

MEMORANDUM

DATE: December 18, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0129-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 17, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(6915 Harewood Park Road)
15th Election District * OFFICE OF ADMINISTRATIVE
6th Council District * HEARINGS FOR
Dennis V. & Doris C. Balsarick * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2019-0129-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Dennis V. and Doris C. Balsarick (“Petitioners”). The Petitioners are requesting Variance relief from § 415A.1.A of the Baltimore County Zoning Regulations (“BCZR”), to permit three (3) recreational vehicles [two (2) boats on trailers and one (1) miscellaneous trailer] to be stored on the property, and to allow the two (2) boats on trailers to be parked in the front driveway, in lieu of the maximum of one (1) recreational vehicle stored in the side or rear of the property. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. In its ZAC comment, the Department of Planning (“DOP”) indicated Petitioners have since March 20, 2017 received “multiple code enforcement complaints” regarding the recreational vehicles on the subject property. The Office of Zoning Review (“OZR”) noted that Petitioners have moved all of the RVs from the property and are “currently in compliance” but propose to keep at the property two (2) boats on trailers and one “small, miscellaneous flatbed trailer.”

ORDER RECEIVED FOR FILING

Date 11-16-18

By DW

As the code enforcement official indicated in his complaint report, a boat and the trailer on which it is stored are considered one (1) RV. A "flatbed trailer" is not a recreational vehicle as defined in § 101.1 of the BCZR. Instead, it is a utility or business vehicle, the requirements for which are contained in BCZR § 415. As such, the variance request for storage of two (2) RVs will be granted and the request regarding the trailer will be denied.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 28, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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

THEREFORE, IT IS ORDERED, this 16th day of **November, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 415A.1.A of the Baltimore County Zoning Regulations ("BCZR"), to permit two (2) RVs to be stored on the property (in the front of the home) in lieu of the maximum allowed one (1) RV in the side yard, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 11-16-18

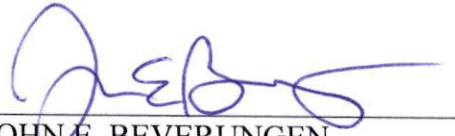
By [Signature]

IT IS FURTHER ORDERED that the Petition for Variance from § 415A.1.A of the Baltimore County Zoning Regulations ("BCZR"), to permit the storage on the subject property of a miscellaneous flatbed trailer, be and is hereby DENIED.

The relief granted herein shall be subject to the following:

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

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



JOHNE. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 11-16-18

By dlw



UBUA

Flood

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 6915 HAREWOOD PARK DRIVE Currently zoned DR 5.5
Deed Reference 20319 100467 10 Digit Tax Account # 1513855481
Owner(s) Printed Name(s) DORIS C BALSARICK / DENNIS V. BALSARICK

(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/plot attached hereto and made a part hereof, hereby petition for an:

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

BCZR: 415A.1.A. → To permit 3 recreational vehicles (2 boats on trailers and 1 misc. trailer) to be stored on the property, and to allow the 2 boats on trailers to be parked in the front driveway, in lieu of the maximum of one recreational vehicle stored in the side or rear of the property.
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):

DORIS C. BALSARICK, DENNIS V. BALSARICK

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

[Signature]

Signature #1

Signature #2

6915 HAREWOOD PARK DR. - MIDDLE RIVER MD.

Mailing Address

City

State

21220

Zip Code

410-335-1468

Telephone #

DVB MAX @COMCAST.NET

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

DENNIS V. BALSARICK

Name - Type or Print

[Signature]

Signature

6915 HAREWOOD PARK DRIVE - MIDDLE RIVER, MD.

Mailing Address

City

State

21220

Zip Code

410-335-1468

Telephone #

DVB MAX @COMCAST.NET

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0129-A

Filing Date 10/19/18

Estimated Posting Date 10/28/18

Reviewer JS

Affidavit in Support of Administrative Variance

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

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

Address: 6915 Hollywood Park Dr. - Middle River MD. 21220
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)

I would like and need the ability to keep my 3 recreational vehicles in my driveway or 2 on the driveway and 1 on the side of my garage. Having the RV's in my driveway is not only practical but is also a safety factor due to my disabilities. My driveway is solid ground and gives the stability I need to get and keep my RV in a safe and workable environment. Also I have limited monies on a monthly basis and would find it extremely difficult to afford a storage facility. Keeping my RV's in close proximity allows safe and easy access to one of the last past times I still get to enjoy on occasion. This current code is and has created an undue hardship on my body and I would greatly appreciate the ability to keep my RV's on my property.
THANKS

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

[Signature]
Signature of Owner (Affiant)
Doris P. Balsarick
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Dennis Victor Balsarick
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 3rd day of October, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Dennis & Doris Balsarick

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
July 15, 2020
My Commission Expires

Affidavit in Support of Administrative Variance

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

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

Address: 6915 HALLWOOD PARK DR. - MIDDLE RIVER MD. 21220
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)

I would like and need the ability to keep my 3 recreational vehicles in my driveway or 2 on the driveway and 1 on the side of my garage. Having the RV's in my driveway is not only practical but is also a safety factor due to my disabilities. My driveway is solid ground and gives the stability I need to get and keep my RV in a safe and workable environment. Also I have limited monies on a monthly basis and would find it extremely difficult to afford a storage facility. Keeping my RV's in close proximity allows safe and easy access to one of the last past times I still get to enjoy on occasion. This current code is and has created an undue hardship on my body and I would greatly appreciate the ability to keep my RV's on my property.
THANKS

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

Doris C. Balsarick
Signature of Owner (Affiant)

DORIS C. BALSARICK
Name- Print or Type

Dennis Victor Balsarick
Signature of Owner (Affiant)

DENNIS VICTOR BALSARICK
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 3RD day of October, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Dennis & Doris Balsarick

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

AS WITNESS my hand and Notaries Seal

Patricia E. Ecker
Notary Public
July 15, 2020
My Commission Expires



CACA

ADMINISTRATIVE ZONING PETITION

Flood

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 6915 HAREWOOD PARK DRIVE Currently zoned DR 5.5
Deed Reference 20319 100467 10 Digit Tax Account # 1513855481
Owner(s) Printed Name(s) DORIS C BALSARICK / DENNIS V. BALSARICK

(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:

- X **ADMINISTRATIVE VARIANCE** from Section(s)
BCZR: 415A.1.A. → To permit 3 recreational vehicles (2 boats on trailers and 1 misc. trailer) to be stored on the property, and to allow the 2 boats on trailers to be parked in the front driveway, in lieu of the maximum of one recreational vehicle stored in the side or rear of the property.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.
- 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):

DORIS C. BALSARICK, DENNIS V. BALSARICK

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

6915 HAREWOOD PARK DR. - MIDDLE RIVER MD.
Mailing Address City State

21220, 410-335-1468, DVB MAX @comcast.net
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

DENNIS V. BALSARICK

Name - Type or Print

[Signature]
Signature

6915 HAREWOOD PARK DRIVE - MIDDLE RIVER, MD.
Mailing Address City State

21220, 410-335-1468, DVB MAX @comcast.net
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0129-A Filing Date 10/19/18 Estimated Posting Date 10/28/19 Reviewer JS

6915 Harewood Park Drive

Property Description:

Southwest side of Harewood Park Drive (row=20') at a distance of 430 feet northwest of centerline of intersection with Harewood Road (row=22'). Property contains 29,100 sq. ft located in the 15th Election District and 6th Councilmatic District.

2019-0129-A

(11/12)

Sherry Nuffer

2019 - 0129 - AV

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, November 11, 2018 5:26 PM
To: Administrative Hearings
Subject: 6915 Harewood Park Dr.

2nd set of certificates

CERTIFICATE OF POSTING

ASE NO. 2019-0129-A
EITHERER/DEVELOPER
DEB I DENNIS
BRS-GILL
DATE OF HEARING/CLOSING
11/12/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN:
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT 6915 HAREWOOD PARK DRIVE Sheet #1

THIS SIGN(S) POSTED ON October 28, 2018 November 12, 2018
(MONTH, DAY, YEAR)

SINCERELY,
Marty Ogle 11/12/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD 21234
443-629-3411

ZONING NOTICE
VARIANCE
PUBLIC HEARING ?

Marty Ogle 11/12/18



CERTIFICATE OF POSTING

ASE NO. 2018-0121-A
 PETITIONER/DEVELOPER
DEBBIE DENNIS
RESORCE
 DATE OF HEARING/CLOSING
11/12/18

BALTIMORE COUNTY DEPARTMENT OF
 PERMITS AND DEVELOPMENT MANAGEMENT
 COUNTY OFFICE BUILDING ROOM 111
 111 WEST CHESAPEAKE AVENUE
 ATTENTION:
 LADIES AND GENTLEMAN:
 THIS LET (TER) IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
 NECESSARY SIGN(S) EQUIPPED BY LAW WERE POSTED CONSPICUOUSLY ON
 THE PROPERTY LOCATED AT 6915 HALLWOOD PARK DRIVE SIGNATURE

THIS SIGN(S) POSTED ON October 25, 2018 10/25/2018
 (MONTH, DAY, YEAR)

SINCERELY,
[Signature] 11/12/18
 SIGNATURE OF SIGN POSTER

MARTIN OGLE
 9912 MAIDENBROOK ROAD
 PARKVILLE, MD. 21226
 443-429-3411



Sent from my iPhone



CERTIFICATE OF POSTING

ASE NO. 2019-0129-A

ETITIONER/DEVELOPER

DORIS F DENNIS

BALSARICK

DATE OF HEARING/CLOSING

11/12/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

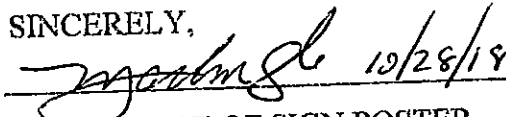
6915 HAREWOOD PARK DRIVE

SIGN #2

THIS SIGN(S) POSTED ON October 28, 2018

(MONTH, DAY, YEAR)

SINCERELY,

 10/28/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

Sheet # 2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0129-A

TO PERMIT 3 RECREATIONAL VEHICLES TO BE STORED ON THE
PROPERTY (2 BOATS ON TRAILERS + 1 PICK TRUCK) AND TO ALLOW
THE 2 BOATS TO BE PARKED IN THE FRONT DRIVEWAY, IN LIEU
OF THE MAXIMUM OF ONE RECREATIONAL VEHICLE STORED IN
THE SIDE OR REAR OF THE PROPERTY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE

4:30 p.m. ON MONDAY, NOVEMBER 12, 2018

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD 21204

TEL. 410-887-3391

DON NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

signed 10/28/18

CERTIFICATE OF POSTING

ASE NO. 2019-0129-A

ETITIONER/DEVELOPER

DORIS F DENNIS

BALSARICK

DATE OF HEARING/CLOSING

11/12/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

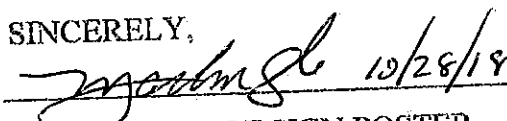
6915 HAREWOOD PARK DRIVE

SIGN #1

THIS SIGN(S) POSTED ON October 28, 2018

(MONTH, DAY, YEAR)

SINCERELY,

 10/28/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

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

No. **176287**

Date: **10/19/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 10/23/2018 10/19/2018 11:20:18 5
 REG DEPT MAIL LRD

RECEIPT # 980367 10/19/2018 OFLN

Dept 5 528 ZONING VERIFICATION

Amount 176287

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6100				\$ 75.00

Rec'd Tot \$75.00

100 CR \$75.00 CA

Baltimore County, Maryland

Total: \$ 75.00

Rec

From: **BALSAZICK**

For: **2019-0129-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0129 -A Address 6915 HAREWOOD PARK DRIVE

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

Filing Date: 10/19/18 Posting Date: 10/28/18 Closing Date: 11/12/18

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

- 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.
- 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.
- 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. If all County/State agencies have received the matter be set in for a public hearing. If you will receive written notification as to whether the petition is granted, denied, or will proceed to a public hearing. This decision is final. The written order will be mailed to you as soon as possible.
- POSSIBLE PUBLIC HEARING:** (whether due to notification of the hearing of this change or not)

Petitioner: This Part

US

Case Number 2019- 01

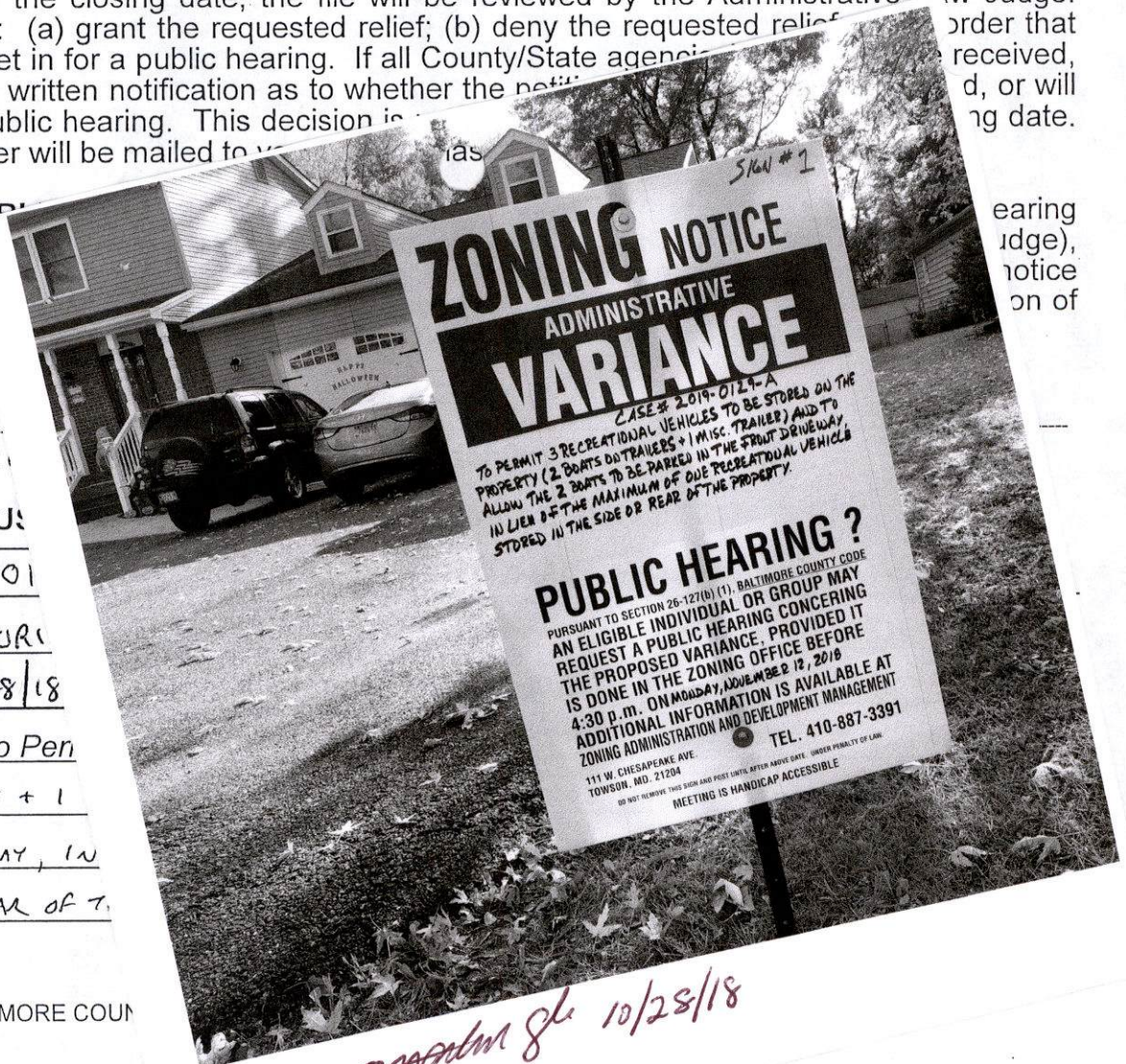
Petitioner's Name DUR

Posting Date: 10/28/18

Wording for Sign: To Per

(2 BOATS ON TRAILERS + 1
THE FRONT DRIVEWAY, IN
IN THE SIDE OR REAR OF T.

BALTIMORE COUN



Jason Seidman 10/28/18

**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/neighborhood 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: 2019-0129-A
Property Address: 6915 HAREWOOD PARK DRIVE
Property Description: _____

Legal Owners (Petitioners): DORIS + DENNIS BALSARICK
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DENNIS BALSARICK
Company/Firm (if applicable): _____
Address: 6915 HAREWOOD PARK DRIVE
MIDDLE RIVER, MD 21220

Telephone Number: 410-335-1468

Revised 7/9/2015



DONALD I. MOHLER III
County Executive

November 14, 2018

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

Doris Balsarick & Dennis Balsarick
6915 Harwood Park Dr.
Middle River, MD 21220

Dear Mr. Balsarick & Ms. Balsarick:

RE: Case Number: 2019-0129A, Address: 6915 Harwood Park Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 19, 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: MTC

Enclosures

c: People's Counsel

**BALTIMORE COUNTY, MARYLAND
INTRA-OFFICE MEMORANDUM**

TO: Lloyd Moxley
Development Review Section

DATE: November 9, 2018

FROM: Krystle Patchak
Sector Planner, Neighborhood Response Team

SUBJECT: ADMINISTRATIVE ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-129

INFORMATION:

Property Address: 6915 Harewood Park Drive
Petitioner: Doris & Dennis Balsarick
Zoning: DR 5.5
Requested Action: Administrative Variance

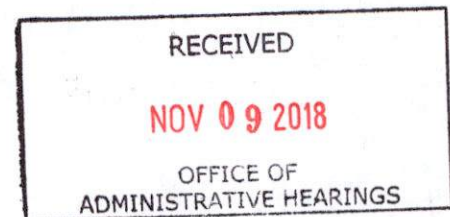
I have reviewed the petition for Administrative Variance from Section 415A.1.A of the BCZR to permit 3 recreational vehicles (2 boats on trailers and 1 miscellaneous trailer) to be stored on the property, and to allow 2 boats on trailers to be parked in the front driveway, in lieu of the maximum of 1 recreational vehicle stored in the side or rear of the property.

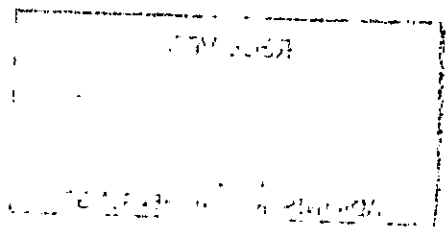
There have been multiple code enforcement complaints filed on the property dating back to 3/30/2017 regarding the multiple recreational vehicles on the property. The Department of Planning does not support this request.

Prepared by:



Krystle Patchak





Date: 11/7/18

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

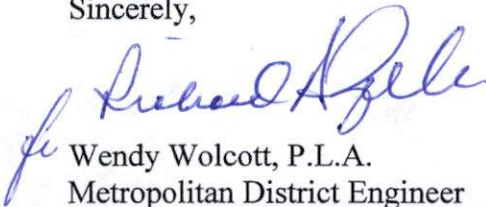
Dear Ms. Lewis:

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. 2018-0129-A

Administrative Variance
Dennis & Doris Balsarick
6915 Harwood Park 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: December 6, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0129-A
Address 6915 Harewood Park Drive
(Balsarrick Property)

Zoning Advisory Committee Meeting of **November 12, 2018.**

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

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

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to store 3 recreational vehicles on the property, and to allow two to be parked in the front driveway. No development activity is proposed. The lot is not waterfront and all LDA requirements, including lot coverage limits and afforestation are met. Because all Critical Area requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

No development activity is proposed, which 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

11-12

Rec'd after
order
completed
however
order does
state
Pet. must
comply w/
critical area
& flood protect.
regs.
J.W.

fact, that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

All Critical Area lot coverage and afforestation requirements are met, so the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

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

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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;

All Critical Area lot coverage and afforestation requirements are met, so the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: November 26, 2018

FROM: *VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 12, 2018
Item No. 2019-0129-A, 0130-A, 0131-A, 0132-A, 0133-SPHA, 0134-A,
0135-A, 0136-A, 0137-A, 0096-A, 0139-A, 0140-A, 0144-SPHA and 0149-A

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

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VKD: cen
cc: file

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-9</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>11-9</u>	DEPS (if not received, date e-mail sent _____)	_____
	FIRE DEPARTMENT	_____
<u>11-9</u>	PLANNING (if not received, date e-mail sent _____)	<u>Does Not Support</u>
<u>11-9</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
	TRAFFIC ENGINEERING	_____
	COMMUNITY ASSOCIATION	_____
	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>10-28-18</u>	by <u>Ogle</u>
SIGN POSTING (2 nd)	Date: _____	by _____

PEOPLE'S COUNSEL APPEARANCE	Yes	☐	No	☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes	☐	No	☐

Comments, if any: Multiple
Code Enforcement Complaints per DOP's etc. 11-9-18
★ See Note to Hearing Officer from Jason Seidenman

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 - 15 Account Number - 1513855481							
Owner Information										
Owner Name:		BALSARICK DORIS C BALSARICK DENNIS V				Use:		RESIDENTIAL		
Mailing Address:		6915 HAREWOOD PARK DR BALTIMORE MD 21220-1028				Principal Residence:		YES		
						Deed Reference:		/20319/ 00467		
Location & Structure Information										
Premises Address:		6915 HAREWOOD PARK DR 0-0000				Legal Description:		6915 HAREWOOD PARK DR HAREWOOD PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2
0083	0006	0259		0000			93	2018	Plat Ref:	0013/ 0144
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1986		1,456 SF				29,100 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT		SIDING	1 full/ 1 half	1 Attached				
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2018		07/01/2018		07/01/2019		
Land:		91,000		91,000						
Improvements		133,800		186,600						
Total:		224,800		277,600		242,400		260,000		
Preferential Land:		0						0		
Transfer Information										
Seller: BALSARICK DORIS C/DENNIS V				Date: 06/25/2004				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /20319/ 00467				Deed2:		
Seller: SALBECK JOHN K,JR				Date: 12/28/1994				Price: \$146,000		
Type: ARMS LENGTH IMPROVED				Deed1: /10884/ 00587				Deed2:		
Seller: JONAS RUDI H				Date: 10/25/1993				Price: \$135,000		
Type: ARMS LENGTH IMPROVED				Deed1: /10093/ 00406				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							

Homestead Application Information

Homestead Application Status: Approved 02/24/2009

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1513855481			
Owner Information					
Owner Name:	BALSARICK DORIS C BALSARICK DENNIS V		Use:	RESIDENTIAL	
Mailing Address:	6915 HAREWOOD PARK DR BALTIMORE MD 21220-1028		Principal Residence:	YES	
			Deed Reference:	/20319/ 00467	
Location & Structure Information					
Premises Address:		6915 HAREWOOD PARK DR 0-0000		Legal Description: 6915 HAREWOOD PARK DR HAREWOOD PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0083	0006	0259		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	2
	93	2018		0013/0144	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1986	1,456 SF		29,100 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	1 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2018	07/01/2019	
Land:	91,000	91,000			
Improvements	133,800	186,600			
Total:	224,800	277,600	242,400	260,000	
Preferential Land:	0			0	
Transfer Information					
Seller: BALSARICK DORIS C/DENNIS V		Date: 06/25/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20319/ 00467		Deed2:	
Seller: SALBECK JOHN K,JR		Date: 12/28/1994		Price: \$146,000	
Type: ARMS LENGTH IMPROVED		Deed1: /10884/ 00587		Deed2:	
Seller: JONAS RUDI H		Date: 10/25/1993		Price: \$135,000	
Type: ARMS LENGTH IMPROVED		Deed1: /10093/ 00406		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			

Note to Hearing Officer:

2019-0129-A

Mr. Beverungen,

Mr. Balsarick was cited by Code Enforcement for having 3 recreational vehicles on the property. He had 2 boats on trailers and 1 small, miscellaneous flatbed trailer. He removed the 2 boats from the property and legally stored the flatbed trailer and Code Enforcement closed their case. He is currently in compliance but is seeking to bring back the 2 boats on trailers and park them in his front driveway.

Jason Seidelman

Zoning Review

Baltimore County, MD

410-87-3391



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CC1811284

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CC1811284	Brendan Hennegan	08/02/2018	08/02/2018	Dismissed By Inspector	09/03/2018	10/03/2018

Complaint Description: 2 rec vehicles in the front yard

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
6915 HAREWOOD PARK DR MIDDLE RIVER, MD 21220-1028 Tax Id: 1513855481	BALSARICK DORIS C BALSARICK DENNIS V 6915 HAREWOOD PARK DR BALTIMORE, MD 21220-1028	ANON

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Brendan Hennegan	08/03/2018	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
Brendan Hennegan	09/10/2018	Re-Inspection	Citation Issued	Citation Issued	
Brendan Hennegan	09/12/2018	Pre Hearing Inspection	In Compliance	In Compliance	09/12/2018

Lien Information - No Lien

Comments Detail

8/3/2018: Only one recreational vehicle permitted per property. Recreational vehicles include but are not limited to boats, trailers, campers, etc. Boats on trailers are considered one recreational vehicle.

8/3/2018: Recreational vehicles must be parked at least 8 feet behind front threshold line of main structure of property.

Current conditions not permitted in DR5.5 zone

9/4/2018: On 8.3.18, CN was given for multiple rec vehicles, improperly parked rec vehicles. Compliance date 9.3.18

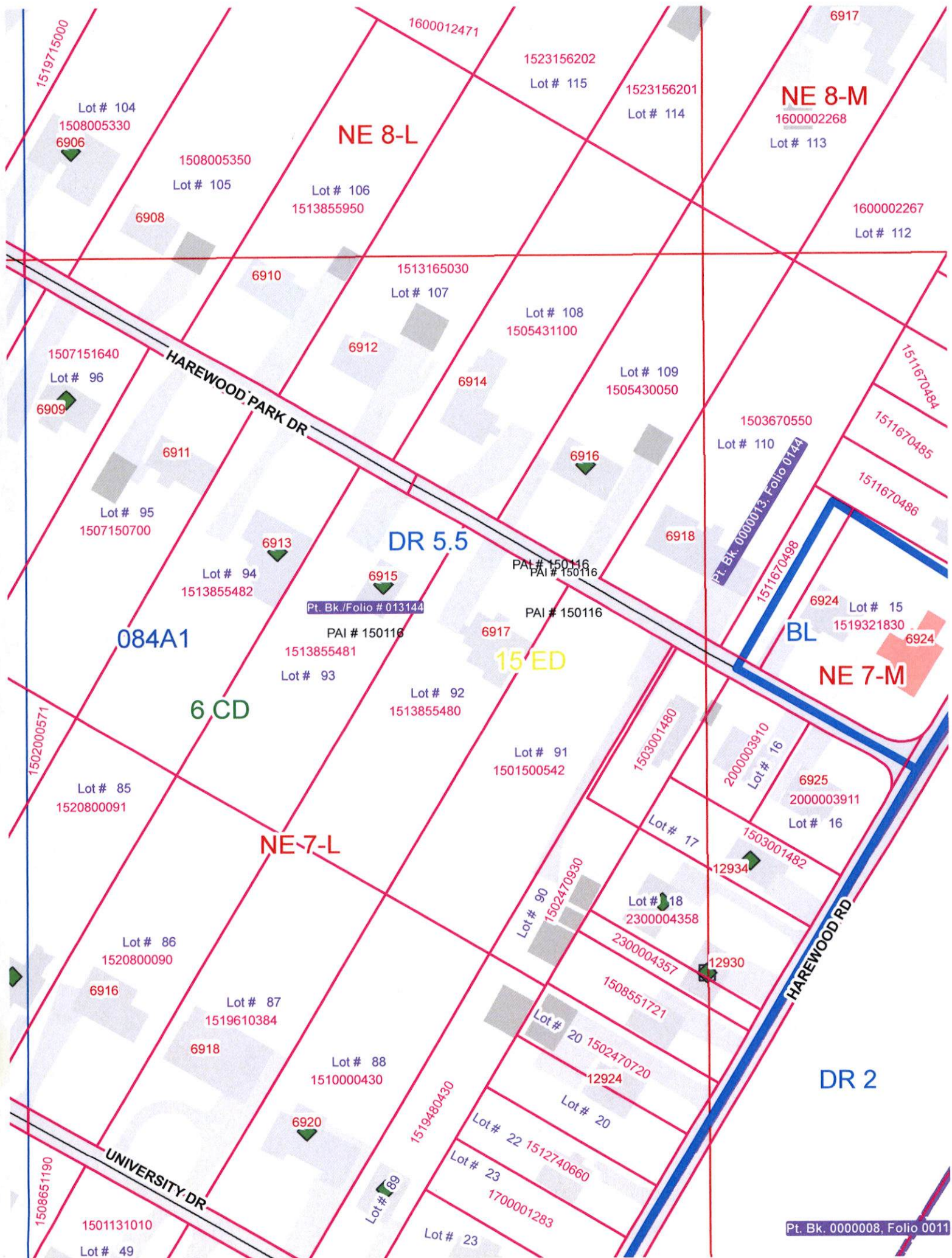
- On 9.4.18 one week extension was given, new compliance date 9.10.18- BOH

9/10/2018: 9.10.18 citation for multiple RV. Fine 1000, hearing 10.3.18- BOH

9/10/2018: Failure to limit property to one recreational vehicle. Trailers are considered recreational vehicles.

Current conditions not permitted in DR5.5 zone.

9/12/2018: 9.12.18 talked to property owner, due to miscommunication of reinspection date, I went by today and second trailer was gone- BOH





NE 8-L

NE 8-M

NE 7-L

NE 7-M

DR 5.5

DR 2

084A1

15 ED

6 CD

BL

UNIVERSITY DR

HAREWOOD RD

HAREWOOD PARK DR

Pt. Bk. 0000008, Folio 0011

Pt. Bk. 0000013, Folio 0144

Pt. Bk./Folio # 013144

PAI # 150116

PAI # 150116

PAI # 150116

Lot # 93

Lot # 92

Lot # 91

Lot # 17

Lot # 16

Lot # 16

Lot # 18

Lot # 20

Lot # 20

Lot # 22

Lot # 23

Lot # 23

Lot # 189

Lot # 87

Lot # 88

Lot # 86

Lot # 85

Lot # 94

Lot # 95

Lot # 96

Lot # 104

Lot # 105

Lot # 106

Lot # 107

Lot # 108

Lot # 109

Lot # 110

Lot # 112

Lot # 113

Lot # 115

Lot # 114

6917

1600002267

1600002268

1523156202

1523156201

1600012471

1508005350

1508005330

6908

6910

1513165030

6912

6914

1505431100

1505430050

1503670550

6918

6924

1519321830

6924

6917

1513855481

1513855480

1501500542

1503001480

2000003910

2000003911

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12924

1519480430

1512740660

1700001283

1501131010

1508651190

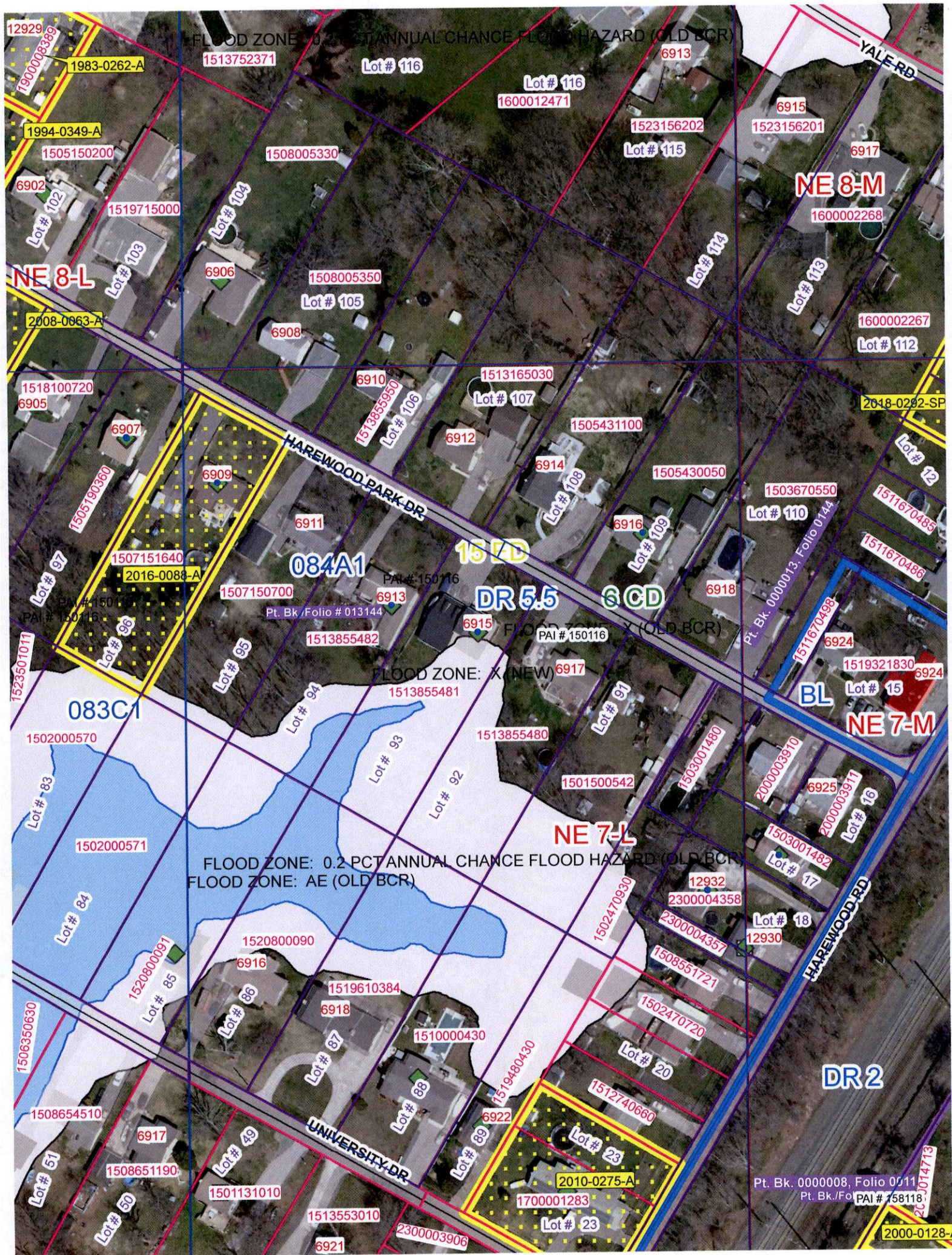
1502000571

1507151640

6909

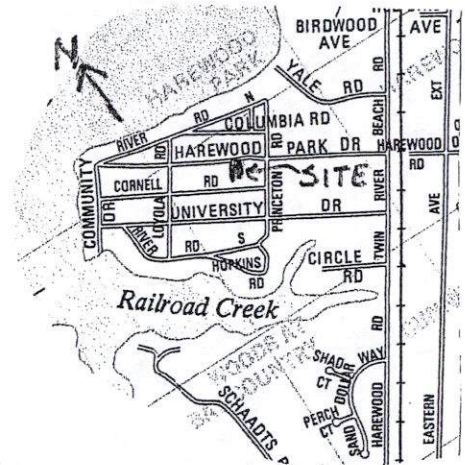
6906





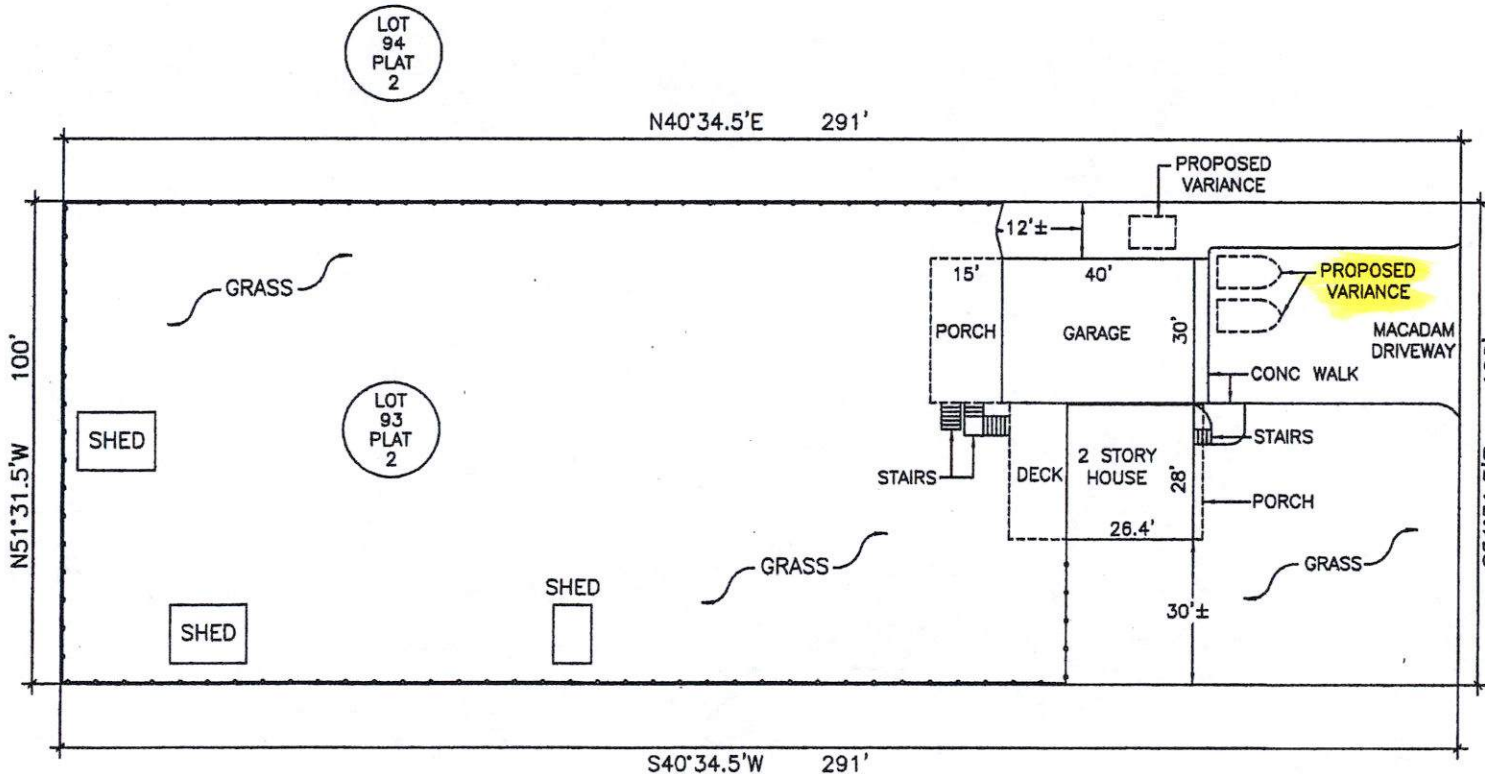
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING
 ADDRESS 6915 HAREWOOD PARK DRIVE OWNER(S) NAME(S) DENNIS & DORIS BALSARICK
 SUBDIVISION NAME HAREWOOD PARK LOT# 93 BLOCK# N/A SECTION# N/A
 PLAT BOOK# 0013 FOLIO# 0144 10 DIGIT TAX# 1513855481 DEED REF# 20319/00467

SITE MAP



ZONING MAP# 084-A1
 SITE ZONED DR5.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 6
 LOT AREA ACREAGE _____
 OR SQUARE FEET 29,100
 HISTORIC? NO
 IN CBCA? YES
 IN FLOOD PLAIN? YES
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:



LOCATION SURVEY
 6915 HAREWOOD PARK DRIVE
 MIDDLE RIVER, MD 21220

DRAWN BY: DENNIS BALSARICK DATE: 10/06/2018 SCALE: 1" = 40'-0"

2019-0129-A

Pet. Exd.
 1



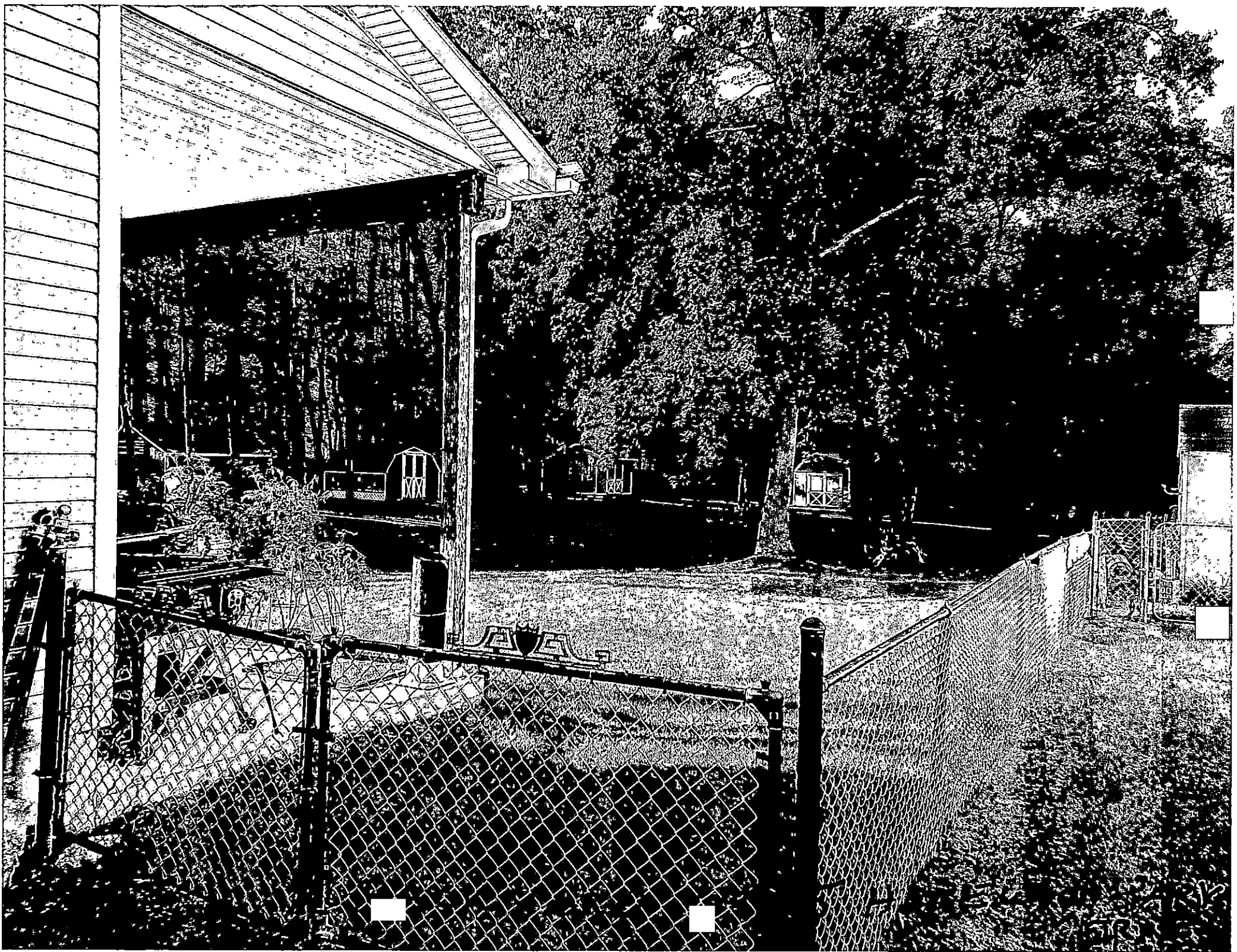
6915 HAREWOOD PARK DRIVE

ed12 HAYKEMOOD BACK DRIVE



6915 HAREWOOD PARK DRIVE

212 HAYESWOOD PARK DRIVE

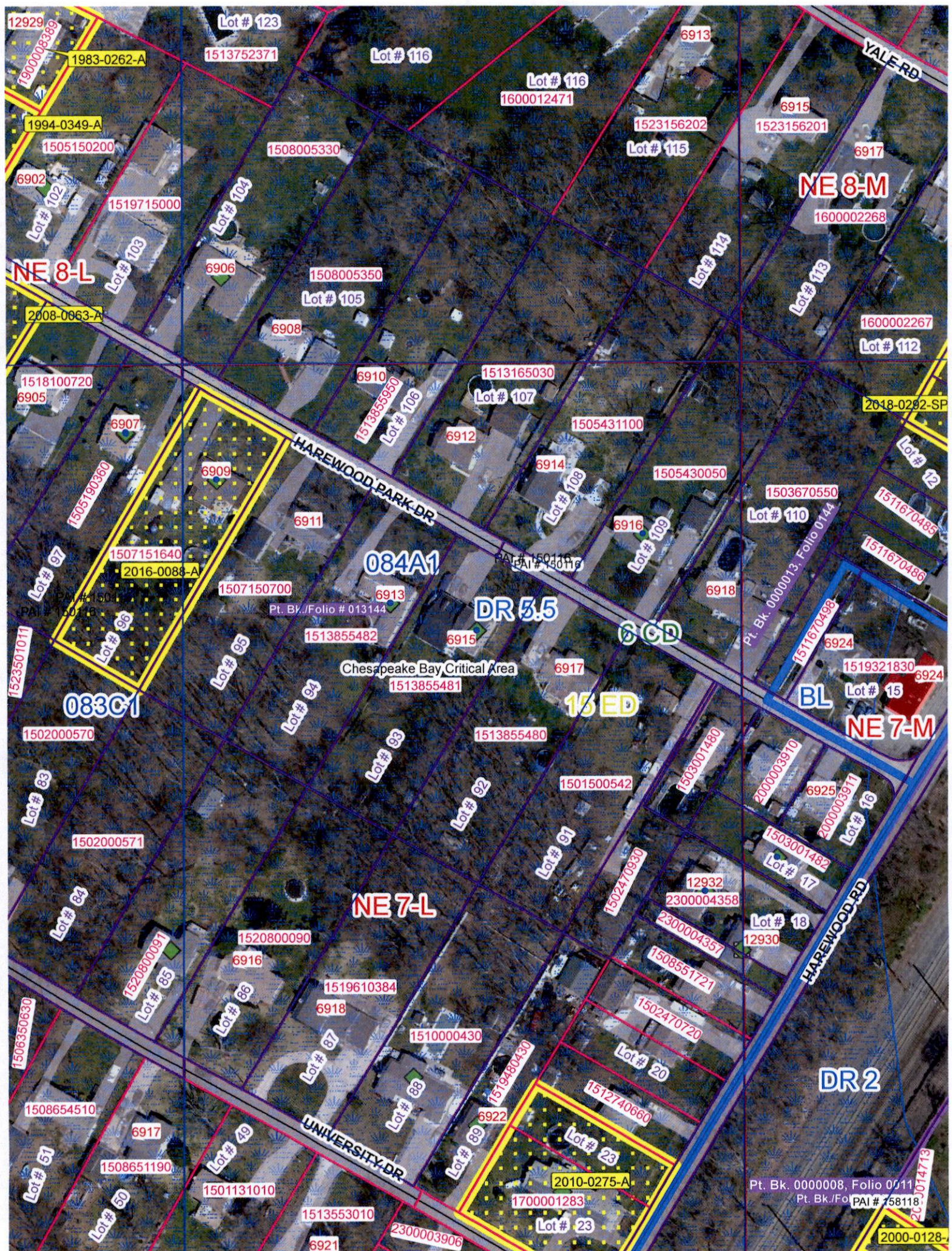


21945 000625144 2192 034.4 2124.31
34199



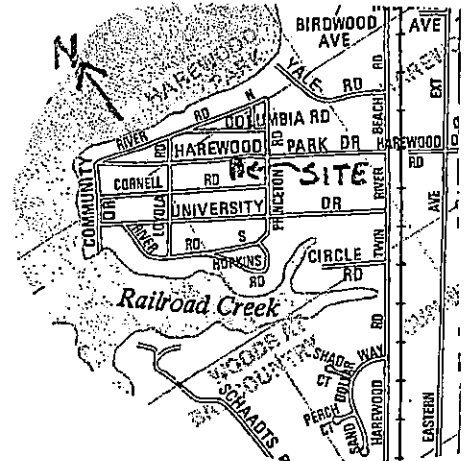
BAGLEY YARD 6915 HAREWOOD PARK DRIVE

BASIC DRIVE 2192 HARWOOD DRIVE

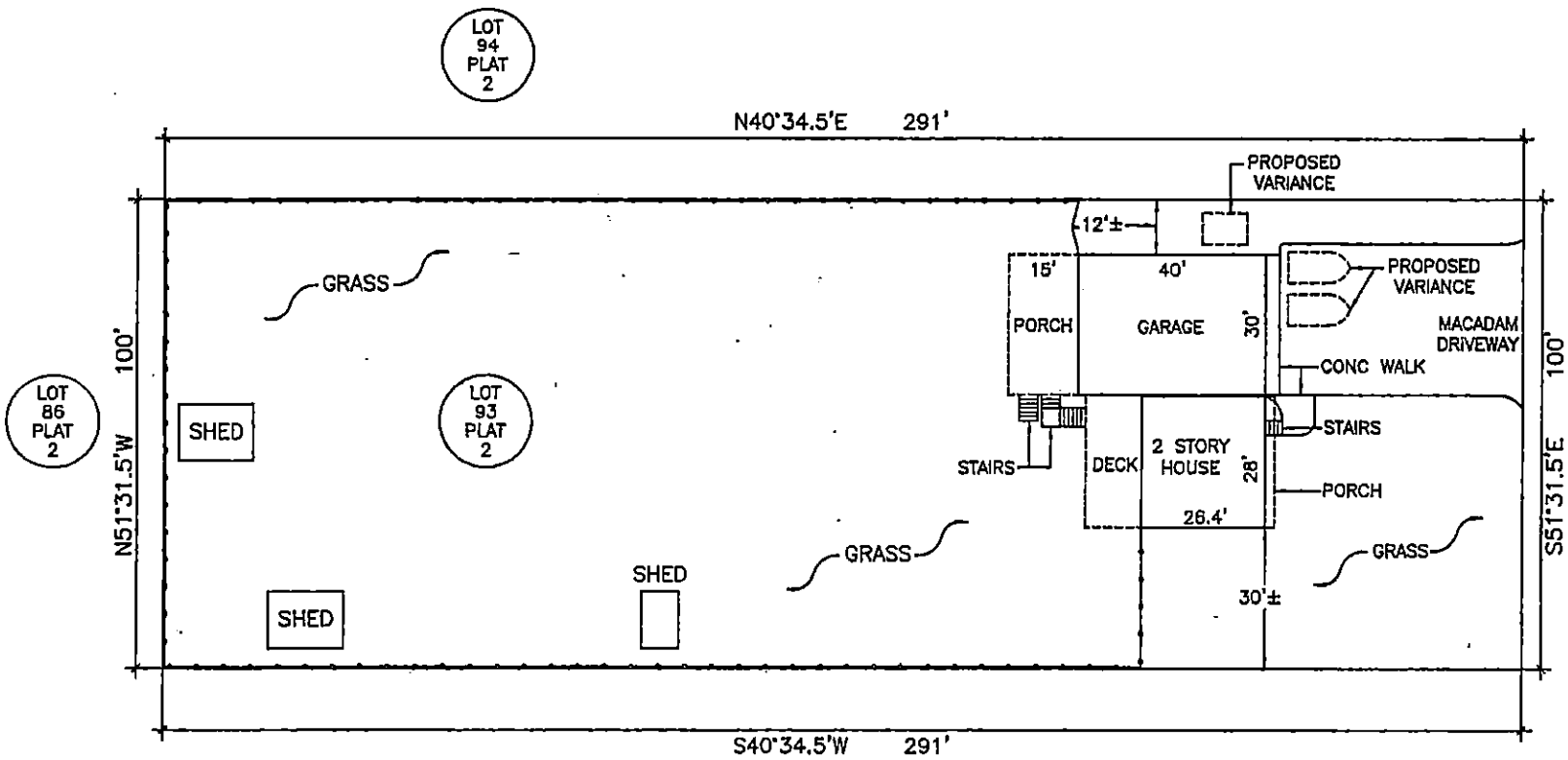


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 ADDRESS 6915 HAREWOOD PARK DRIVE OWNER(S) NAME(S) DENNIS & DORIS BALSARICK
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 LOT AREA ACREAGE _____
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 WATER IS:
 PUBLIC X PRIVATE _____
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 PUBLIC X PRIVATE _____
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW



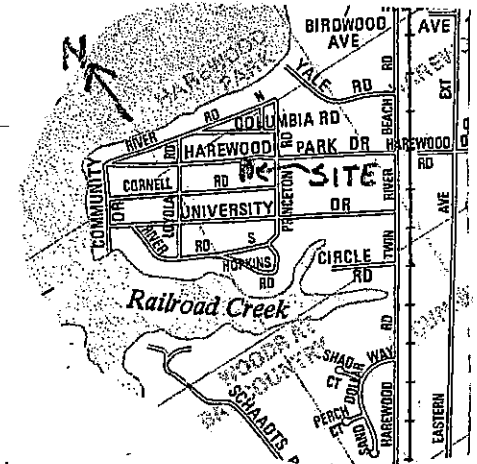
LOCATION SURVEY
 6915 HAREWOOD PARK DRIVE
 MIDDLE RIVER, MD 21220

DRAWN BY: DENNIS BALSARICK DATE: 10/06/2018 SCALE: 1" = 40'-0"

2019-0129-A

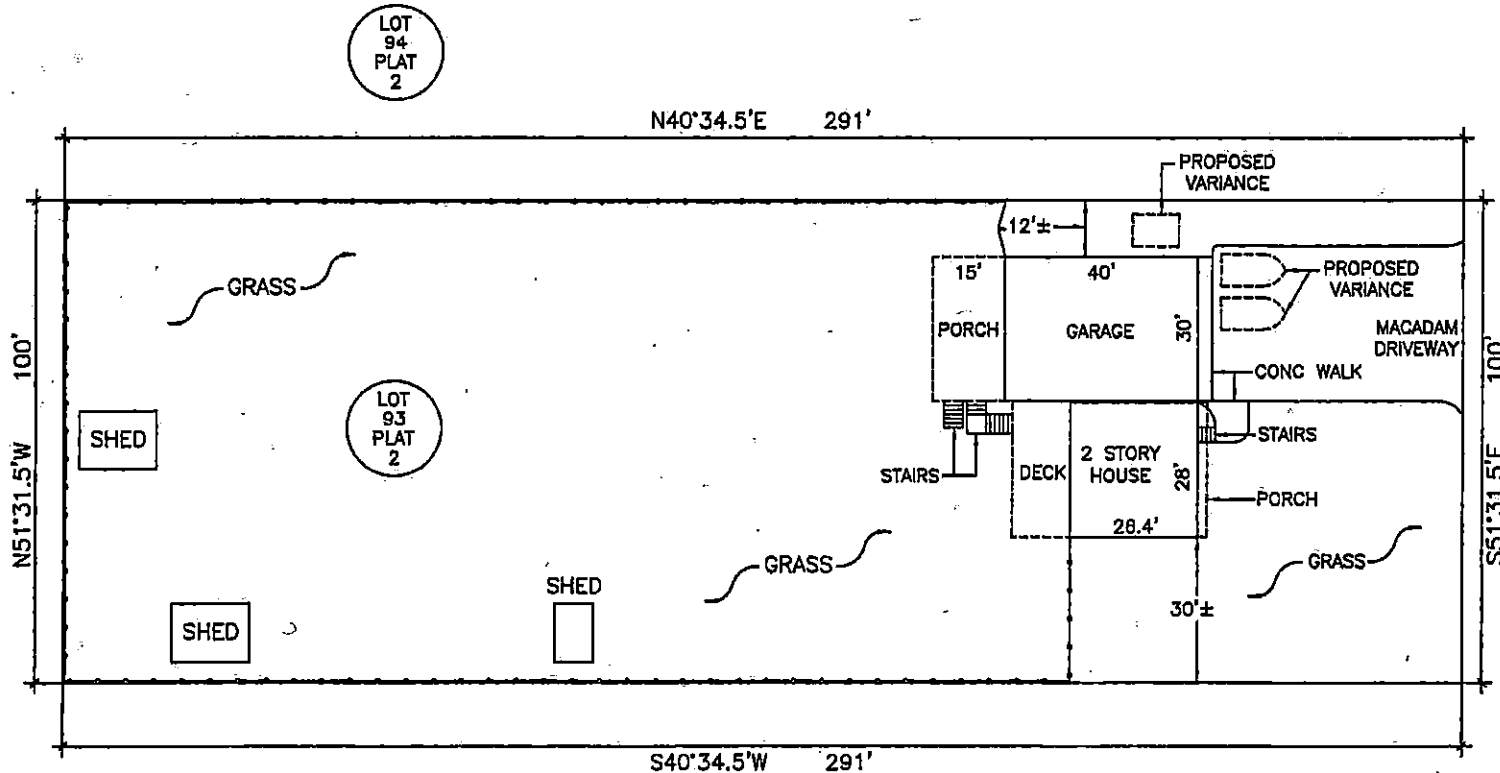
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2019-0129-A