M E M O R A N D U M

DATE: February 13, 2019

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0160-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 11, 2019. 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 VARIANCE	*	BEFORE THE OFFICE
(2122 St. Lukes Lane)		
2nd Election District	*	OF ADMINISTRATIVE
4th Council District		
2124SL, LLC, *Legal Owner*	*	HEARINGS FOR
DREAMHOUSE, LLC,		
Contract Purchaser	*	BALTIMORE COUNTY
Petitioners	*	**CASE NO. 2019-0160-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by 2124SL, LLC, legal owner of the subject property, and DREAMHOUSE, LLC, contract purchaser ("Petitioners"). Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a lot width of 50' in lieu of the required 55' for a new dwelling. A site plan was marked as Petitioners' Exhibit 1.

Vadim Bakaey and Dave 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 Planning ("DOP"). That agency did not oppose the request.

The site is approximately 13,200 square feet in size and zoned DR 5.5. The property is unimproved and the contract purchaser proposes to construct a new single family dwelling on the lot.

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).

This lot is narrow and deep (50′ x 264′) and is therefore unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they 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 **11th** day of **January, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a lot width of 50' in lieu of the required 55' for a new dwelling, be and is hereby GRANTED.

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.

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 1-11-19
By DW

PETITION FOR ZONING HEARING(S)

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

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

Address 2122 ST. LUKES LANE **which is presently zoned** DR 5.5

Deed References: L. 38851 F. 201 10 Digit Tax Account # 0214100230

Property Owner(s) Printed Name(s) 21245L LLC

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

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

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

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

3. X **a Variance** from Section(s)

1B02.3.C.1 (BCZR) TO PERMIT A LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET FOR A NEW DWELLING.

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

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee: DREAMHOUSE LLC
VADIM BAKAEV
Name- Type or Print
Signature
3206 MIDFIELD RD. BALTO, MD
Mailing Address City State
21208 (443) 255-2644 dreamhousellc@yahoo.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners): 21245L LLC
Guizhi Liang, Yonghui Yang
Name #1 – Type or Print Name #2 – Type or Print
Signature #1 / Signature # 2
11803 CHAPEL WOODS CT. CLARKSVILLE, MD.
Mailing Address City State
21029 / /
Zip Code Telephone # Email Address

Attorney for Petitioner:
Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:
DAVID BILLINGSLEY
Name - Type or Print
Signature
601 CHARWOOD CT. EDGEWOOD MD
Mailing Address City State
21040 (410)679-8719 dwb0209@yahoo.com
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 1-11-19
By DW

CASE NUMBER 2019-0160-A Filing Date 11/13/18 Do Not Schedule Dates: _____ Reviewer JF

REV. 10/4/11

ZONING DESCRIPTION

2122 ST. LUKES LANE

Beginning for the same at a point on the west side of St. Lukes Lane (50 feet wide) distant 17 feet southerly from its intersection with the center of Charles Woods Court (50 feet wide), thence:

(1) N 69° 50' W 264 feet, thence

(2) N 20° 30' E 50 feet, thence

(3) S 69° 50' E 264 feet, thence

(4) S 20° 30' W 50 feet to the place of beginning.

Containing 13,200 square feet or 0.303 acre of land, more or less.

Being known as 2122 St. Lukes Lane and being located in the 2nd Election District, 4TH Councilmanic District of Baltimore County, MD.

2019-0160-A

CERTIFICATE OF POSTING

RECERTIFIED 1/6/19

Date: DECEMBER 20, 2018

RE: Project Name: 2122 ST. LUKES LANE #1

Case Number /PAI Number: 2019-0160-A

Petitioner/Developer: DREAMHOUSE LLC

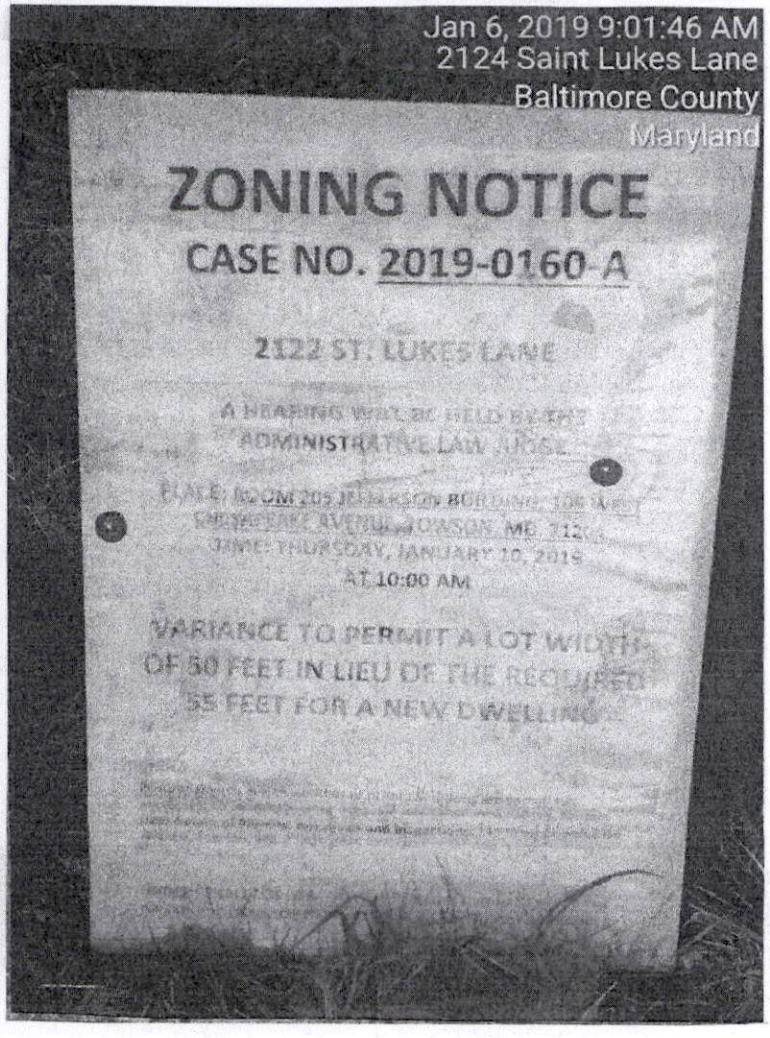
Date of Hearing/Closing: JANUARY 10, 2019

RECEIVED
JAN 07 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

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 2122 ST. LUKES LANE

RECERTIFIED 1/6/19

The sign(s) were posted on DECEMBER 20, 2018
(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

CERTIFICATE OF POSTING

RECERTIFIED 1/6/19

Date: DECEMBER 20, 2018

RE: Project Name: 2122 ST. LUKES LANE #2

Case Number /PAI Number: 2019-0160-A

Petitioner/Developer: DREAMHOUSE LLC

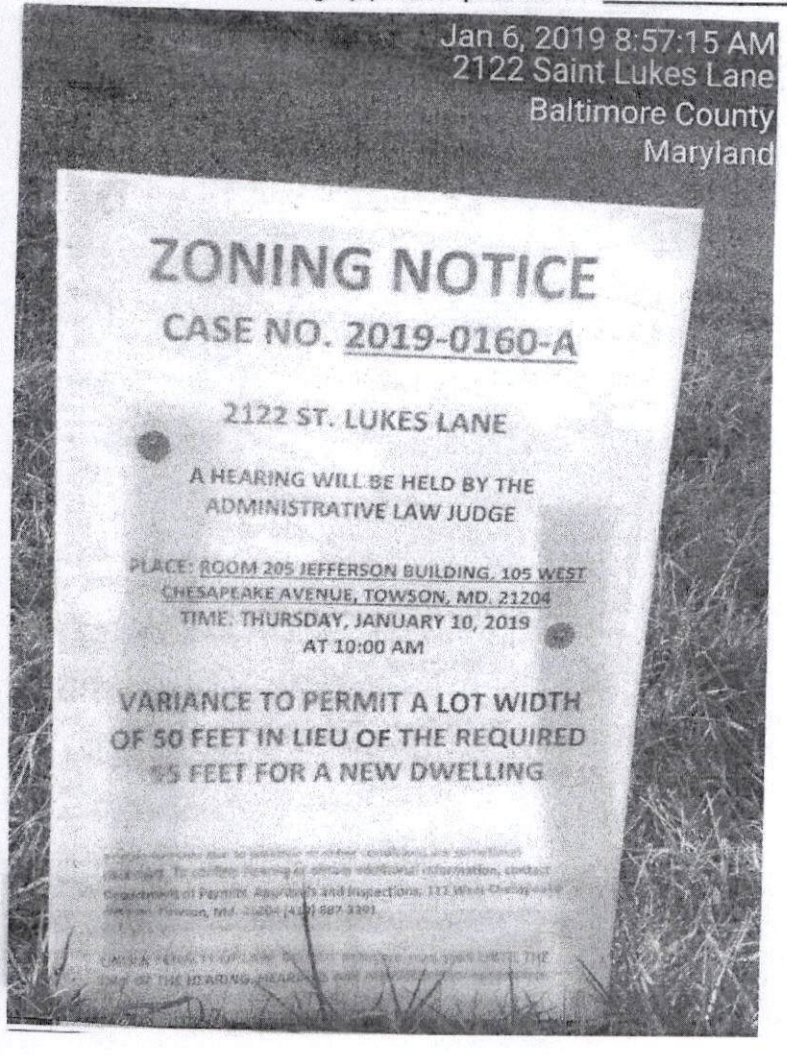
Date of Hearing/Closing: JANUARY 10, 2019

RECEIVED
JAN 07 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

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 2122 ST. LUKES LANE

RECERTIFIED 1/6/19

The sign(s) were posted on DECEMBER 20, 2018
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

CERTIFICATE OF POSTING

Date: DECEMBER 20, 2018

RE: Project Name: 2122 ST. LUKES LANE #1

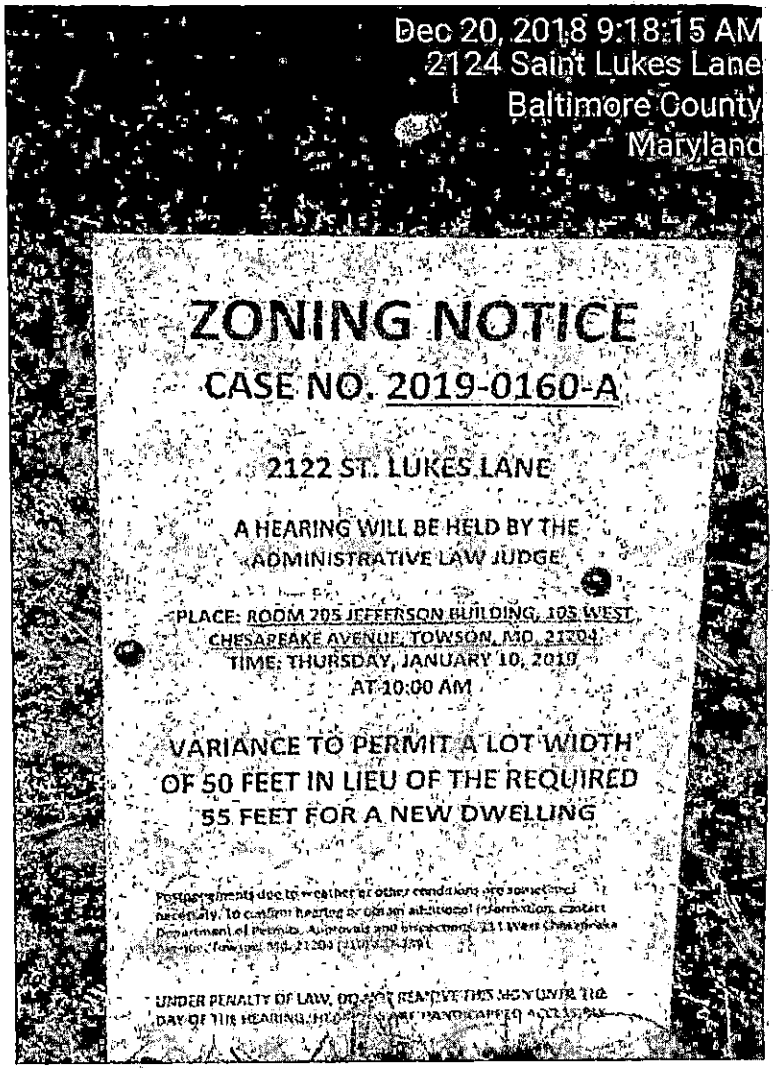
Case Number /PAI Number: 2019-0160-A

Petitioner/Developer: DREAMHOUSE LLC

Date of Hearing/Closing: JANUARY 10, 2019

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 2122 ST. LUKES LANE

The sign(s) were posted on DECEMBER 20, 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)

CERTIFICATE OF POSTING

Date: DECEMBER 20, 2018

RE: Project Name: 2122 ST. LUKES LANE #2

Case Number /PAI Number: 2019-0160-A

Petitioner/Developer: DREAMHOUSE LLC

Date of Hearing/Closing: JANUARY 10, 2019

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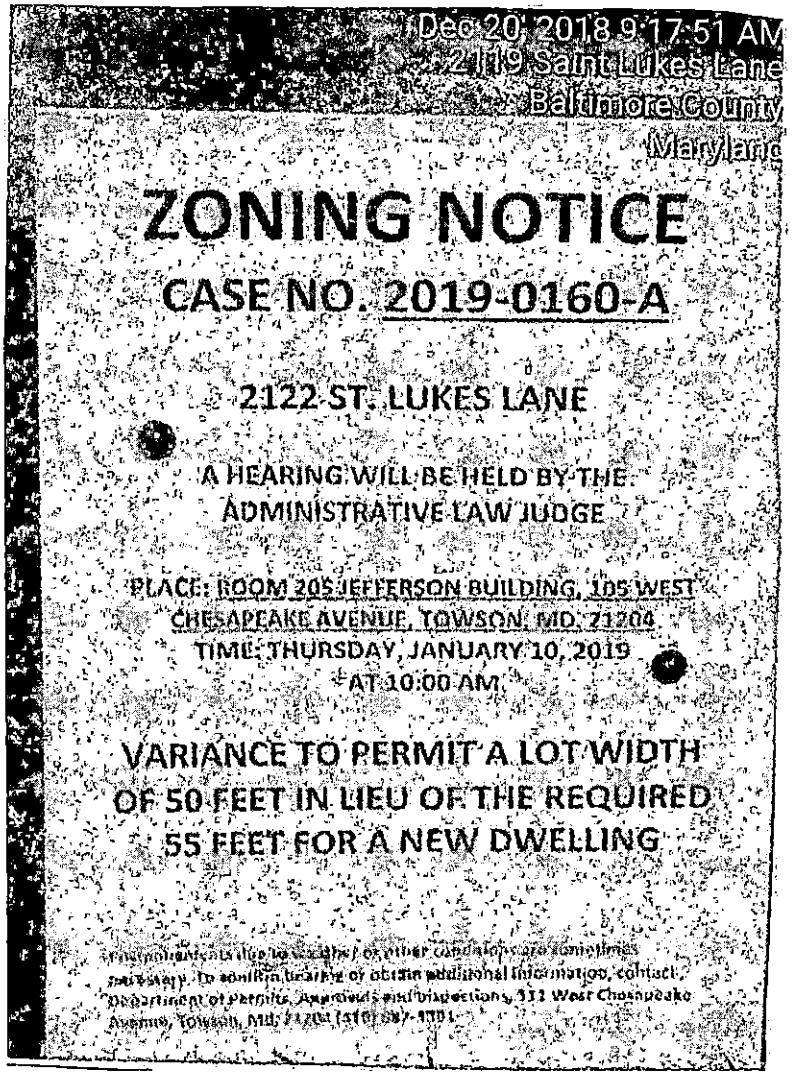
The sign(s) were posted on DECEMBER 20, 2018
(Month, Day, Year)



(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)

The Daily Record
11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
http://www.thedailyrecord.com

Order #: 11660148
Case #: 2019-0160-A
Description:

CASE NUMBER: 2019-0160-A - NOTICE OF ZONING HEARING

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

12/21/2018

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2019-0160-A
2122 St. Lukes Lane
W/s St. Lukes Lane at a distance of 17 ft. s/e of center of Charles Wood Court
2nd Election District - 4th Councilmanic District
Legal Owners: 2124 SL, LLC
Contract Purchaser/Lessee: Dreamhouse, LLC
Variance to permit a lot width of 50 ft. in lieu of the required 55 ft. for a new dwelling.

Hearing: Thursday, January 10, 2019 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 ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

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

d21

DONALD I. MOHLER III
County Executive

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

December 3, 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: 2019-0160-A
2122 St. Lukes Lane
W/s St. Lukes Lane at a distance of 17 ft. s/e of center of Charles Wood Court
2nd Election District – 4th Councilmanic District
Legal Owners: 2124 SL, LLC
Contract Purchaser/Lessee: Dreamhouse, LLC

Variance to permit a lot width of 50 ft. in lieu of the required 55 ft. for a new dwelling.

Hearing: Thursday, January 10, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: David Billingsley, 601 Charwood Court, Edgewood 21040
Vadim Bakaev, 3206 Midfield Road, Baltimore 21208
2124 SL, LLC, 11803 Chapel Woods Court, Clarksville 21029

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 21, 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: THE DAILY RECORD
Friday – December 21, 2018 - Issue

Please forward billing to:
David Billingsley
601 Charwood Court
Edgewood, MD 21040

410-679-8719

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: 2019-0160-A
2122 St. Lukes Lane
W/s St. Lukes Lane at a distance of 17 ft. s/e of center of Charles Wood Court
2nd Election District – 4th Councilmanic District
Legal Owners: 2124 SL, LLC
Contract Purchaser/Lessee: Dreamhouse, LLC

Variance to permit a lot width of 50 ft. in lieu of the required 55 ft. for a new dwelling.

Hearing: Thursday, January 10, 2019 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 ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE 2122 St Lukes Lane; W/S of St Lukes Lane, Distance of 17' SE of c/line of Charles Wood Ct* 2nd Election & 4th Councilmanic Districts Legal Owner(s): 2124SL, LLC by Guizhi Liang & Yonghui Yang Contract Purchaser(s): DreamHouse, LLC by Vadim Bakaev Petitioner(s)	* * * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2019-160-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

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of November, 2018, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0160-X

Property Address: 2122 ST. LUKES LANE

Property Description:

Legal Owners (Petitioners): 2124 SL LLC

Contract Purchaser/Lessee: DREAMHOUSE LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVE BILLINGSLEY

Company/Firm (if applicable): CENTRAL DRAFTING & DESIGN

Address: 601 CHARWOOD CT.
EDGEWOOD, MD 21040

Telephone Number: (410) 679-8719

Revised 7/9/2015

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

No. 177171

Date: 11/13/18

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

Rec From: CENTRAL DRAFTING & DESIGN

For: 2122 St Lukes Ln.
Case # 2019-0160-A

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

PAID RECEIPT
BUSINESS ACTUAL TIME
11/13/2018 11/13/2018 07:30:51
PAID MORE
WALKIN JEE
>>RECEIPT # 073728 11/13/2018
Dept 5 038 ZONING VERIFICATION
177171
Recpt Tot $75.00
$75.00 CK $0.00 CH
Baltimore County, Maryland

CASHIER'S VALIDATION

JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
Department of Permits, Approvals & Inspections

January 3, 2019

David Billingsley
601 Charwood Court
Edgewood, MD 21040

RE: Case Number: 2019-0160-A, Address: 2122 St. Lukes Lane

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 November 13, 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/kl

Enclosures

c: People's Counsel
Dreamhouse, LLC, Vadim Bakaev, 3206 Midfield Road, Baltimore 21208
Guizi Liang & Yonghui Yang, 11803 Chapelwoods Court, Clarksville 21029

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: 11/20/18

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. 2019-0160-A
Variance
Guizhi Liang & Yonghui Yang
2122 St. Lukes Lane.

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

JB 1-10-19 10 Am

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 12/11/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-160

RECEIVED
DEC 13 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

INFORMATION:
Property Address: 2122 Saint Lukes Lane
Petitioner: Guizhi Liang, Yonghui Yang
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a lot width of 50 feet in lieu of the required 55 feet for a new dwelling.

A site visit was conducted on November 27, 2018.

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

- The subject property is situated within the Western Baltimore County Bicycle and Pedestrian Access Plan. The plan calls for sidewalks to be provided on both sides of Saint Luke's Lane which would help to improve safe pedestrian access to the nearby Woodlawn Middle School and Woodmoor Elementary School. This proposal is identified as a high priority that would be accommodated through county funding. The Department supports the Department of Public Works in the acquisition of sufficient road widening either through this action or alternatively, at such time as they deem appropriate to accommodate improvements necessary to implement the said Western Baltimore County Bicycle and Pedestrian Access Plan.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

AVA/JGN/LTM/
c: Pat McDougall
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

s:\planning\dev rev\zac\zacs 2019\19-160.docx

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 12/11/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-160

INFORMATION:
Property Address: 2122 Saint Lukes Lane
Petitioner: Guizhi Liang, Yonghui Yang
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a lot width of 50 feet in lieu of the required 55 feet for a new dwelling.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

AVA/JGN/LTM/
c: Pat McDougall
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

s:\planning\dev rev\zac\zacs 2019\19-160.docx

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: December 19, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 26, 2018
Item No. 2019-0150-A, 0151-SPHA, 0158-A, 0159-SPHA, 0160-A, 0161-SPHA and 0162-SPHA

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

* * * * *

VKD: can
cc: file

PLEASE PRINT CLEARLY

CASE NAME 2122 ST. LUKES LANE
CASE NUMBER 2019-0160-A
DATE ~~[illegible]~~ 11/10/19

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
DAVID BILLINGSLEY	601 CHARWOOD CT.	EDGEWOOD MD 21040	
VADIM BAKAEV	3206 MIDFIELD RD	BALTO, MD 21208	

CASE NO. 2019-0160-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
12/19	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
12/13	PLANNING (if not received, date e-mail sent _____)	NO OBJ w/condition
11/20	STATE HIGHWAY ADMINISTRATION	No Obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 12/21/18

SIGN POSTING (1st) Date: 12/20/18 by Billingsley

SIGN POSTING (2nd) Date: 1/6/19 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 - 02 Account Number - 0214100230		

Owner Information

Owner Name:	2124SL LLC	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	11803 CHAPEL WOODS CT CLARKSVILLE MD 21029-	Deed Reference:	/38851/ 00201

Location & Structure Information

Premises Address:	2122 ST LUKES LN BALTIMORE 21207-	Legal Description:	0.303 AC ST LUKES LA 720 N WINDSOR MILL RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0088	0013	0089		0000				2019	Plat Ref:

Special Tax Areas:	Town:	NONE	
	Ad Valorem:		
	Tax Class:		

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			13,200 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	55,800	55,800		
Improvements	0	0		
Total:	55,800	55,800	55,800	
Preferential Land:	0			

Transfer Information

Seller: WILMINGTON TRUST NATIONAL ASSOCIATION TRUSTEE	Date: 04/17/2017	Price: $61,954
Type: ARMS LENGTH MULTIPLE	Deed1: /38851/ 00201	Deed2:
Seller: BAUGH MICHAEL	Date: 11/03/2016	Price: $111,000
Type: NON-ARMS LENGTH OTHER	Deed1: /38216/ 00024	Deed2:
Seller: BOOKER KARL L,JR	Date: 09/15/1989	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /08274/ 00336	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|

Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

DB 1/10
10 Am

Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Sunday, January 06, 2019 9:59 AM
To: Administrative Hearings
Cc: Vadim Bakaev
Subject: 2122 St. Lukes Lane CASE NO. 2019-0160-A
Attachments: Scan1668.pdf

POSTING RECERTIFICATIONS ATTACHED
THANKS

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

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** - 02 **Account Number** - 0214100230

Owner Information

Owner Name:	2124SL LLC	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	11803 CHAPEL WOODS CT CLARKSVILLE MD 21029-	**Deed Reference:**	/38851/ 00201

Location & Structure Information

Premises Address:	2122 ST LUKES LN BALTIMORE 21207-	**Legal Description:**	0.303 AC ST LUKES LA 720 N WINDSOR MILL RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0088	0013	0089		0000				2019	Plat Ref:

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			13,200 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2018	Phase-in Assessments As of 07/01/2019
Land:	55,800	55,800		
Improvements	0	0		
Total:	55,800	55,800	55,800	55,800
Preferential Land:	0			0

Transfer Information

Seller: WILMINGTON TRUST NATIONAL ASSOCIATION TRUSTEE	**Date:** 04/17/2017	**Price:** $61,954
Type: ARMS LENGTH MULTIPLE	**Deed1:** /38851/ 00201	**Deed2:**
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Type: NON-ARMS LENGTH OTHER	**Deed1:** /38216/ 00024	**Deed2:**
Seller: BOOKER KARL L,JR	**Date:** 09/15/1989	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /08274/ 00336	**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	

PETITIONER'S EXHIBIT NO. 2

Baltimore County

New Search (http://sdat.dat.maryland.gov/RealProperty)

District: **02** Account Number: **0214100230**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at **www.plats.net (http://www.plats.net)**.

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at **http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx (http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx)**.

PETITIONER'S EXHIBIT NO. 3

LR - Deed (w Taxes)
Recording only ST75.00
Name: 2124sl llc
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 309.77
LR - NR Tax - lkd 0.00
==========
SubTotal: 424.77
==========
Total: 424.77
04/17/2017 02:10
CC03-CR
#0105841 CC0301 -
Baltimore
County/CC03.01.03 -
Register 03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

THIS DEED made this 21 day of February, 2017, between

Wilmington Trust National Association, as Successor Trustee to CitiBank, N.A., as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-CL1, Asset-Backed Certificates, Series 2005-CL1, by Ocwen Loan Servicing, LLC as attorney in fact, a corporation organized under the laws of the State of Delaware, hereinafter referred to as Grantor, WHOSE mailing address is C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, Florida 33409,

AND

2124SL LLC, a Limited Liability Company, hereinafter referred to as Grantee, WHOSE mailing address is 11803 Chapel Woods Court, Clarksville, Maryland 21029;

WITNESSETH: THAT for and in consideration of the sum of **SIXTY-ONE THOUSAND NINE HUNDRED FIFTY-FOUR AND NO/100 DOLLARS ($61,954.00)**, to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, convey and warrant unto said Grantee forever, all the right, title, interest and claim which said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in Baltimore County, State of Maryland, free and clear with WARRANTY COVENANTS, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 2122 & 2124 Saint Lukes Lane, Baltimore, Maryland 21207

Assessor's Parcel Number: 02-14-100220 & 02-14-100230

Prior Recorded Doc. Ref.: Deed: Recorded November 3, 2016; BK 38216, PG 24

SUBJECT TO all easements, rights-of-way, reservations of record and protective covenants, if any.

PETITIONER'S
EXHIBIT NO. 4

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's successors and assigns forever, with all appurtenances thereunto belonging. In fee simple Grantor, for Grantor and for Grantor's successors and assigns, covenants with Grantee and Grantee's heirs and assigns, that Grantor and any other person or persons in Grantor's name and behalf or claiming by, through or under Grantor, shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom, except as herein set forth.

When the context requires, singular nouns and pronouns, include the plural.

IN TESTIMONY WHEREOF, the Grantor has caused this Deed to be duly executed:

2/21/17

Wilmington Trust National Association, as Successor Trustee to CitiBank, N.A., as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-CL1, Asset-Backed Certificates, Series 2005-CL1, by Ocwen Loan Servicing, LLC as attorney in fact
(Print Name & Title): Guirlene Dolcine Contract Management Coordinator

I hereby certify that the within Instrument was prepared by Kwaku Ofori, an attorney at Law, duly admitted to practice before the Court of Appeals of the State of Maryland. . (Print Name & Title):

Kwaku Ofori, Esq.

"This is to certify that the property described in this instrument is free and clear of all encumbrances. Furthermore, no new mortgage/financing is being put in place as a part of or in conjunction with this transfer.

2/21/17

Wilmington Trust National Association, as Successor Trustee to CitiBank, N.A., as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-CL1, Asset-Backed Certificates, Series 2005-CL1, by Ocwen Loan Servicing, LLC as attorney in fact
(Print Name & Title): Guirlene Dolcine Contract Management Coordinator

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Palm Beach) ss
On this 21 day of February, 2017 before me, Moraima Medina, the undersigned signor, personally appeared Guirlene Dolcine who acknowledged him/herself to be the Contract Management Coordinator of **Ocwen Loan Servicing, LLC as attorney in fact for Wilmington Trust National Association, as Successor Trustee to CitiBank, N.A., as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-CL1, Asset-Backed Certificates, Series 2005-CL1**, a corporation, and that he/she, as such Contract Management Coordinator being authorized so to do, executed therein contained, by signing the name of the corporation by himself/herself as Contract Management Coordinator. In witness whereof I hereunto set my hand and official seal.
NOTARY STAMP/SEAL

mm 2-21-17
Personally Known To Me

Moraima Medina
NOTARY PUBLIC

Moraima Medina
PRINTED SIGNOR'S NAME

Notary
TITLE OF SIGNOR
MY Commission Expires: —

Notary Public State of Florida
Moraima Medina
My Commission FF 903856
Expires 07/27/2019

POA recorded 10/1/2013
in Book 15764 on Page 53

After Recording Mail To:
2124SL LLC
11803 Chapel Woods Court
Clarksville, Maryland 21029

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING FOR THE SAME AT THE DISTANCE OF 60 FEET REVERSED ON THE FIRST OR NORTH 22 1/2 DEGREES EAST 335 FEET 7 INCHES LINE OF THAT PARCEL OF LAND WHICH BY DEED DATED MARCH 31, 1926 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER WPC NO. 629, FOLIO 385 & C. WAS CONVEYED BY CHARLES R. SUTCH AND CLARA L. SUTCH, HIS WIFE TO GEORGE F. NEEB, JR., AND EULA M. NEEB, HIS WIFE, AND RUNNING THENCE BOUNDING ON THE WESTERNMOST SIDE OF ST. LUKE'S LANE NORTH 22 1/2 DEGREES EAST 60 FEET TO A STONE MARKED NO. 2 HERETOFORE PLANTED AT THE END THEREOF AND RUNNING THENCE BINDING ON SECOND LINE OF THE ABOVE REFERRED TO LAND NORTH 70 DEGREES WEST 264 FEET TO A STONE MARKED NO. 3 AND RUNNING THENCE AND BINDING ON THE THIRD LINE OF THE AFORESAID LAND SOUTH 22 1/2 DEGREES WEST 60 FEET AND RUNNING THENCE FOR A LINE OF DIVISION SOUTH 70 DEGREES EAST 264 FEET TO THE PLACE OF BEGINNING; SAID LOT OF GROUND AND THE IMPROVEMENTS THEREON BEING NOW KNOWN AS NO. 2124 ST. LUKE'S LANE.

BEGINNING FOR THE SAME AT A PIPE SET ON THE WEST SIDE OF ST. LUKE'S LANE, SOUTH 20 DEGREES 30 MINUTES WEST 60.0 FEET FROM THE END OF THE FIRST LINE OF THE LAND DESCRIBED IN THE DEED FROM CHARLES R. SUTCH AND WIFE TO GEORGE F. NEEB, SR., AND MARY E. NEEB, HIS WIFE, AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER W.P.C. NO. 629, FOLIO 385, & C., THENCE RUNNING AND BINDING ON THE WEST SIDE OF ST. LUKE'S LANE AND IN A REVERSE DIRECTION ON A PART OF THE ABOVE MENTIONED FIRST LINE SOUTH 20 DEGREES 30 MINUTES WEST 50.00 FEET, THENCE RUNNING ON A LINE DRAWN PARALLEL TO THE SECOND LINE OF THE DEED MENTIONED ABOVE NORTH 69 DEGREES 50 MINUTES WEST 264 FEET TO INTERSECT THE THIRD LINE OF THE DEED MENTIONED ABOVE; THENCE RUNNING IN A REVERSE DIRECTION AND BINDING ON A PART OF SAID THIRD LINE NORTH 20 DEGREES 30 MINUTES EAST 50.00 FEET; THENCE RUNNING AND BINDING ON THE SOUTHERNMOST SIDE OF THE LAND CONVEYED IN A DEED FROM GEORGE F. NEEB, SR., AND MARY E. NEEB, HIS WIFE, UNTO GEORGE F. NEEB, JR., AND EULA M. NEEB, HIS WIFE, AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER L.MCL.M. NO. 906, FOLIO 29, SOUTH 69 DEGREES 50 MINUTES EAST 264 FEET TO THE POINT OF BEGINNING; SAID LOT OF GROUND BEING KNOWN AS NO. 2122 ST. LUKE'S LANE.

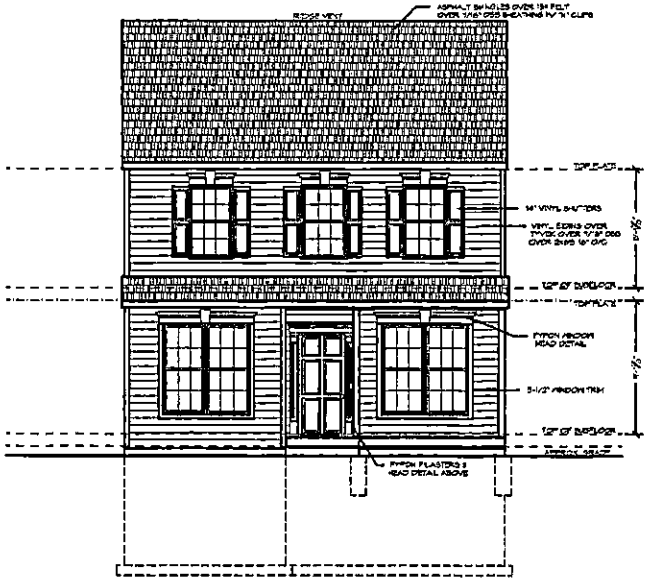
Loan No. 34658799

2122 ST. LUKES LANE

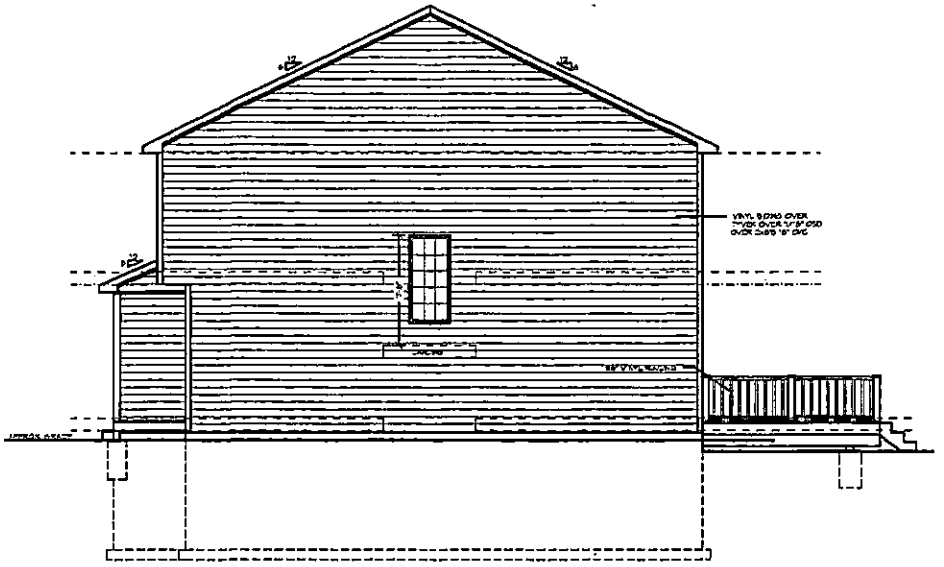
PETITIONER'S
EXHIBIT NO. 5

A

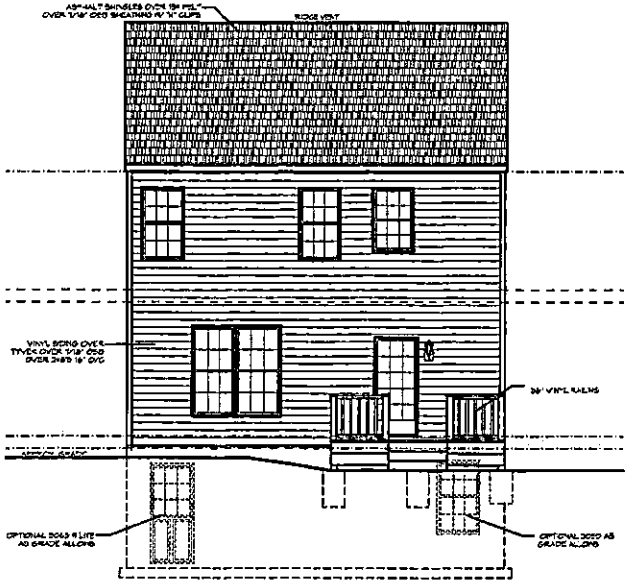
B



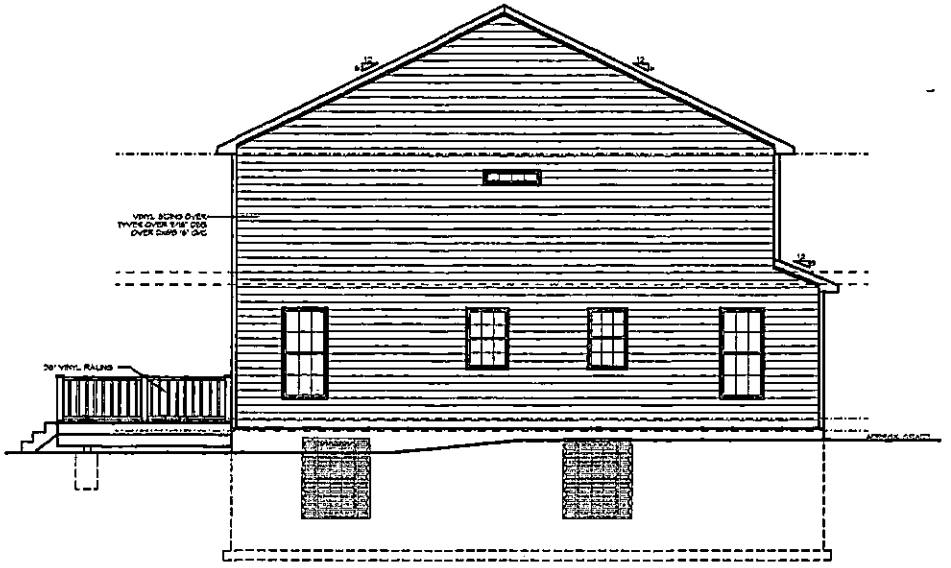
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

GRINDON HOUSE

DREAMHOUSE BUILDERS

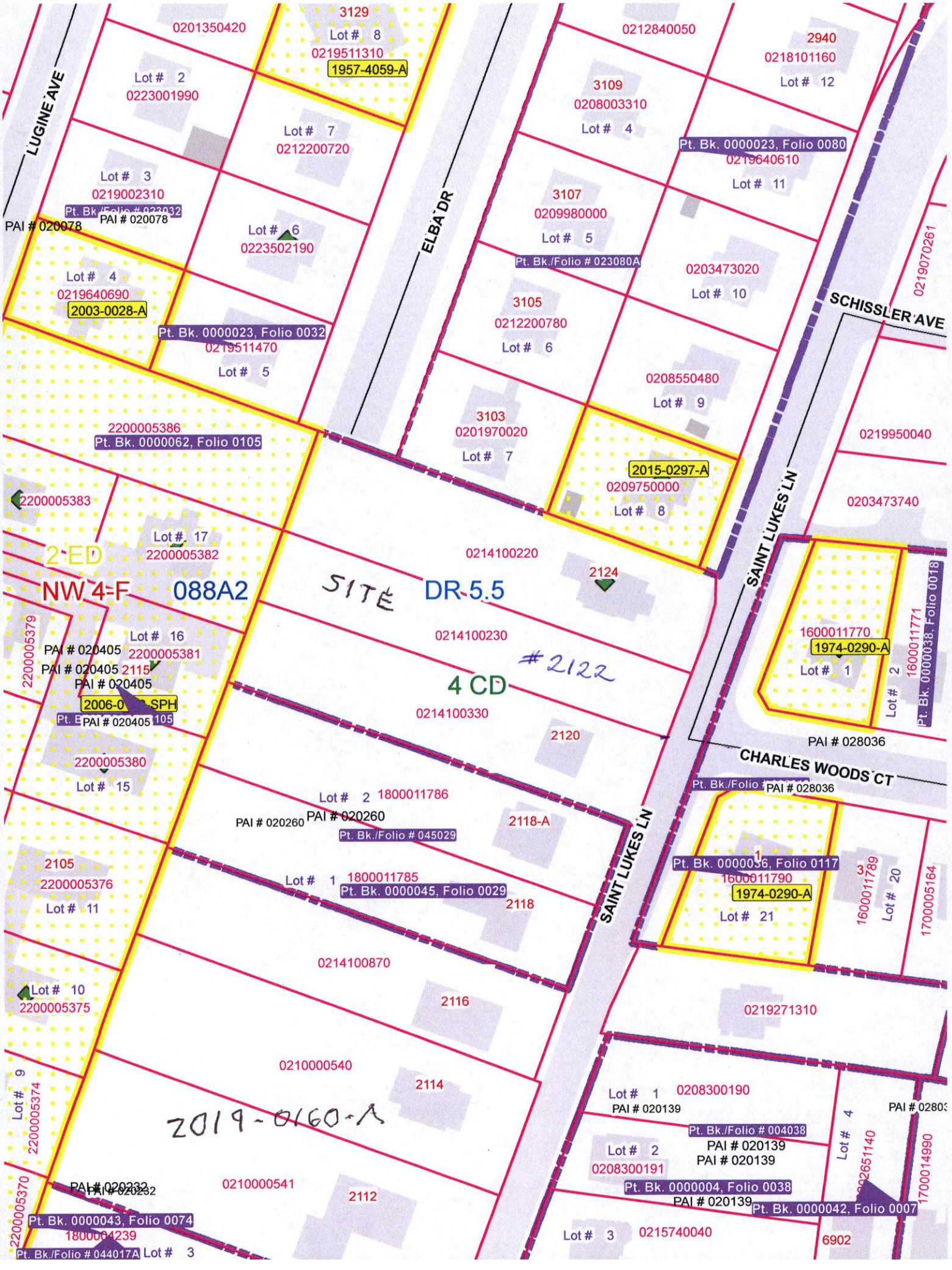
REVISED 1/5/2017
REVISED 1/12/2017

DREAMHOUSE BUILDERS

1=1'-0"
017
1 OF 6

BL CUSTOM HOME DESIGN INC.
PO BOX 237 PARKSLEY, MD 21048
PHONE 410-437-4000

PETITIONER'S EXHIBIT NO. 7


LUGINE AVE
ELBA DR
SCHISSLER AVE
SAINT LUKES LN
CHARLES WOODS CT
0201350420
3129
Lot # 8
0219511310
1957-4059-A
Lot # 2
0223001990
Lot # 7
0212200720
Lot # 3
0219002310
Pt. Bk./Folio # 023032
PAI # 020078
PAI # 020078
Lot # 6
0223502190
Lot # 4
0219640690
2003-0028-A
Pt. Bk. 0000023, Folio 0032
0219511470
Lot # 5
0212840050
2940
0218101160
Lot # 12
3109
0208003310
Lot # 4
Pt. Bk. 0000023, Folio 0080
0219640610
Lot # 11
3107
0209980000
Lot # 5
Pt. Bk./Folio # 023080A
0203473020
Lot # 10
3105
0212200780
Lot # 6
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Lot # 9
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Lot # 7
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Lot # 8
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2-ED
Lot # 17
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NW 4-F
088A2
SITE
DR-5.5
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2124
0214100230
#2122
4 CD
0214100330
2120
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Lot # 16
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PAI # 020405
PAI # 020405
2115
PAI # 020405
2006-0
SPH
PAI # 020405
2200005380
Lot # 15
Lot # 2
1800011786
PAI # 020260
PAI # 020260
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Lot # 11
Lot # 1
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Pt. Bk. 0000045, Folio 0029
2118
0214100870
Lot # 10
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0210000540
2114
Lot # 9
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2019-0160-A
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PAI # 020232
0210000541
2112
Pt. Bk. 0000043, Folio 0074
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Pt. Bk./Folio # 044017A
Lot # 3
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1974-0290-A
Lot # 1
1600011771
Lot # 2
Pt. Bk. 0000038, Folio 0018
PAI # 028036
Pt. Bk./Folio #
PAI # 028036
Pt. Bk. 0000036, Folio 0117
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Lot # 20
1700005164
0219271310
Lot # 1
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PAI # 020139
Pt. Bk./Folio # 004038
PAI # 020139
PAI # 020139
Lot # 2
0208300191
Pt. Bk. 0000004, Folio 0038
PAI # 020139
Pt. Bk. 0000042, Folio 0007
Lot # 4
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Lot # 3
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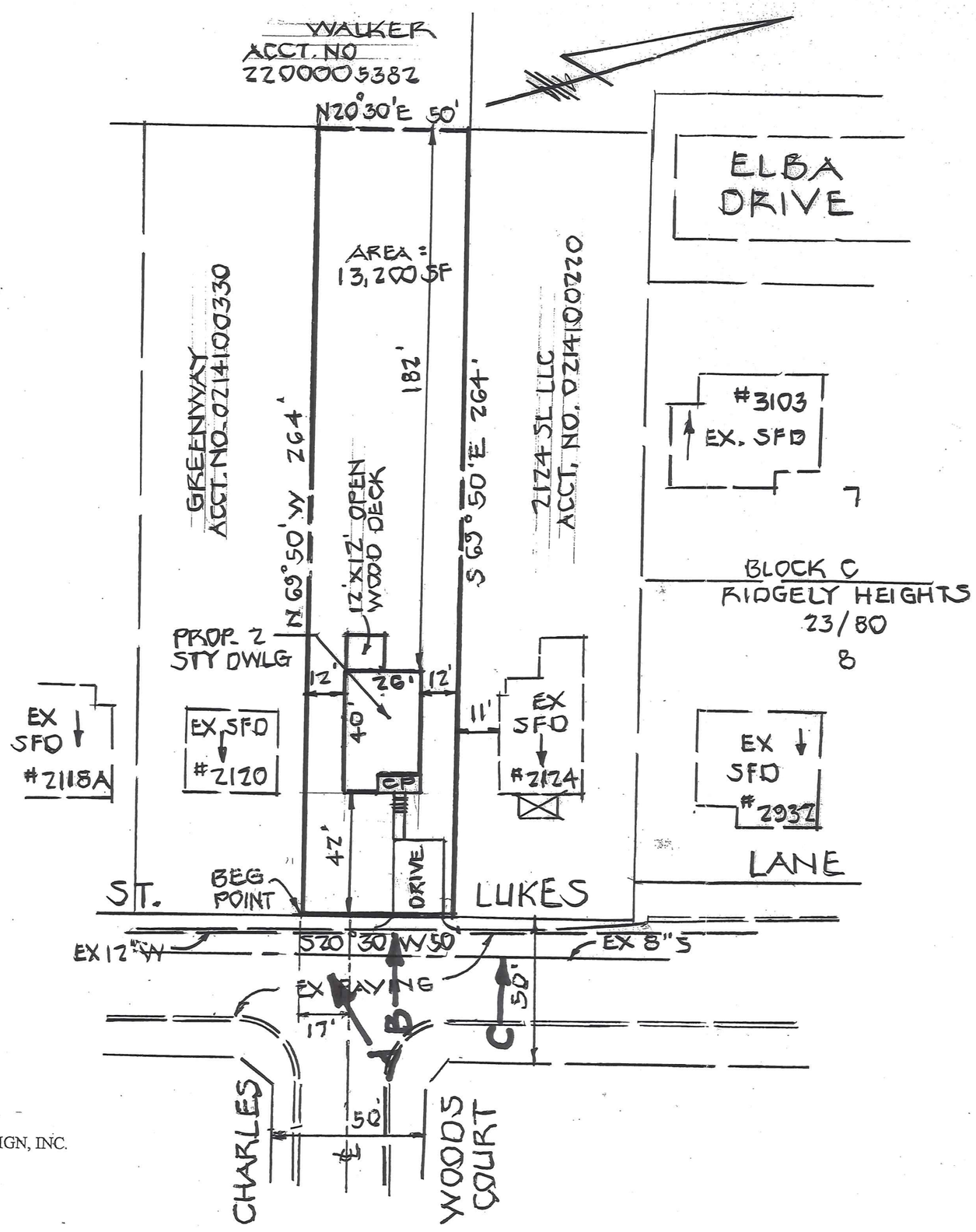
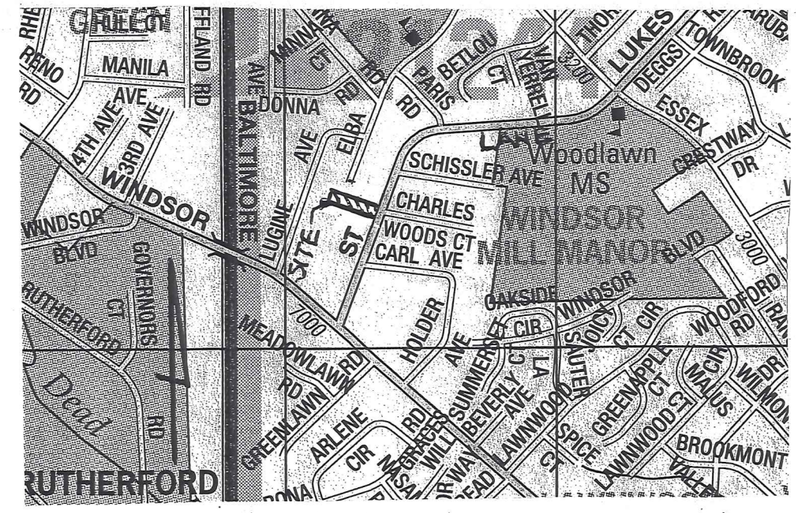
6902





VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING.....DR 5.5 (MAP NO. 088A2)
2. AREA.....13,200 S.F. = 0.303 ACRE +/-
3. PUBLIC WATER AND SEWER
4. SITE IS NOT LOCATED IN CBCA OR 100 YEAR FLOOD ZONE
5. NO PREVIOUS ZONING HISTORY, VIOLATIONS, HISTORIC SITES OR STRUCTURES, OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST.

OWNER
2124 SL LLC
11803 CHAPEL WOODS COURT
CLARKESVILLE, MD. 21029
DEED REF: L.38851 F.201
ACCT. NO. 0214100230

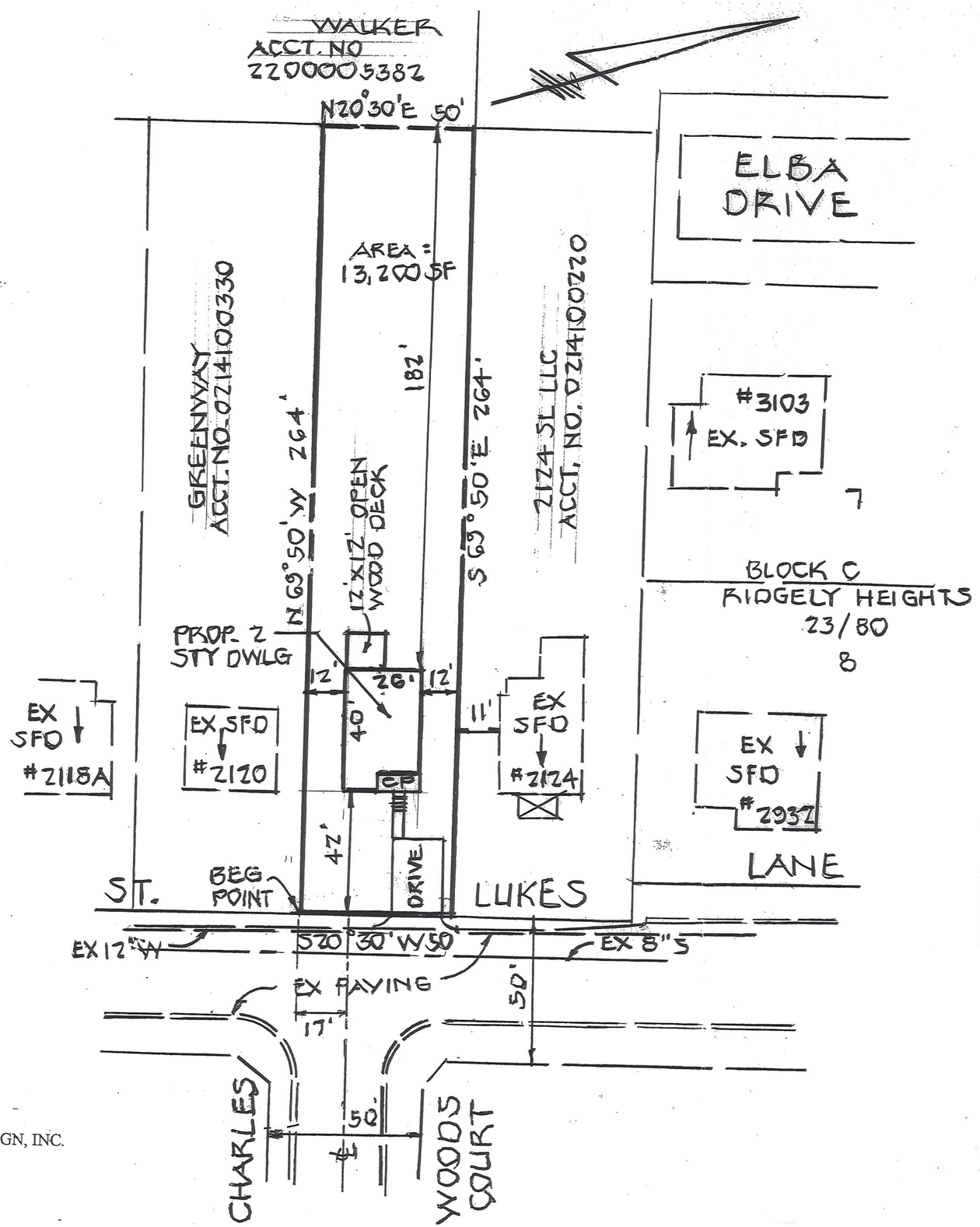
CONTRACT PURCHASER
DREAMHOUSE LLC
3206 MIDFIELD ROAD
BALTIMORE, MD. 21208

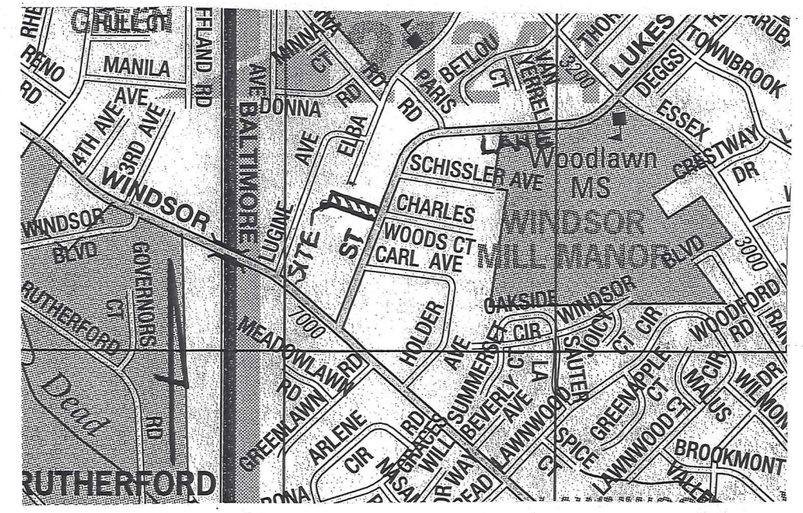
PETITIONER'S
EXHIBIT NO. 6 A-C

PHOTOS

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
2122 ST. LUKES LANE
ELECTION DISTRICT 2C4
BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 40 FEET AUGUST 5, 2018

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





VICINITY MAP
SCALE: 1" = 1000'

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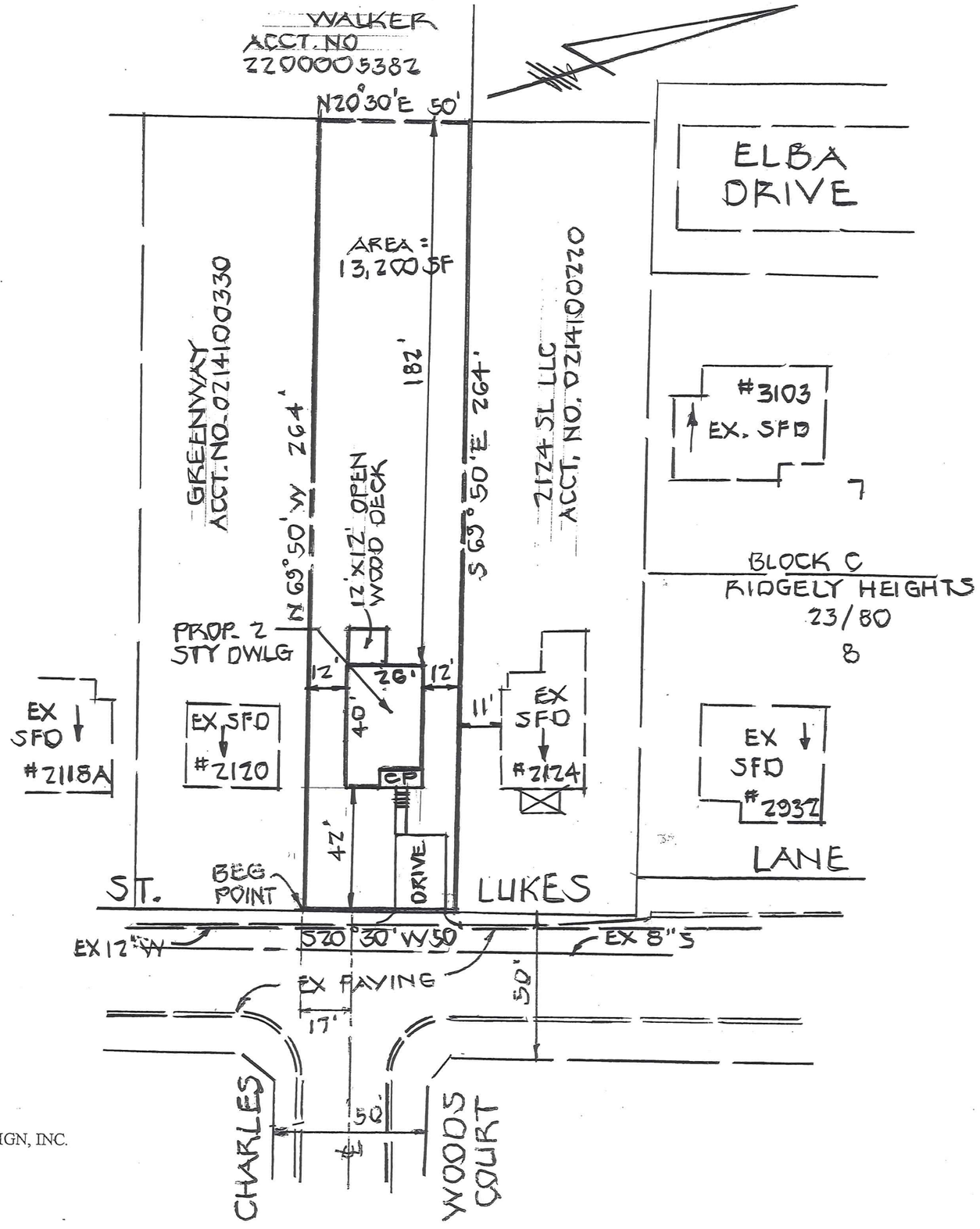
OWNER
2124 SL LLC
11803 CHAPEL WOODS COURT
CLARKESVILLE, MD. 21029
DEED REF: L.38851 F.201
ACCT. NO. 0214100230

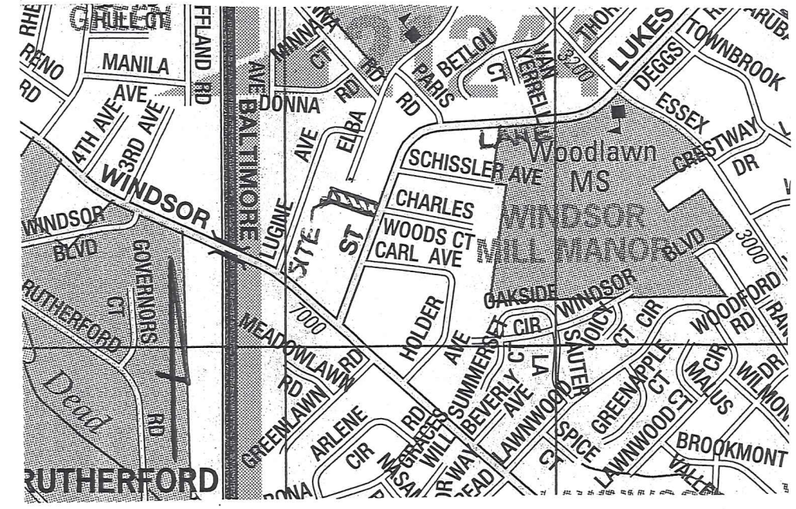
CONTRACT PURCHASER
DREAMHOUSE LLC
3206 MIDFIELD ROAD
BALTIMORE, MD. 21208

PETITIONER'S
EXHIBIT NO. 1

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

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
2122 ST. LUKES LANE
ELECTION DISTRICT 2C4
BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 40 FEET AUGUST 5, 2018





VICINITY MAP
SCALE: 1" = 1000'

NOTES

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OWNER
2124 SL LLC
11803 CHAPEL WOODS COURT
CLARKESVILLE, MD. 21029
DEED REF: L.38851 F.201
ACCT. NO. 0214100230

CONTRACT PURCHASER
DREAMHOUSE LLC
3206 MIDFIELD ROAD
BALTIMORE, MD. 21208

2019-0160-A

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
2122 ST. LUKES LANE
ELECTION DISTRICT 2C4
BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 40 FEET AUGUST 5, 2018

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