 0:     | -4 N A .                               |                                                          | ad Appl                                  | ication Int                    | formation           |                      |                  |                           |                |               |  |
| Homeste                  | ad Appli                   | cation S   | tatus: No Appl                         |                                                          |                                          | ** A 1*                        | £1 £                |                      | <del></del>      |                           | ~              | -             |  |
| Homoo:                   | nore! To:                  | v Crodit i |                                        | neowners' T                                              |                                          |                                | tion Inform         | ation                |                  |                           |                |               |  |
| пошеом                   |                            | v clean /  | Application St                         | atus: NO Ap                                              | plication                                |                                |                     | ~- ~4                | F                | PETI.                     | TION           | ER <u>'S</u>  |  |

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 38506, p. 0173, MSA\_CE62\_38363. Date available 01/24/2017. Printed 06/14/2018.

AFTER RECORDING RETURN TO: Jana May Leonard 6526 Blackhead Road Baltimore, MD 21220

Tax ID#: 15-1520450210

DOCUMENT PREPARED BY: Sage Title Group, LLC 1104 Kenilworth Drive, Suite 400 Towson, MD 21204 File Number: 192043TOWS



This Deed, MADE THIS 19th day of December, 2016, by and between Edmund J. Rosendale, Jr., party of the first part, and Jana May Leonard, party of the second part.

WITNESSETH, That in consideration of the sum of TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$285,000.00), the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, in fee simple, all that parcel of ground situated in Baltimore County, Maryland and as described as follows, that is to say:

Being known and designated as Lots Nos. fifteen (15), sixteen (16), seventeen (17), and eighteen (18) as shown on the Plat of Bird River Beach, which plat is duly recorded among the Plat Records of Baltimore County, Maryland in Plat Liber W.P.C. No. 7, folio 70.

The improvements thereon being known as 6526 Blackhead Road, Baltimore, Maryland 21220.

Tax ID#: 15-1520450210

**BEING** the same property which by deed dated December 29, 2003 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 19442, folio 423, was granted and conveyed by Dorothy L. Tischler unto Edmund J. Rosendale, Jr..

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, as sole owner, her personal representatives, heirs and assigns, in fee simple.

**Buyers' Initials:** 

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

Recording
Recording
Ref:
Peed
CR - Deed
Surcharge
CR - Deed
Transfer T
CR - NR Ta
CR - N

PETITIONER'S EXHIBIT NO.\_\_\_\_

(w Taxes)

WITNESS the hand and seal of the said party of the first part:

WITNESS:

STATE OF MARYLAND , CITY/COUNTY OF BALBONCE to wit

the person whose name is subscribed to the within instrument and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

IN WITNESS WHEREOE, hereupto set my hand and official seal:

**Notary Public** 

My Commission Expires:

11-5-218

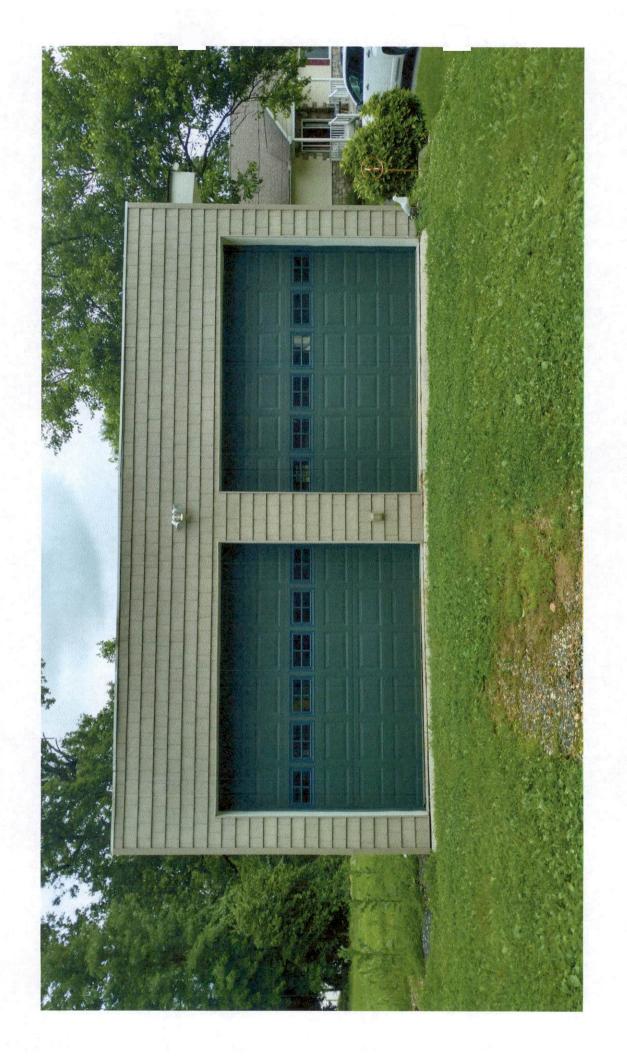
### ATTORNEY CERTIFICATION

This is to certify that the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals in the State of Maryland

Thomas J. Drechsler, Esq

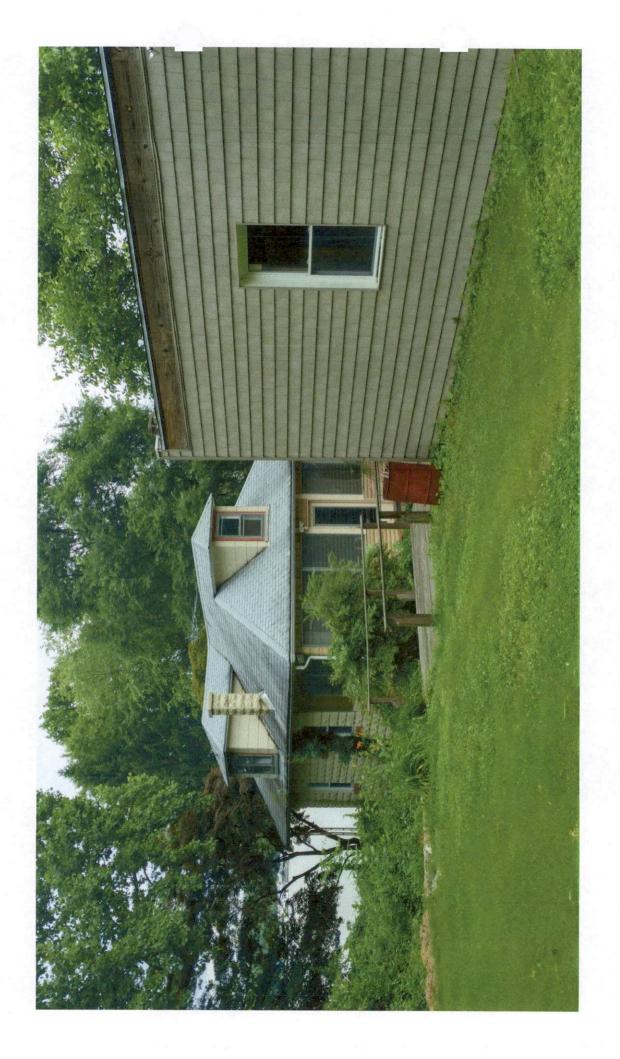
# Baltimore County - My Neighborhood



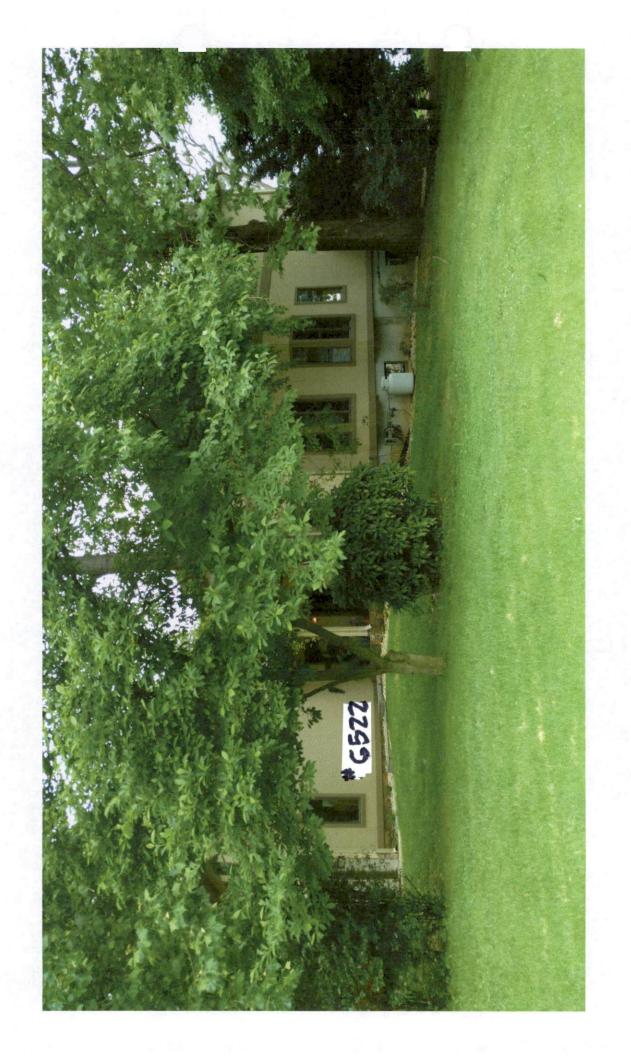




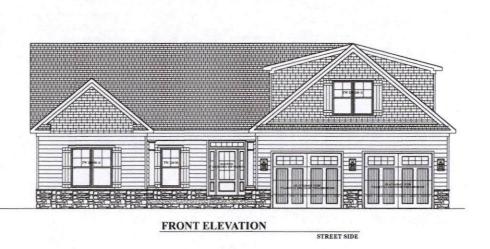
Ø



U









REAR ELEVATION

WATER SIDE

REVISIONSBY 6/11/18 RB Home Design

NEW HOME 6526 BLACK HEAD RD MIDDLE RIVER MD 21220

RB HOME DESIGN DATE: 6/11/18

SCALE: 1/4'' = 1DRAWN : R. BREDLOW

FRONT / REAR ELEVATIONS

PETITIONER'S **EXHIBIT NO.** 

June 13, 2018

Subject: 6528 BLACKHEAD ROAD

CASE #2018-0291A

There is a set-back variance hearing on June 15, 2018 for the above subject property.

My property is directly adjacent to this property and I have no objection to the requested variance.

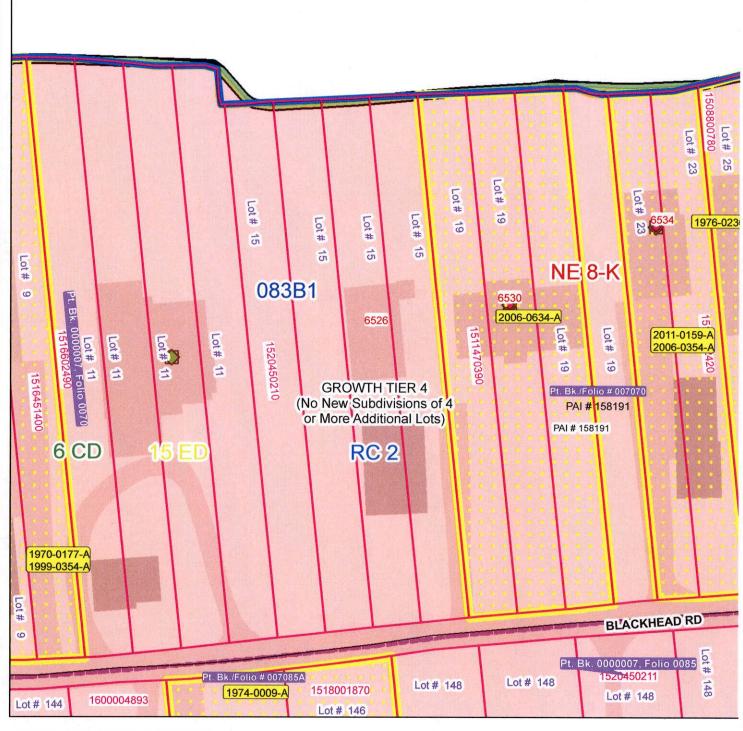
Edna M Leonard

6530 Blackhead Road

Middle River, MD 21220

PET EX 8

# 6526 Biackhead Road 20 เช-0291-A

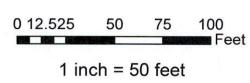


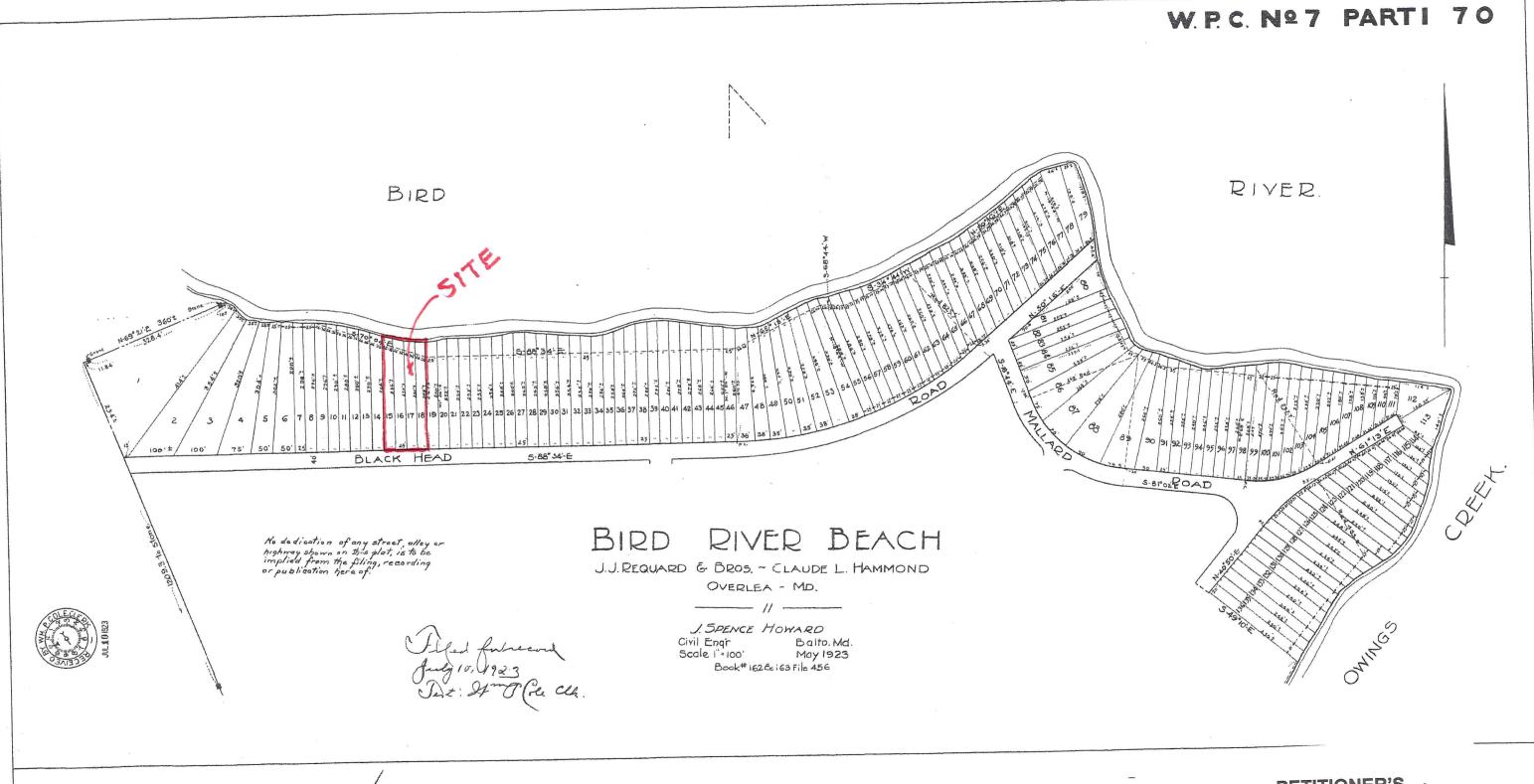
Publication Date: 4/26/2018



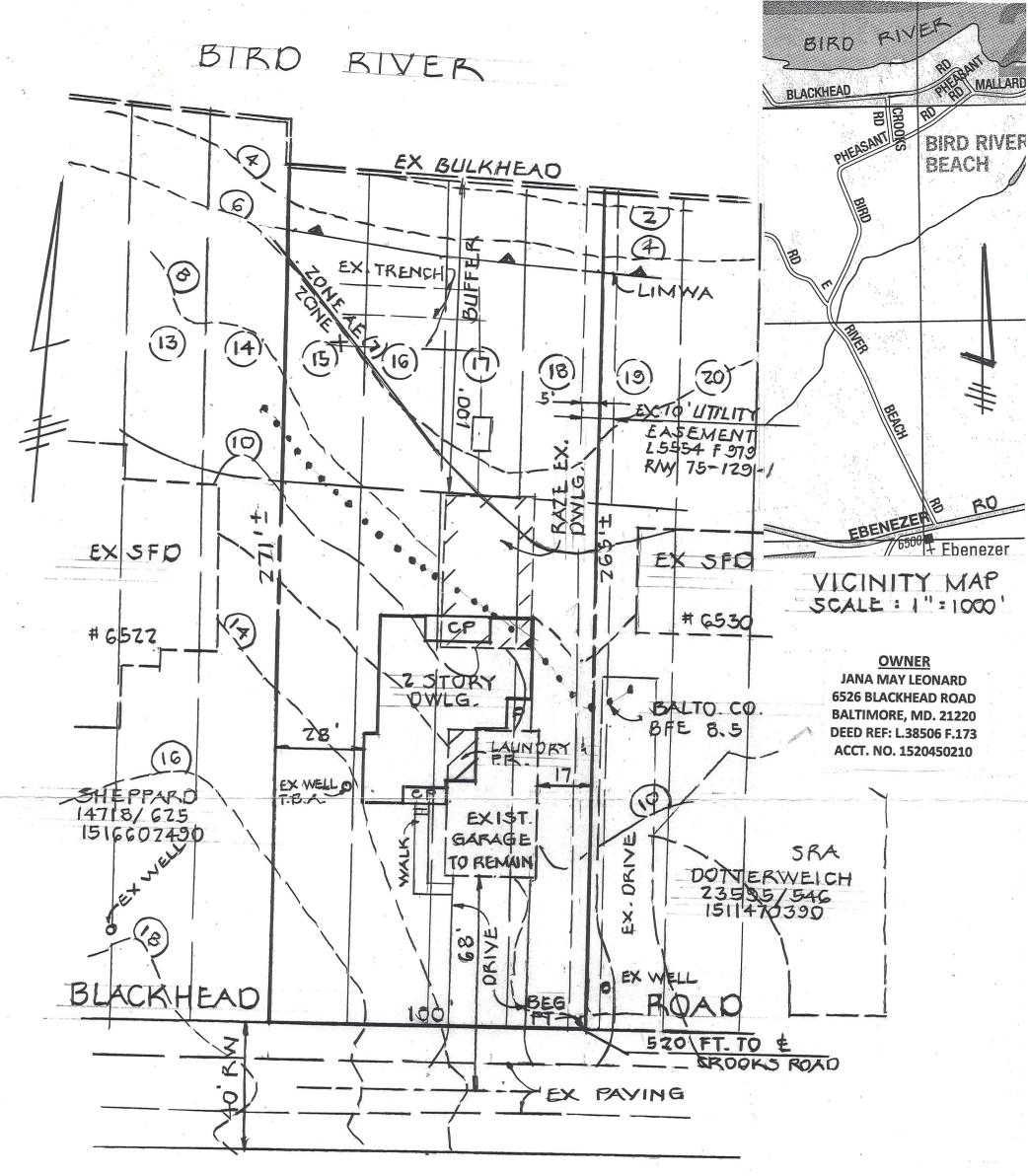
Publication Agency: Permits, Approvals & Inspections Projection/Datum: Maryland State Plane, FIPS 1900, NAD 1983/91 HARN, US Foot







PETITIONER'S EXHIBIT NO.



### LOT COVERAGES

| DWELLING AND PORCHES | .2418 SF |
|----------------------|----------|
| GARAGE               | .1288 SF |
| DRIVE                | 1152 SF  |
| TOTAL                |          |

### **LOT COVERAGE TABLE**

| TO ! CO VEIL ! ! I ! I ! E ! |        |    |
|------------------------------|--------|----|
| LOT AREA                     | 26,800 | SF |
| LOT COVERAGE PERMITTED       | 5445   | SF |
| LOT COVERAGE PROPOSED        | 4858   | SF |
| ADITIONAL COVERAGE DEPMITTED | E07    | CF |

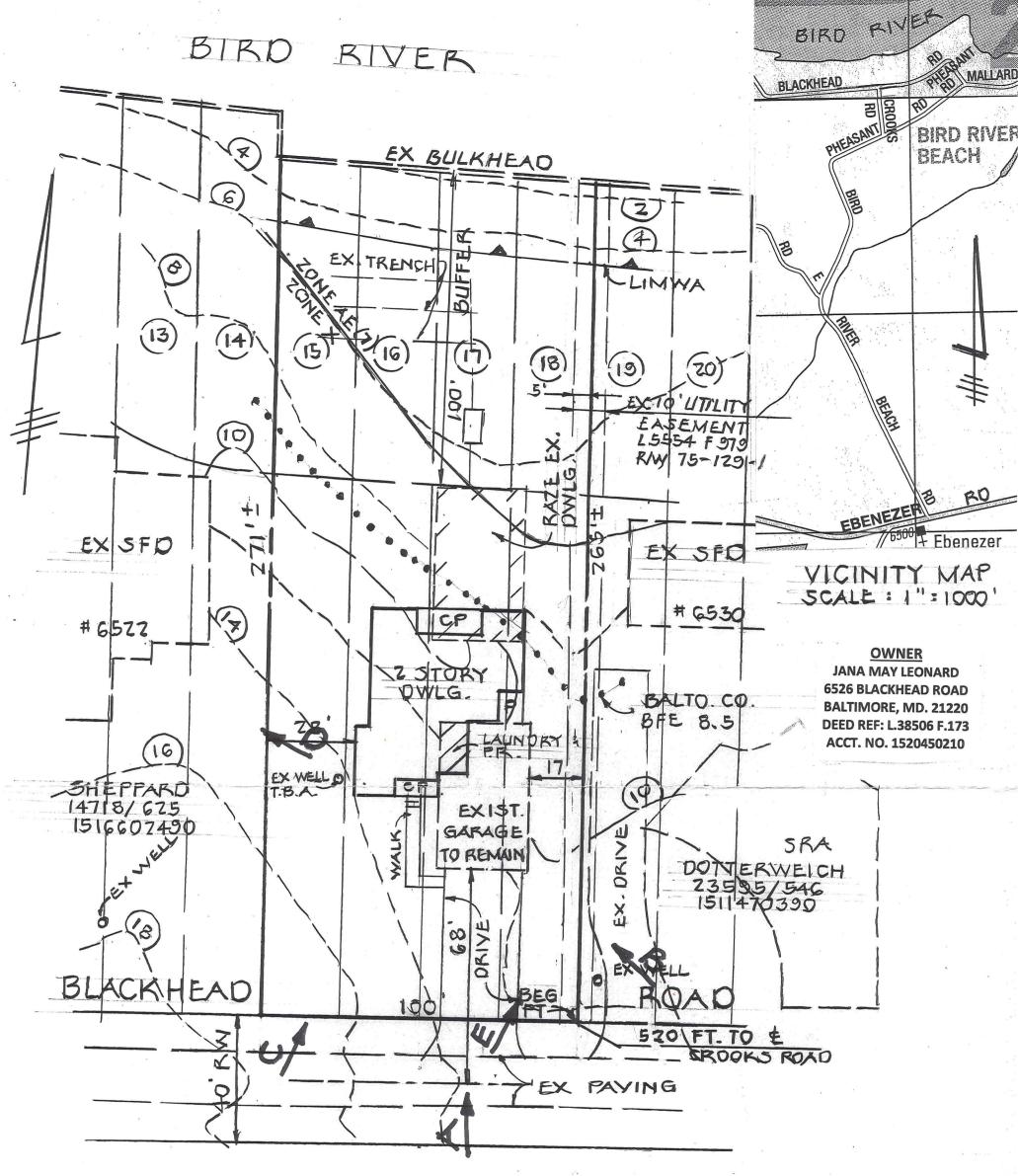
## **NOTES**

- 1. ZONING.....RC2
- 2. LOT AREA.....26,800 S.F. = 0.615 ACRE +/-
- 3. NO PREVIOUS ZONING HISTORY OR VIOLATION ARE KNOWN
- 4. PRIVATE WATER AND SEWER
- 5. SITE IS LOCATED IN THE CBCA
- 6. A PORTION OF THE SITE IS LOCATED IN THE 100 YEAR FLOOD ZONE
- 7. NO UNDERGROUND STORAGE TANKS, HISTORIC STRUCTURES OR SITES, OR ARCHEOLOGIC SITES ARE KNOWN TO EXIST.

**PLAT TO ACCOMPANY PETITION** FOR ZONING VARIANCE 6526 BLACKHEAD ROAD LOTS 15-18 BIRD RIVER BEACH 7/70 **ELECTION DISTRICT 15C6** BALTIMORE COUNTY, MD. SCALE: 1 INCH = 30 FEET APRIL 20, 2018

**PETITIONER'S** EXHIBIT NO.

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



### **LOT COVERAGES**

| DWELLING AND PORCHES | 2418 SF  |
|----------------------|----------|
| GARAGE               | 1288 SF  |
| DRIVE                | 1152 SF  |
| TOTAL                | /10E0 CE |

### **LOT COVERAGE TABLE**

| LOT AREA26                   | ,800 | SF |
|------------------------------|------|----|
| LOT COVERAGE PERMITTED       | 445  | SF |
| LOT COVERAGE PROPOSED4       | 858  | SF |
| ADITIONAL COVERAGE DEPMITTED | E07  | CE |

# **NOTES**

- 1. ZONING.....RC2
- 2. LOT AREA.....26,800 S.F. = 0.615 ACRE +/-
- 3. NO PREVIOUS ZONING LICTORY OR VIOLATION ARE KNOWN
- 4. PRIVATE WATER
- **5. SITE IS LOCATED**

7. NO UNDERGROL

OR ARCHEOLOGI

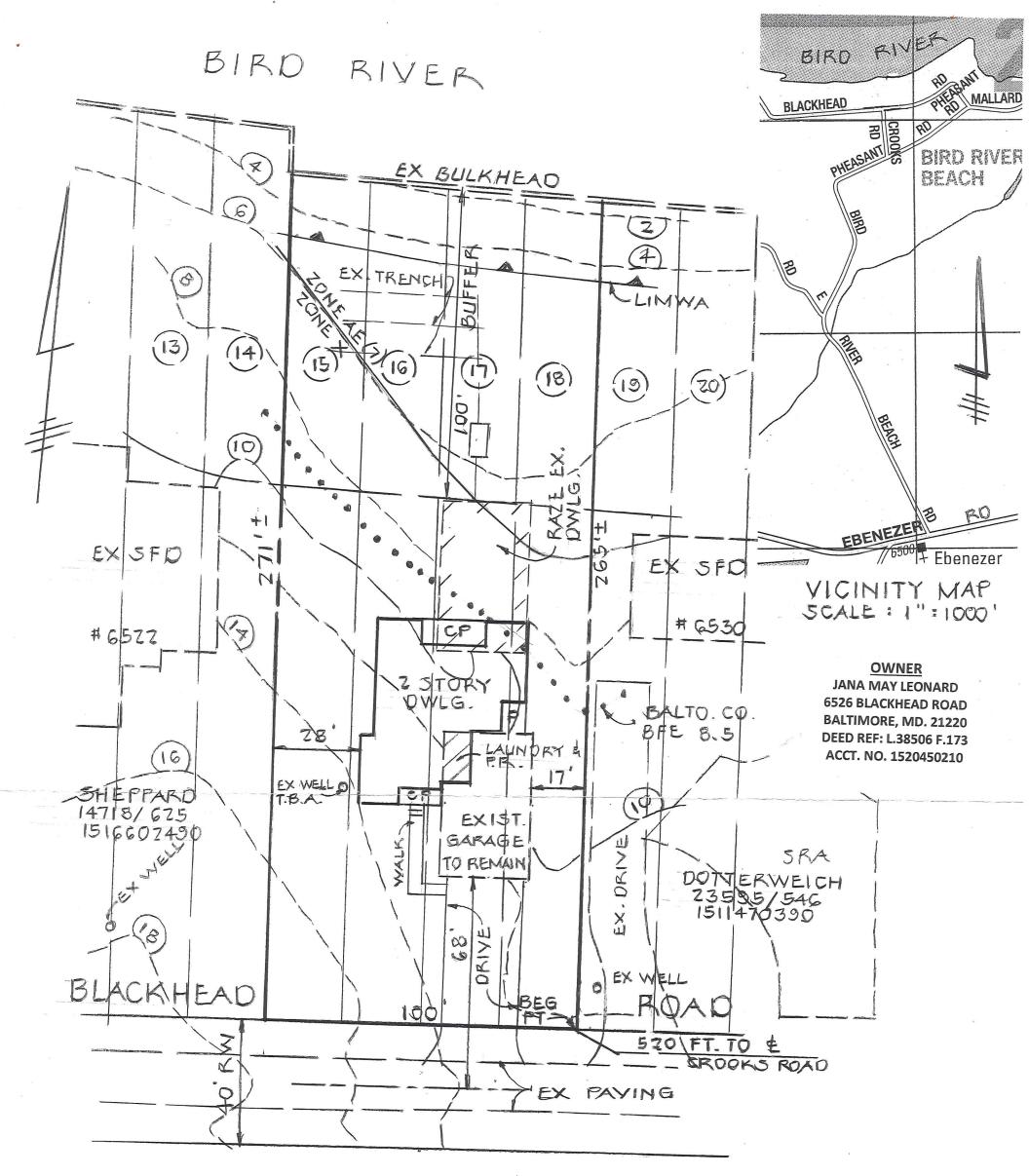
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- PETITIONER'S

**DD ZONE RES OR SITES,** 

PHOTOS

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE 6526 BLACKHEAD ROAD LOTS 15-18 BIRD RIVER BEACH 7/70 **ELECTION DISTRICT 15C6** BALTIMORE COUNTY, MD. SCALE: 1 INCH = 30 FEET APRIL 20, 2018

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



# LOT COVERAGES

| LOT COVERAGES        |         |
|----------------------|---------|
| DWELLING AND PORCHES | 2418 SF |
| GARAGE               | 1288 SF |
| DRIVE                | 1152 SF |
| TOTAL                | 4858 SF |

### **LOT COVERAGE TABLE**

| LOT AREA                     | 26,800 SF |
|------------------------------|-----------|
| LOT COVERAGE PERMITTED       |           |
| LOT COVERAGE PROPOSED        | 4858 SF   |
| ADITIONAL COVERAGE PERMITTED | 597 CE    |

#### NOTES

- 1. ZONING.....RC2
- 2. LOT AREA.....26,800 S.F. = 0.615 ACRE +/-
- 3. NO PREVIOUS ZONING HISTORY OR VIOLATION ARE KNOWN
- 4. PRIVATE WATER AND SEWER
- 5. SITE IS LOCATED IN THE CBCA
- 6. A PORTION OF THE SITE IS LOCATED IN THE 100 YEAR FLOOD ZONE
- 7. NO UNDERGROUND STORAGE TANKS, HISTORIC STRUCTURES OR SITES, OR ARCHEOLOGIC SITES ARE KNOWN TO EXIST.

7018-0791-A

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
6526 BLACKHEAD ROAD
LOTS 15-18 BIRD RIVER BEACH 7/70
ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 30 FEET APRIL 20, 2018

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