

MEMORANDUM

DATE: September 5, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0001-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 31, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(6711 Darwood Drive)
3rd Election District *
2nd Council District *
Aaron Naiman *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0001-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Aaron Naiman (“Petitioner”). The Petitioner is requesting Variance relief pursuant to Sections 1B02.3.B (vested R 6 – 1955 regulations - Sections 211.2 and 211.3), Sections 301.1 and 303.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit proposed additions (mud room, living room, and garage) with a front yard setback of 18 ft. and a side yard setback of 2 ft., with a sum of side yard setbacks of 6 ft. in lieu of the required front yard average setback of 25 ft. and a side yard setback of 8 ft., sum of 20 ft. and to permit a proposed open projection (covered front porch) with a front yard setback of 12 ft. in lieu of the required 18.75 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

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

ORDER RECEIVED FOR FILING

Date 8-1-18

By [Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 15, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the BCC. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED, this 1st day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 1B02.3.B (vested R 6 – 1955 regulations - Sections 211.2 and 211.3), Sections 301.1 and 303.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit proposed additions (mud room, living room, and garage) with a front yard setback of 18 ft. and a side yard setback of 2 ft., with a sum of side yard setbacks of 6 ft. in lieu of the required front yard average setback of 25 ft. and a side yard setback of 8 ft., sum of 20 ft. and to permit a proposed open projection (covered front porch) with a front yard setback of 12 ft. in lieu of the required 18.75 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 8-1-18

By DW

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 his 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.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-1-18

By DLW



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6711 DARWOOD DR BALTIMORE MD 21209

Currently zoned DR5.5 (vested RG)

Deed Reference 39941 / 00110

10 Digit Tax Account # 0316062210

Owner(s) Printed Name(s) AARON NAIMAN

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

see attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

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

Owner(s)/Petitioner(s):

AARON NAIMAN

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

6711 DARWOOD DR BALTIMORE MD

Mailing Address

City

State

21209

410-404-2178

Zip Code

Telephone #

Email Address

AANAIMAN@GMAIL.COM

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

DANIEL "DONNY" ANKRI

Name – Type or Print

Signature

6803 CHEROKEE DR BALTIMORE MD

Mailing Address

City

State

21209

443-929-2377

DONNYANKRI@GMAIL.COM

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 7 day of July, 2018, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0001-A

Filing Date 7/2/18

Estimated Posting Date 7/15/18

Reviewer [Signature]

Affidavit in Support of Administrative Variance

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

Address: 6711 DARWOOD DR BALTIMORE MD 21209

Print or Type Address of property City State Zip Code

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

AN ADMINISTRATIVE VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING HOUSE & LOT PROVIDES A PRACTICAL DIFFICULTY FOR THE NAIMAN FAMILY. THE EXISTING HOUSE IS SHORT ON LIVING SPACE AND MUDROOM. PART OF THE ADDITION IS ADDITIONAL LIVING SPACE AND A NEW MUDROOM. THE EXISTING HOUSE ALSO HAS NO GARAGE. PART OF THE ADDITION IS A NEW GARAGE.

THANK YOU FOR YOUR CONSIDERATION.

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

AARON NAIMAN

Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

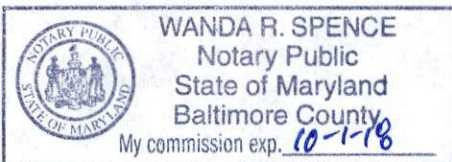
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of June, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

REV. 5/5/2016

REV. 5/

Item #0001

... Sections 1B02.3.B (vested R 6 – 1955 regs.:
Sections 211.2 and 211.3), 301.1, and 303.1 – to permit proposed additions (mud room, living room,
garage) with a front yard setback of 18 feet, and side yard setback of 2 feet, with a summation of side
yard setbacks of 6 feet, in lieu of the required front yard average setback of 25 feet and side yard
setback of 8 feet, sum of 20 feet; and to permit a proposed open projection (covered front porch) with a
front yard setback of 12 feet in lieu of the required 18¾ feet.

Item #0001

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 6711 Darwood Drive Baltimore MD 21209

Beginning at a point on the East side of Darwood Drive which is 50 feet wide at the distance of 235 feet ~~North~~ of the centerline of the nearest improved intersecting street Laurelwood Ave which is 50 feet wide.

South

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot #32, Block #H Section #2 in the subdivision of Wellwood as recorded in Baltimore County Plat Book #23, Folio #51 containing 8,050 square feet, located in the 3rd Election District and the 2nd Council District.

Item #0001

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
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DEVELOPMENT PLANS REVIEW

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

7-18

DEPS

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

NC

FIRE DEPARTMENT

PLANNING

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

7-16

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: 7-15-18

by [Signature]

SIGN POSTING (2nd)

Date: _____

by _____

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier:		District - 03 Account Number - 0316062210
Owner Information		
Owner Name:	NAIMAN AARON	Use: RESIDENTIAL YES
Mailing Address:	6711 DARWOOD DR BALTIMORE MD 21209-	Deed Reference: /39941/ 00110
Location & Structure Information		
Premises Address:	6711 DARWOOD DR BALTIMORE 21209-	Legal Description:
WELLWOOD		
Map:	Grid:	Parcel:
0078	0005	0469
Sub District:	Subdivision:	Section:
	0000	2
Block:	Lot:	Assessment Year:
H	32	2017
Plat No:	Plat Ref:	
	0023/0051	
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1957	1,373 SF	660 SF
Property Land Area	County Use	
8,050 SF	04	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
BRICK	2 full/ 1 half	
Last Major Renovation		
Value Information		
Base Value		Value
		As of 01/01/2017
Land:	81,500	81,500
Improvements	176,700	196,200
Total:	258,200	277,700
Preferential Land:	0	
Phase-in Assessments		
As of 07/01/2017		As of 07/01/2018
264,700		271,200
0		0
Transfer Information		
Seller: NAIMAN AARON A		Date: 02/14/2018
Type: NON-ARMS LENGTH OTHER		Deed1: /39941/ 00110
Price: \$0		Deed2:
Seller: POLLACK DANIEL M		Date: 05/18/2012
Type: NON-ARMS LENGTH OTHER		Deed1: /32084/ 00353
Price: \$180,000		Deed2:
Seller:		Date:
Type:		Deed1: /04843/ 00425
Price: \$0		Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2017
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Homestead Application Information		
Homestead Application Status: Approved 12/31/2012		
Homeowners' Tax Credit Application Information		

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0001-A **Reviewer:** Dave Duvall

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Aaron Naiman

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 6711 DARWOOD DR

Location: SE/S of Darwood Drive, +/- 235 ft. S of the centerline of Laurelwood Avenue

Existing Zoning: DR 5.5 (VESTED)

Area: 8050 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit proposed additions (mud room, living room, garage) with a front yard setback of 18 ft. and a side yard setback of 2 ft., with a sum of side yard setbacks of 6 ft. in lieu of the required front yard average setback of 25 ft. and a side yard setback of 8 ft., sum of 20 ft. and to permit a proposed open projection (covered front porch) with a front yard setback of 12 ft. in lieu of the required 18.75 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/30/2018

Miscellaneous Notes:

CERTIFICATE OF POSTING

RE: Case No. 2019-0001-A

Petitioner: Aaron Naiman

Closing Date: 7/30/18

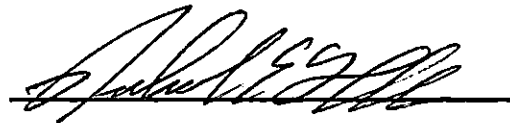
Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

6711 Darwood Drive (east & west side front)

_____ on 7/15/18

Sincerely,



Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

1. The first of these is the

fact that the

the second of these is the

the third of these is the

the fourth of these is the

the fifth of these is the

the sixth of these is the

the seventh of these is the

the eighth of these is the

the ninth of these is the

the tenth of these is the

the eleventh of these is the

the twelfth of these is the

the thirteenth of these is the

the fourteenth of these is the

the fifteenth of these is the

the sixteenth of these is the

the seventeenth of these is the

the eighteenth of these is the

Certificate of Posting

Case No 2019-0001-A



6711 Darwood Drive (NW Side front)

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No 2019-0001-A



6711 Darwood Drive (SE Side front)

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

1000-1000-1000-1000

1000-1000-1000-1000

1000-1000-1000-1000

1000-1000-1000-1000

1000-1000-1000-1000

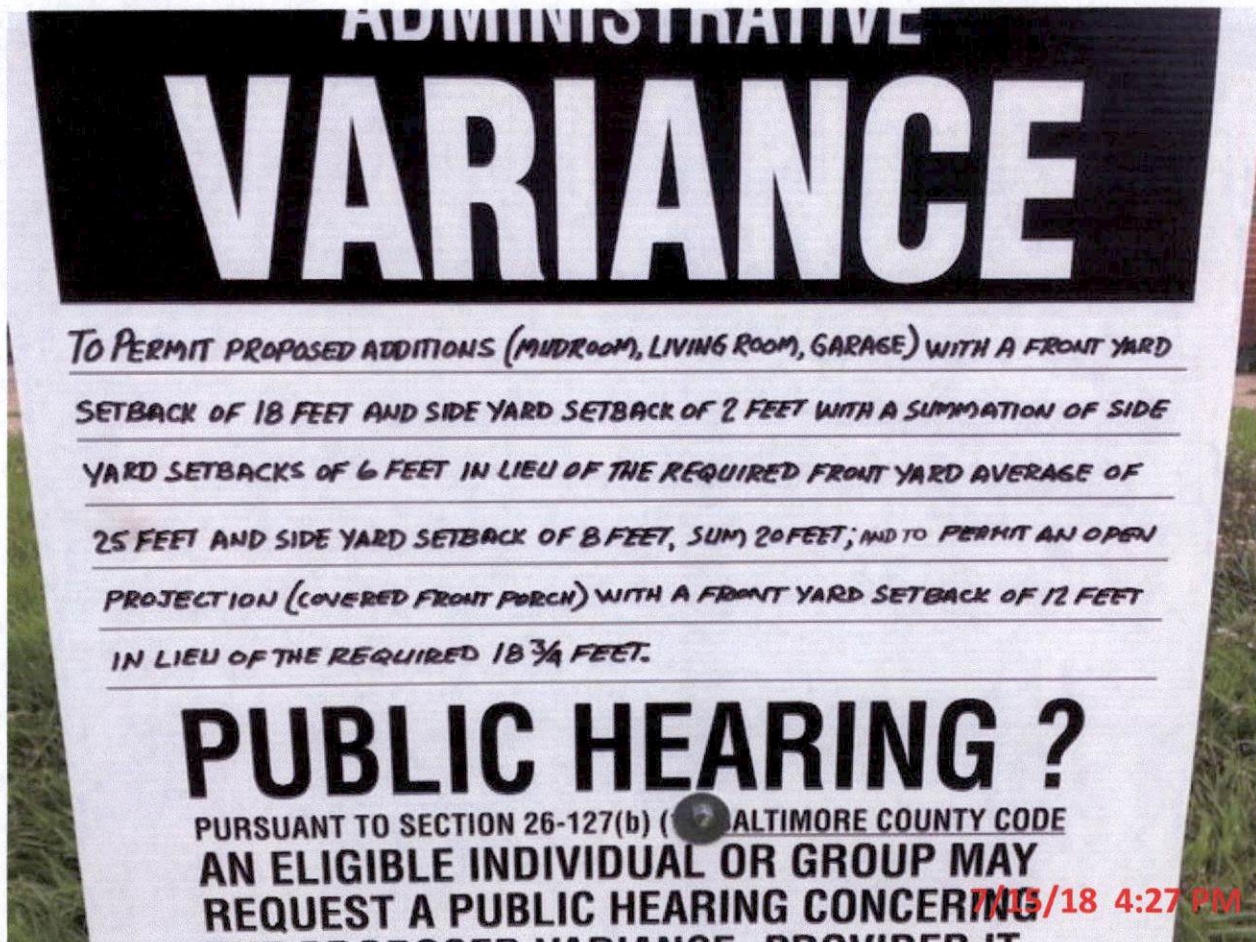
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Certificate of Posting

Case No 2019-0001-A



6711 Darwood Drive (sign wording))

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0001 -A Address 6711 Darwood Dr
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/2/18 Posting Date: 7/15/18 Closing Date: 7/30/18

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0001 -A Address 6711 Darwood Dr
Petitioner's Name Aaron Naiman Telephone 410 494 2178
Posting Date: 7/15/18 Closing Date: 7/30/18

Wording for Sign: To Permit proposed additions (mudroom, livingroom, garage) with a front yard setback of 18 feet and side yard setbacks of 2 feet with a summation of side yard setbacks of 6 feet in lieu of the required front yard average of 25 feet and side yard setback of 8 feet, sum 20 feet; and to permit an open projection (covered front porch) with a front yard setback of 12 feet in lieu of the required 18 3/4 feet

Revised 6/28/2018

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0001-A
Property Address: 6711 Darwood Dr
Property Description: southeast side of Darwood Dr, +/- 235' south
of Laurelwood Ave
Legal Owners (Petitioners): Aaron Naiman
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Aaron Naiman
Company/Firm (if applicable): N/A
Address: 6711 Darwood Dr Baltimore, MD
21209

Telephone Number: 410-404-2178



DONALD I. MOHLER III
County Executive

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

July 31, 2018

Aaron Naiman
6711 Darwood Drive
Baltimore MD 21209

RE: Case Number: 2019-0001 A, Address: 6711 Darwood Drive

Dear Mr. Naiman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 2, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Daniel "Donny" Ankri, 6803 Cherokee Drive, Baltimore MD 21209

Date: 7/10/18

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

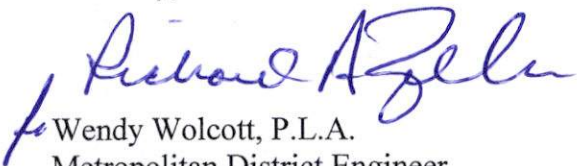
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0001-A -

*Administrative Variance
Aaron Hamman
6711 Darwood Drive*

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

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: July 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0001-A
Address 6711 Darwood Drive
(Naiman Property)

Zoning Advisory Committee Meeting of **July 23, 2018**.

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

Reviewer: Steve Ford

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: July 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0001-A
Address 6711 Darwood Drive
(Naiman Property)

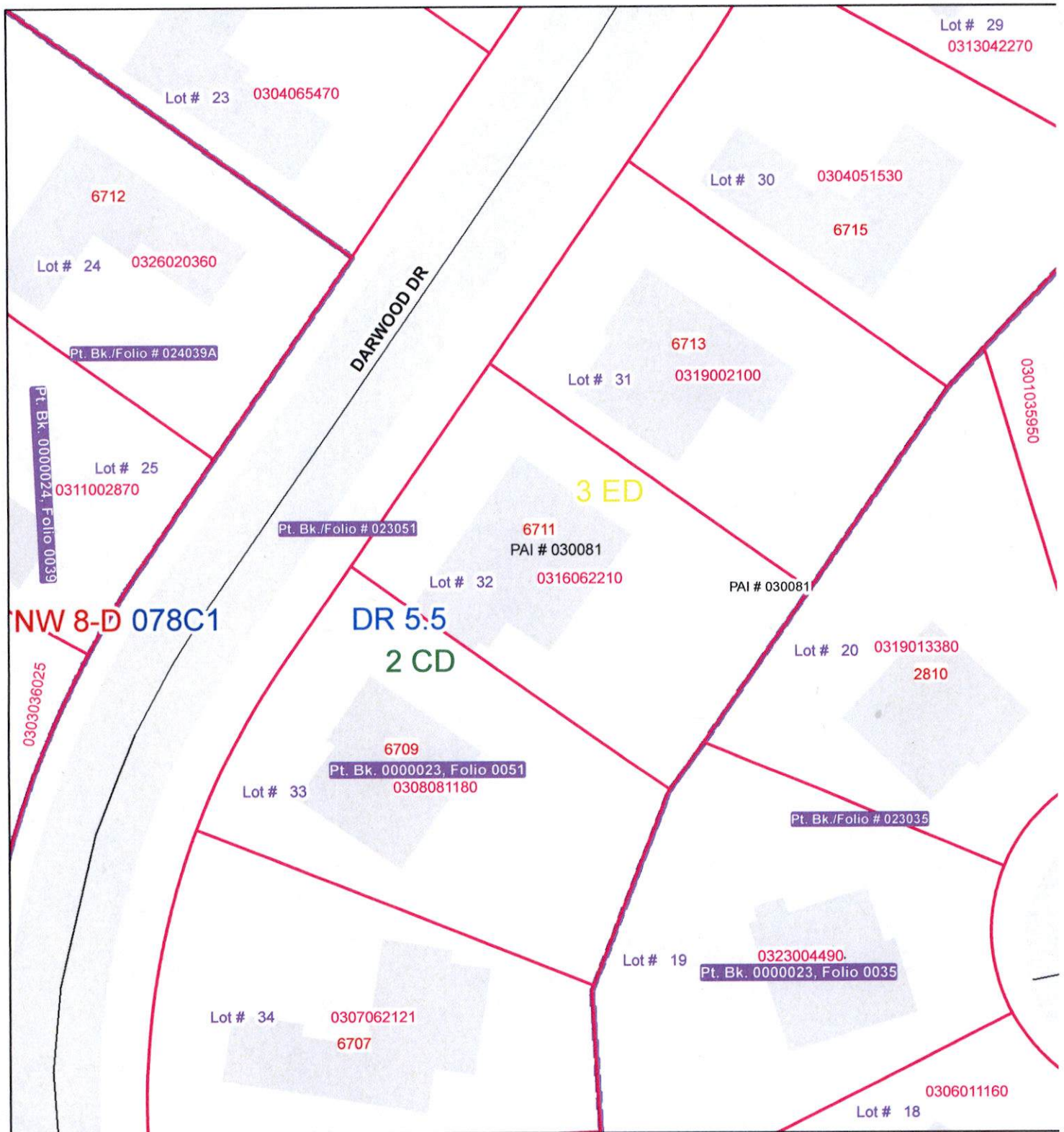
Zoning Advisory Committee Meeting of **July 23, 2018**.

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

Reviewer: Steve Ford

RECEIVED
OFFICE OF
THE ATTORNEY GENERAL
JAN 11 1961

6711 Darwood Drive



Publication Date: 6/29/2018



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



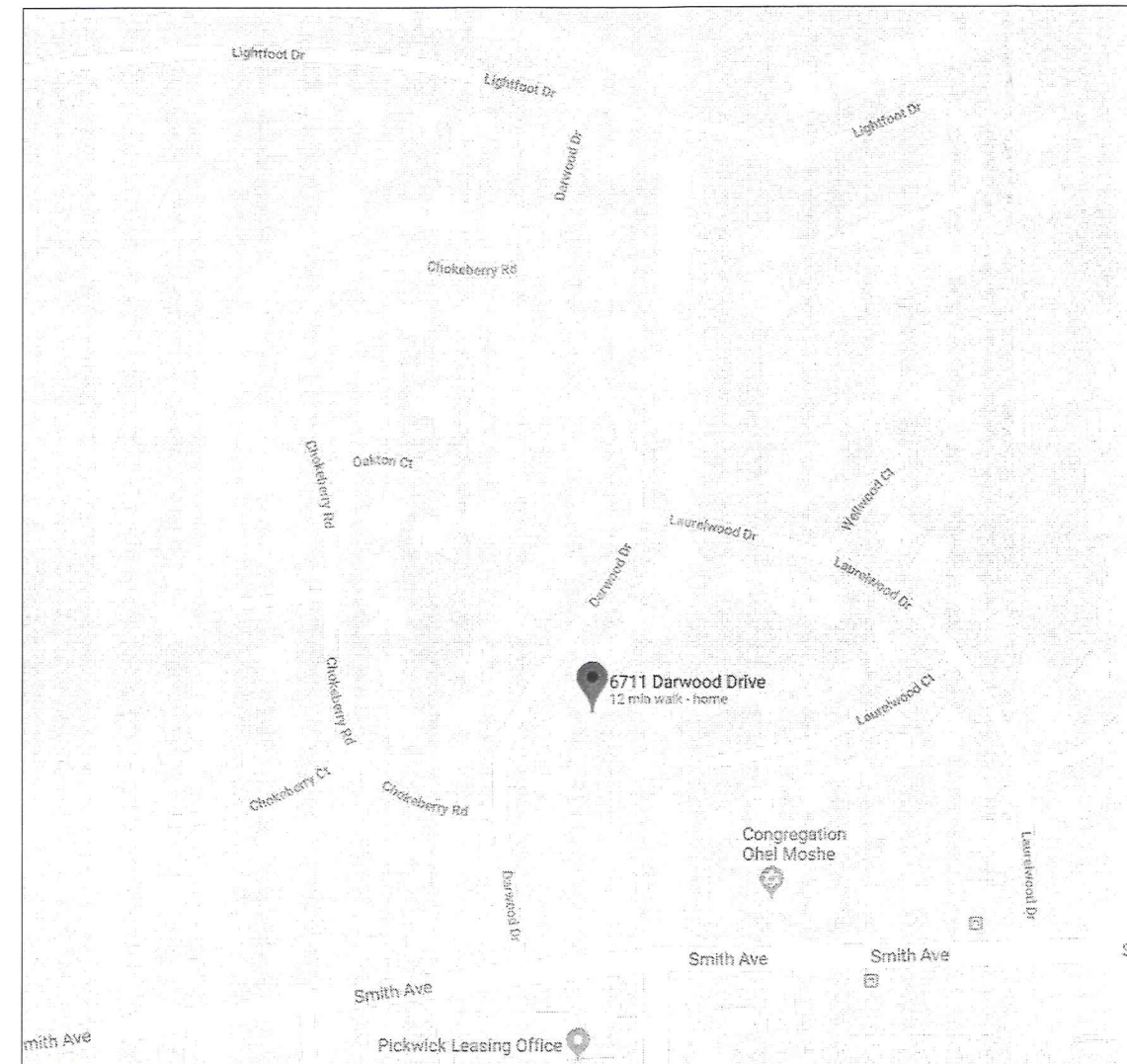
0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0001

NOTES

- 1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM CLIENT-PROVIDED LOCATION DRAWING (SCOTT DALLAS SURVEYOR).
2) DIMENSIONS ARE APPROXIMATE.

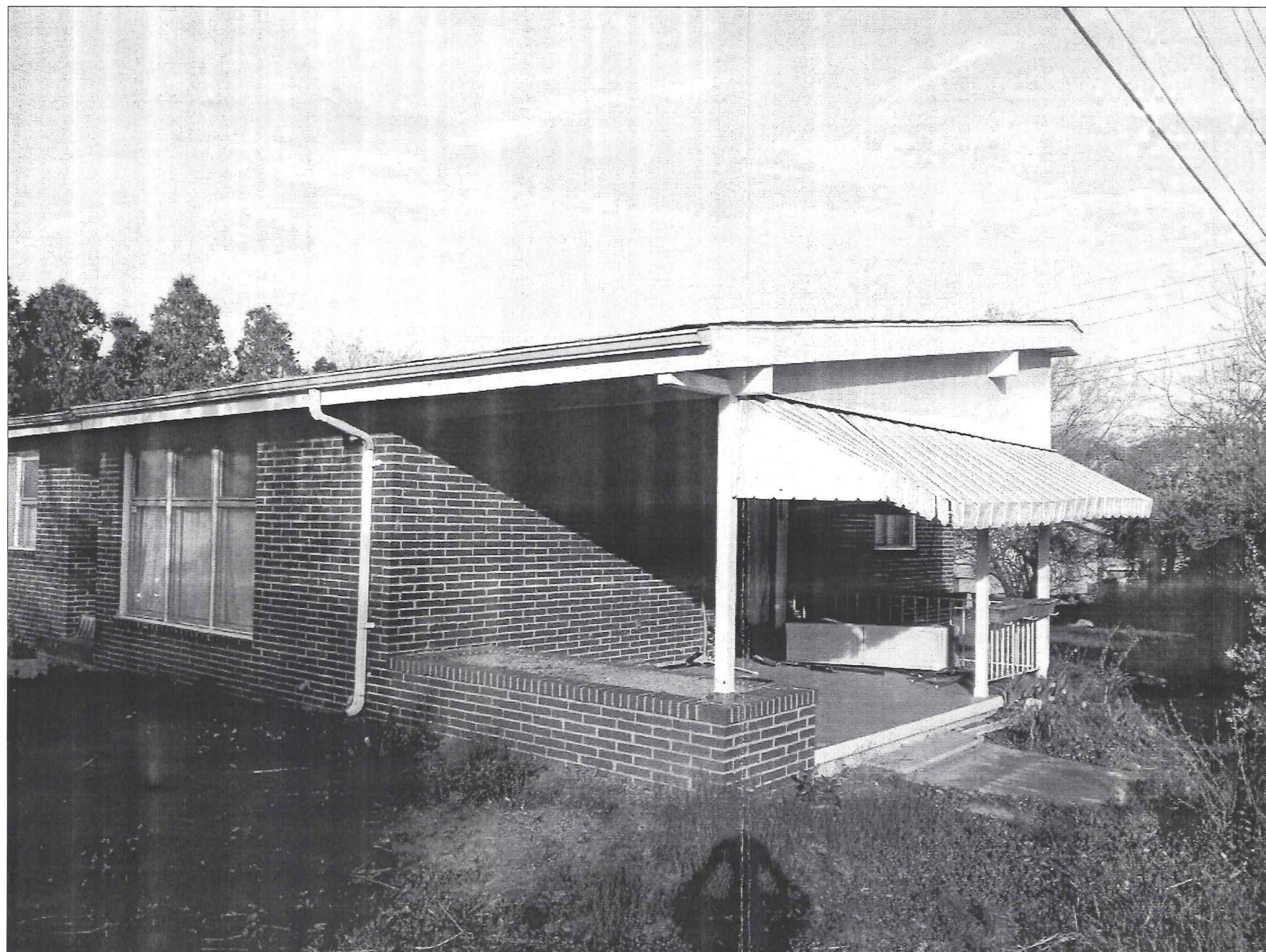


VICINITY PLAN (NOT TO SCALE)

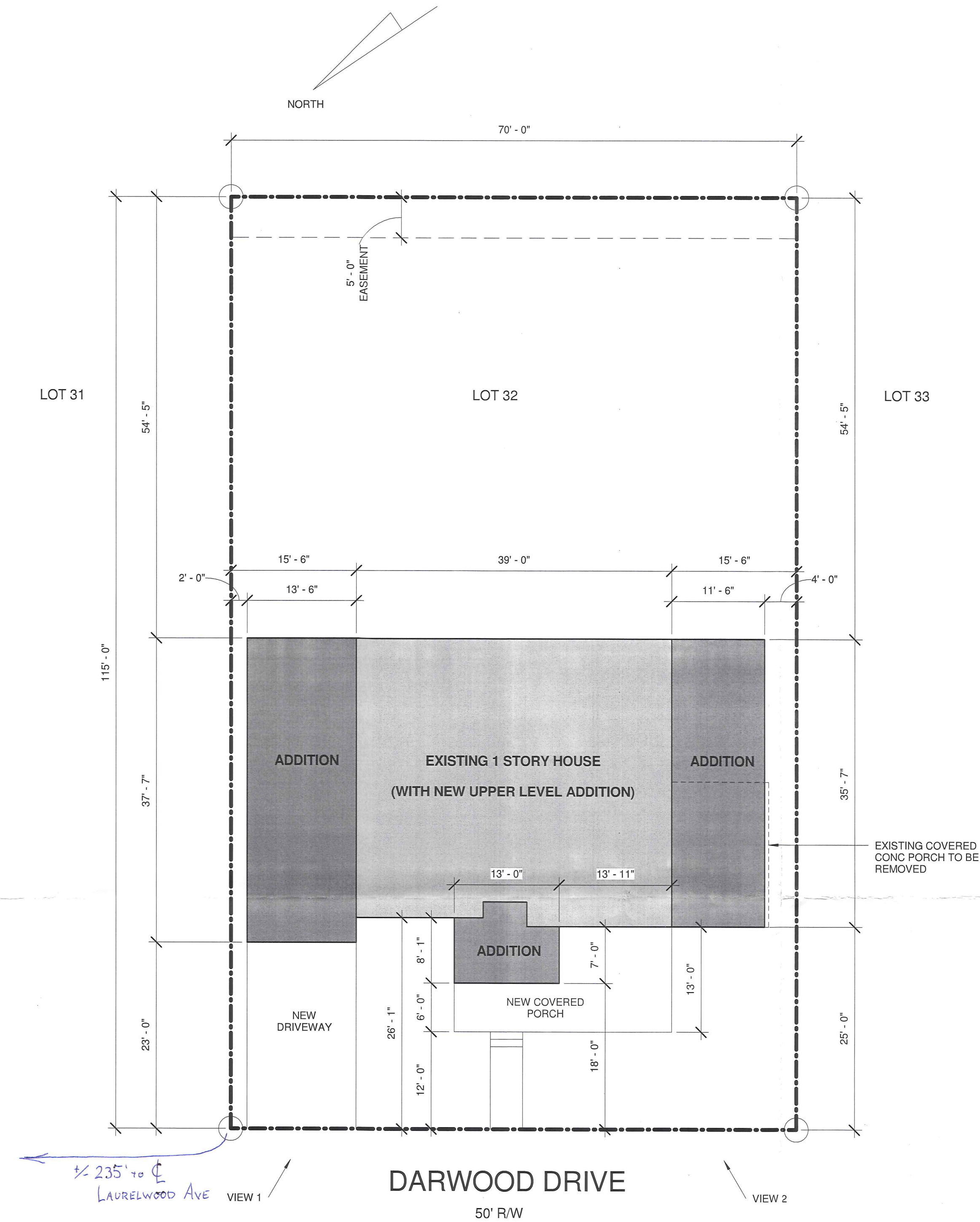
TAKEN FROM GOOGLE MAPS



VIEW 1



VIEW 2



A1 SITE PLAN
1" = 10'-0"

ADDRESS: 6711 DARWOOD DRIVE
BALTIMORE, MD 21209
OWNER'S NAME: AARON NAIMAN
SUBDIVISION NAME: WELLWOOD
LOT#: 32
BLOCK#: H
SECTION#: 2
PLAT BOOK#: 0023
POLIOP: 0051
10 DIGIT TAX#: 0316062210
DEED REF#: 39941 / 00110

ZONING MAP# 078C1
SITE ZONED DR5.5 (vested R6)
PLAT APPROVED: AUGUST 1956
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 8,050 SQ. FT.
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS: PUBLIC ☒ PRIVATE ☐
SEWER IS: PUBLIC ☒ PRIVATE ☐
PRIOR HEARING? NO

NAIMAN ADDITION

6711 DARWOOD DRIVE
BALTIMORE MD 21209

REVISIONS

NUMBER	DESCRIPTION	DATE
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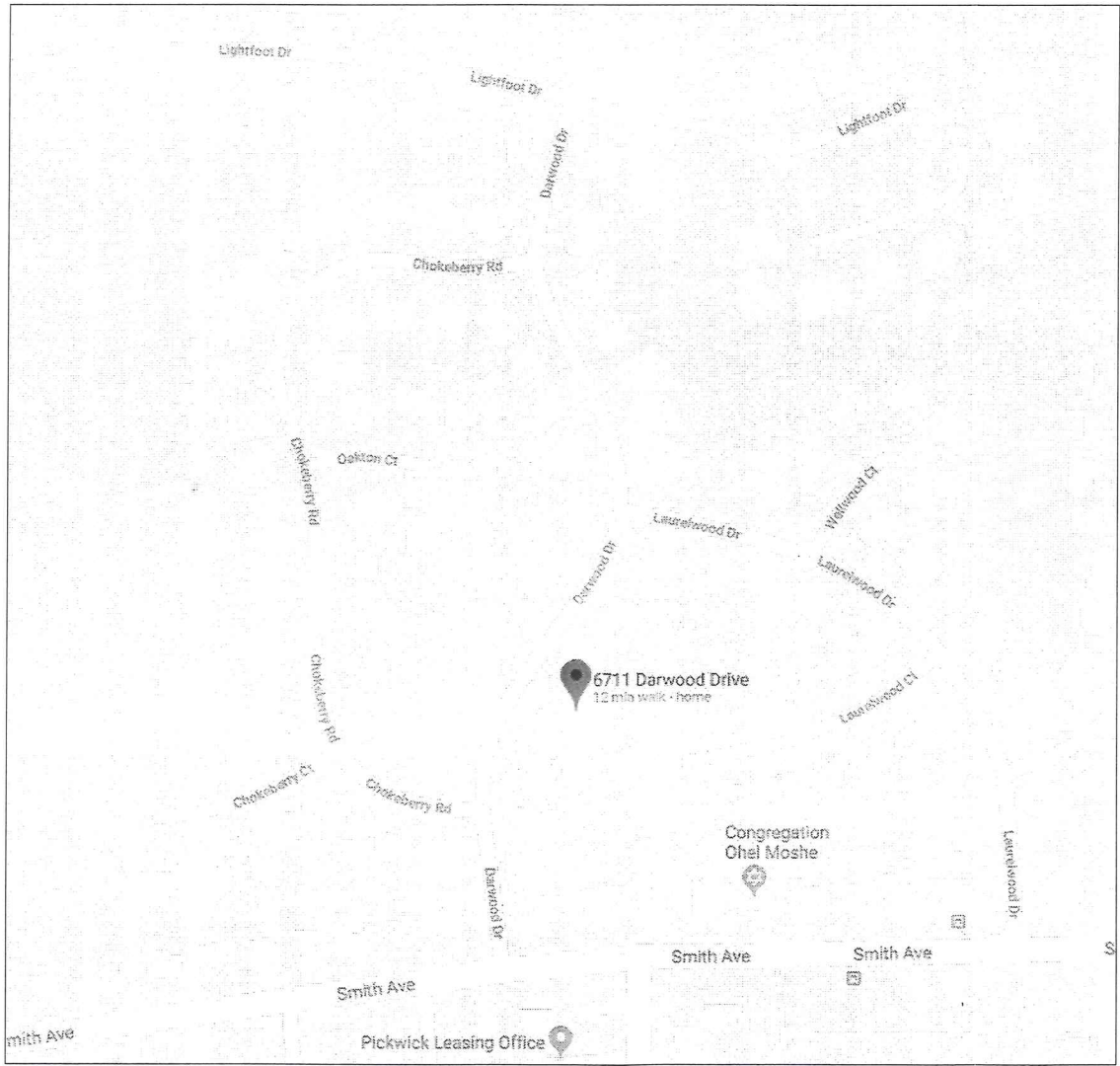
#2019-0001-A
R.D.

VARIANCE SUBMISSION

Date	6/28/2018
Scale	As indicated
Job No.	XXXX
Drawn By	DA

SITE PLAN

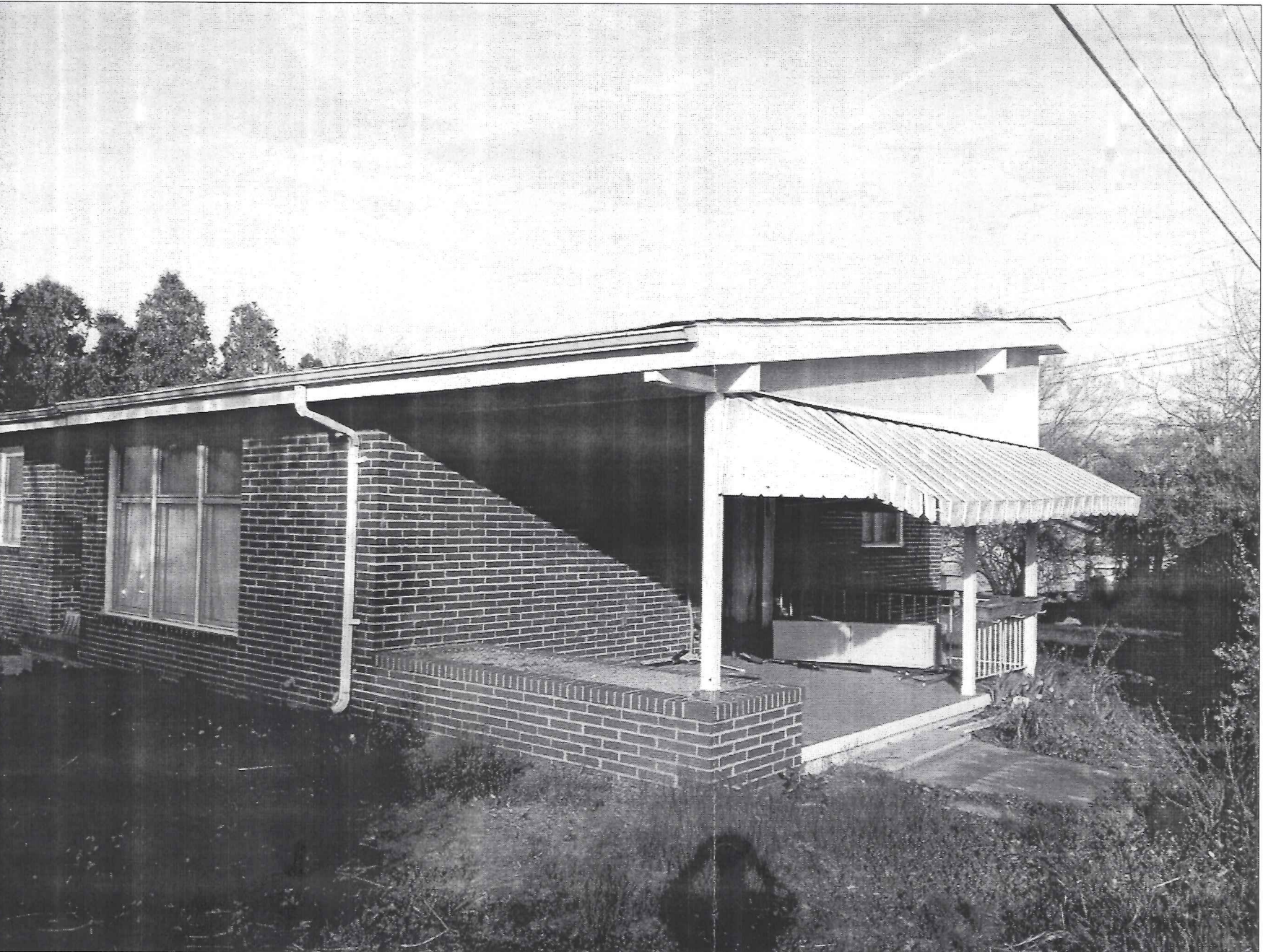
NOTES
1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM
CLIENT-PROVIDED LOCATION DRAWING (SCOTT DALLAS SURVEYOR).
2) DIMENSIONS ARE APPROXIMATE.



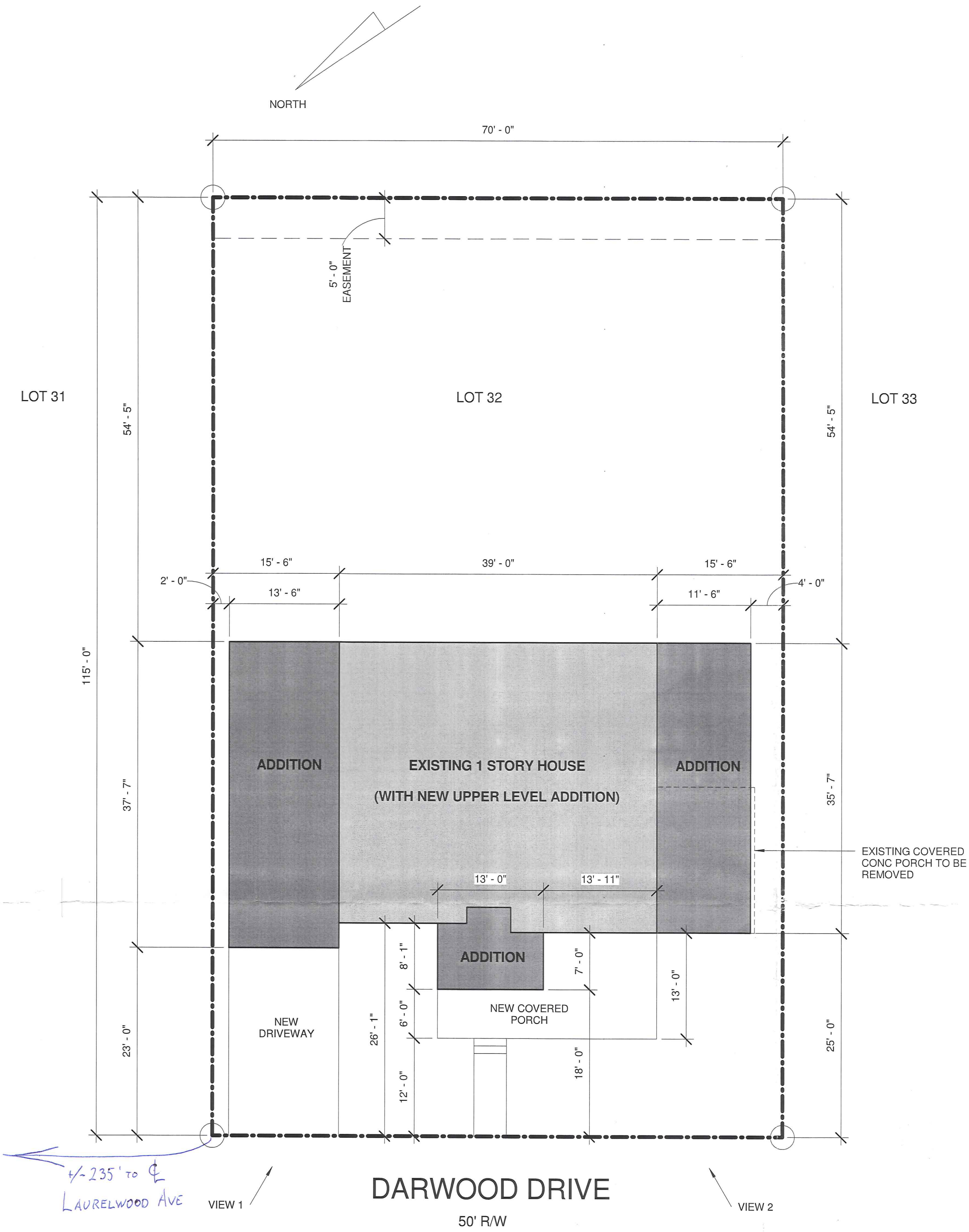
VICINITY PLAN (NOT TO SCALE)
TAKEN FROM GOOGLE MAPS



VIEW 1



VIEW 2



A1 SITE PLAN
1" = 10'-0"

ADDRESS: 6711 DARWOOD DRIVE
BALTIMORE, MD 21209
OWNER'S NAME: AARON NAIMAN
SUBDIVISION NAME: WELLWOOD
LOT#: 32
BLOCK#: H
SECTION#: 2
PLAT BOOK#: 0023
FOLIO#: 0051
10 DIGIT TAX#: 0316062210
DEED REF#: 39941 / 00110

ZONING MAP# 078C1 (vested RG)
SITE ZONED DR65.5
PLAT APPROVED: AUGUST 1956
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 8,050 SQ. FT.
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS: PUBLIC ☒ PRIVATE ☐
SEWER IS: PUBLIC ☒ PRIVATE ☐
PRIOR HEARING? NO

NAIMAN ADDITION
6711 DARWOOD DRIVE
BALTIMORE MD 21209

REVISIONS		
NUMBER	DESCRIPTION	DATE

#2019-0001-A
R.D.

VARIANCE SUBMISSION	
Date	6/28/2018
Scale	As indicated
Job No.	XXXX
Drawn By	DA

SITE PLAN