MEMORANDUM

DATE: April 20, 2019

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0196-A- Appeal Period Expired

The appeal period for the above-referenced case expired on April 18, 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.'

c: Case File
Office of Administrative Hearings

PLEASE PRINT CLEARLY

CASE NAME 2408 RUTH AVENUE
CASE NUMBER 2019-0196-X
DATE 3-18-19

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
DAVID BILLINGSLEY	601 CHARWOOD CT	EDGEWOOD RD 21040	dwb0209@yahoo.com
CHARLES WOLINSKI	9019 CUCKOLD POINT RD	BALTO MD 21219	

IN RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
(2408 Ruth Avenue)		
15th Election District	*	OF ADMINISTRATIVE
7th Council District		
Lawrence R. Theodore	*	HEARINGS FOR
Legal Owner		
Chesapeake Custom Properties, LLC	*	BALTIMORE COUNTY
Contract Purchaser		
Petitioners	*	**CASE NO. 2019-0196-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Lawrence R. Theodore, legal owner, and Chesapeake Custom Properties, LLC, contract purchaser of the subject property ("Petitioners"). The Petitioners are requesting variance relief from Sections 229.6.F and 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a street side setback of 14 ft. in lieu of the required 25 ft. for a replacement dwelling. A site plan was marked as Petitioners' Exhibit 1.

Charles Wolinski and David Billingsley appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning ("DOP") and the Department of Environmental Protection and Sustainability ("DEPS"). Neither agency opposed the request.

The site is approximately 6,000 square feet and is zoned C.B. (Community Business). The C.B. zone permits dwellings by right and uses the adjoining residential zone (which in this case is D.R. 5.5) for bulk and area regulations. The site is now unimproved although a single-family dwelling previously existed on the property, shown as Lot Nos. 26 & 27 on the Plat of Krakow, recorded in 1918. Petitioners' Exhibit 4. Petitioners propose to construct a new single-family

ORDER RECEIVED FOR FILING
Date 3/19/19
By Sen

dwelling on the property but require zoning relief to do so.

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).

The property is narrow (50' wide) and is bound on two sides by public streets. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to construct the proposed replacement 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 **19th** day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 229.6.F and 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a street side setback of 14 ft. in lieu of the required 25 ft. for a replacement 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.
- Prior to issuance of permits Petitioners must comply with the critical area regulations.

ORDER RECEIVED FOR FILING
Date 3/19/19
By Sen

- Petitioners shall use all reasonable efforts to avoid impacts to the specimen trees on site.
- Petitioners shall provide landscaping and/or privacy fencing along the rear property line adjoining Lot 92, as determined in the sole discretion of the DOP.

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

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING
Date 3/19/19
By sln

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 7408 RUTH AVENUE **which is presently zoned** CB

Deed References: L. 7069 F. 653 10 Digit Tax Account # 1508651850

Property Owner(s) Printed Name(s) LAWRENCE R. THEODORE

(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)

229.6.F AND 1B02.3.C.1 TO PERMIT A STREET SIDE SETBACK OF 14 FEET IN LIEU OF THE REQUIRED 25 FEET FOR A ~~NEW~~ Replacement 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)**

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: CHESAPEAKE CUSTOM PROPERTIES, LLC

CHARLES WOLINSKI, MEMBER
Name- Type or Print

(Member)
Signature

9019 CUCKOLD POINT RD. BALTO., MD.
Mailing Address City State

21219 (443)850-9431 cwolinski@bcps.org
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

LAWRENCE R. THEODORE
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature # 2

911 FORDWOOD CIRCLE BALTO., MD.
Mailing Address City State

21228 , 443-522-7132 ,
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 3/19/19
By NEN

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

CASE NUMBER 2019-0196-A **Filing Date** 12/19/18 **Do Not Schedule Dates:** _____ **Reviewer** gl

REV. 10/4/11

ZONING DESCRIPTION

2408 RUTH AVENUE

Beginning for the same at a point formed by the south side of Ruth Avenue (30 feet wide) at its intersection with the west side of Peck Avenue (50 feet wide), thence being all of Lots 26 and 27 as shown on the plat entitled Krakow recorded among the Baltimore County plat records in Plat Book 6 Folio 153.

Containing 6000 square feet or 0.138 acre of land, more or less.

Being known as 2408 Ruth Avenue. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, MD.

2019-0196-A

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

Order #: 11700332
Case #: 2019-0196-A
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0196-A

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:

2/26/2019

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: 2019-0196-A
2408 Ruth Avenue
South corner of Ruth Avenue, 30 ft. from centerline of Peck Avenue
15th Election District - 7th Councilmanic District
Legal Owners: Lawrence Theodore
Contract Purchaser/Lessee: Chesapeake Custom Properties, LLC, Charles Wolinski

Variance to permit a street side setback of 14 ft. in lieu of the required 25 ft. for a replacement dwelling.

Hearing: Monday, March 18, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler
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.

f26

Sherry Nuffer

From: David Billingsley <dwb0209@yahoo.com>
Sent: Thursday, March 14, 2019 1:37 PM
To: Administrative Hearings
Subject: 2408 RUTH AVENUE CASE NO. 2019-0196-A
Attachments: Scan1838.pdf

POSTING RECERIFICATIONS ATTACHED
THANKS

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

RECEIVED
MAR 14 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

RECERTIED 3/14/19

Date: FEBRUARY 27, 2019

RE: Project Name: 2408 RUTH AVENUE # 1

Case Number /PAI Number: CASE NO. 2019-0196-A

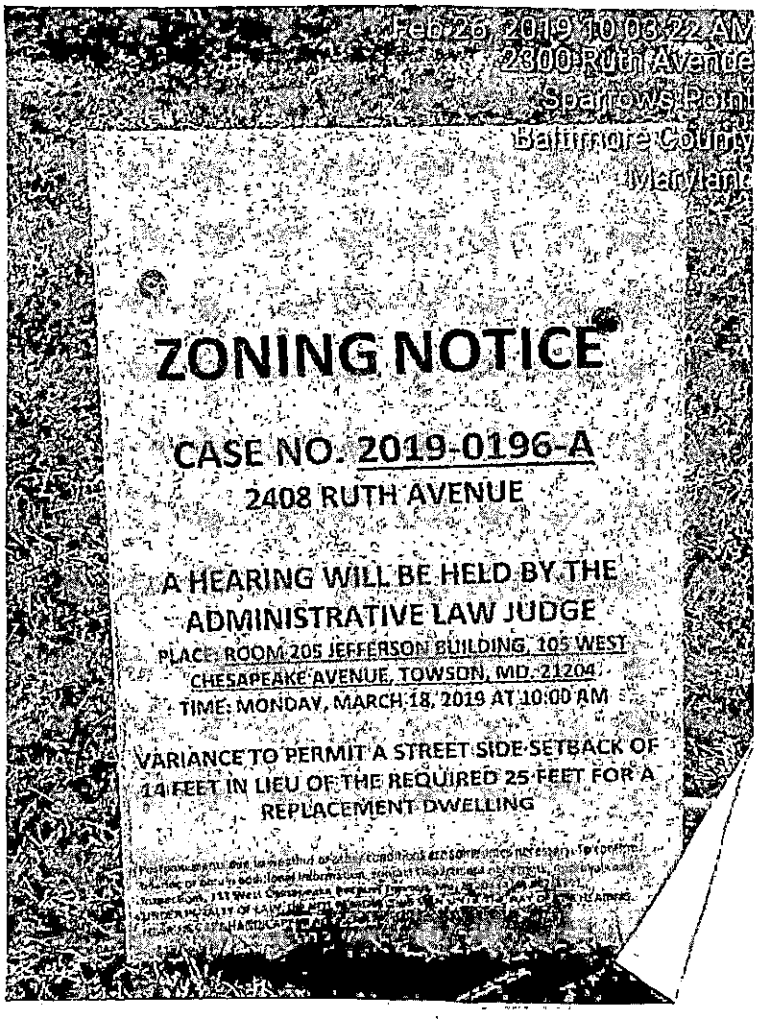
Petitioner/Developer: CHESAPEAKE CUSTOM PROPERTIES LLC

Date of Hearing/Closing: MARCH18, 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 2408 RUTH AVENUE

RECERTIFIED 3/14/19

The sign(s) were posted on FEBRUARY 26, 2019
(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 3/14/19
Date: FEBRUARY 27, 2019

RE: Project Name: 2408 RUTH AVENUE # 2
Case Number /PAI Number: CASE NO. 2019-0196-A
Petitioner/Developer: CHESAPEAKE CUSTOM PROPERTIES LLC
Date of Hearing/Closing: MARCH18, 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 2408 RUTH AVENUE

RECERTIFIED 3/14/19
The sign(s) were posted on FEBRUARY 26, 2019
(Month, Day, Year)

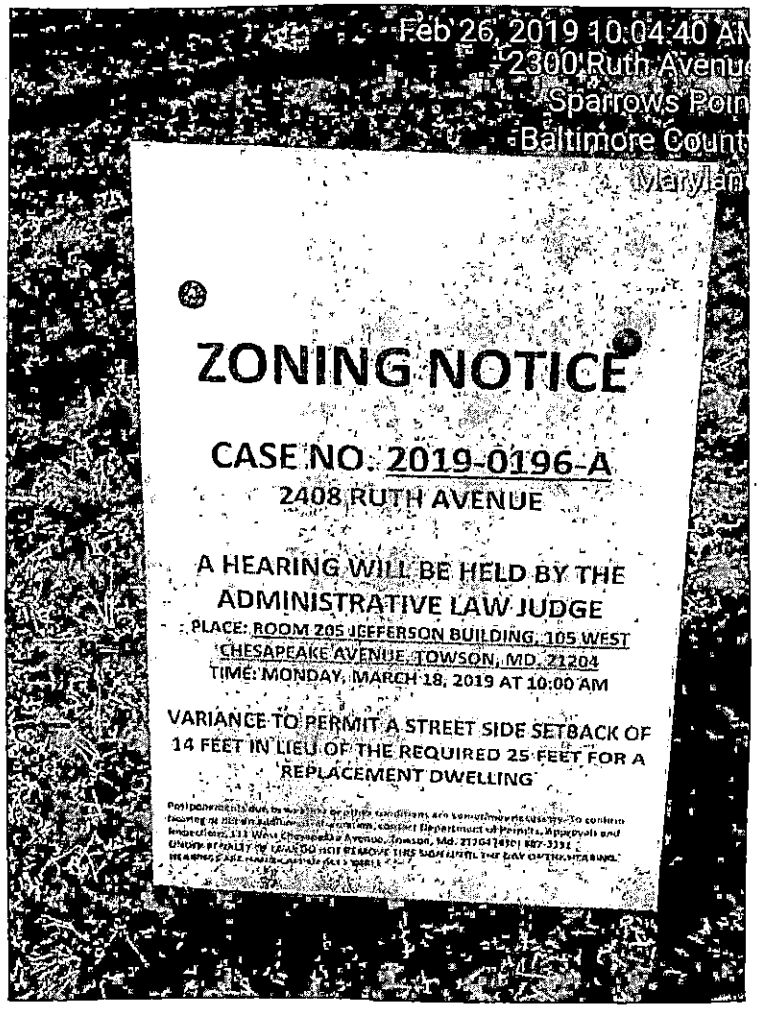
David Billingsley
(Signature of Sign Poster)

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)



11/11

CERTIFICATE OF POSTING

Date: FEBRUARY 27, 2019

RE: Project Name: 2408 RUTH AVENUE # 1

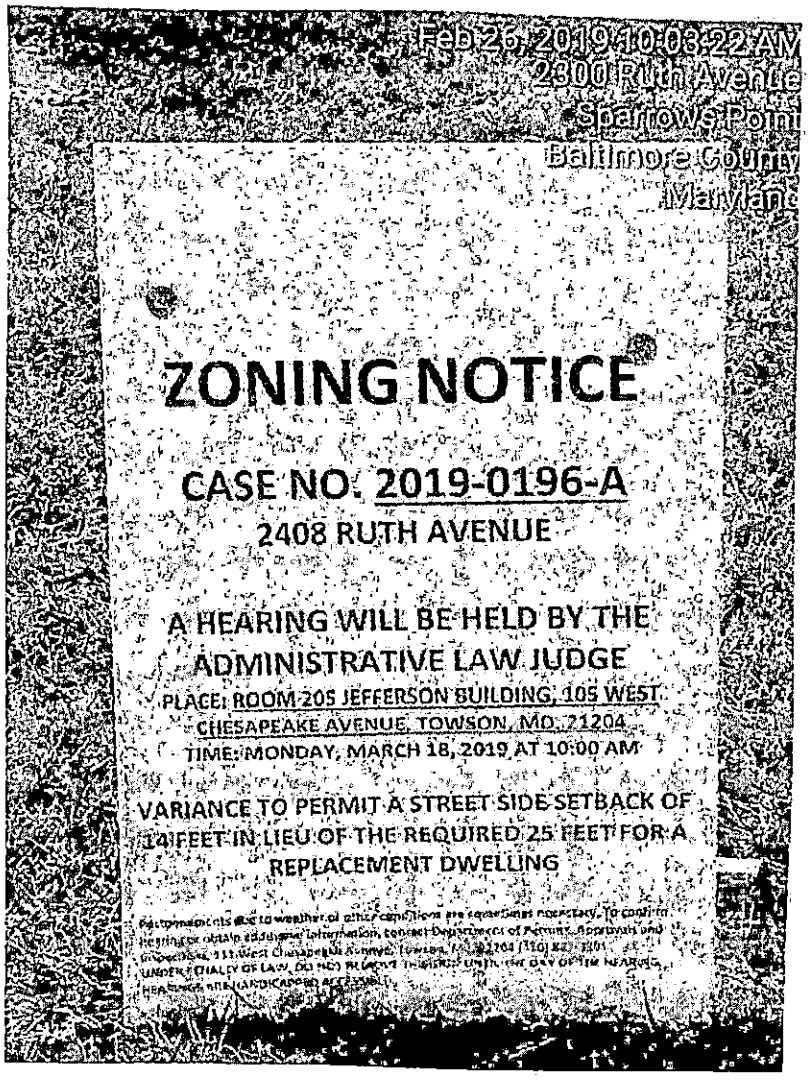
Case Number /PAI Number: CASE NO. 2019-0196-A

Petitioner/Developer: CHESAPEAKE CUSTOM PROPERTIES LLC

Date of Hearing/Closing: MARCH18, 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 2408 RUTH AVENUE

The sign(s) were posted on FEBRUARY 26, 2019
(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: FEBRUARY 27, 2019

RE: Project Name: 2408 RUTH AVENUE # 2

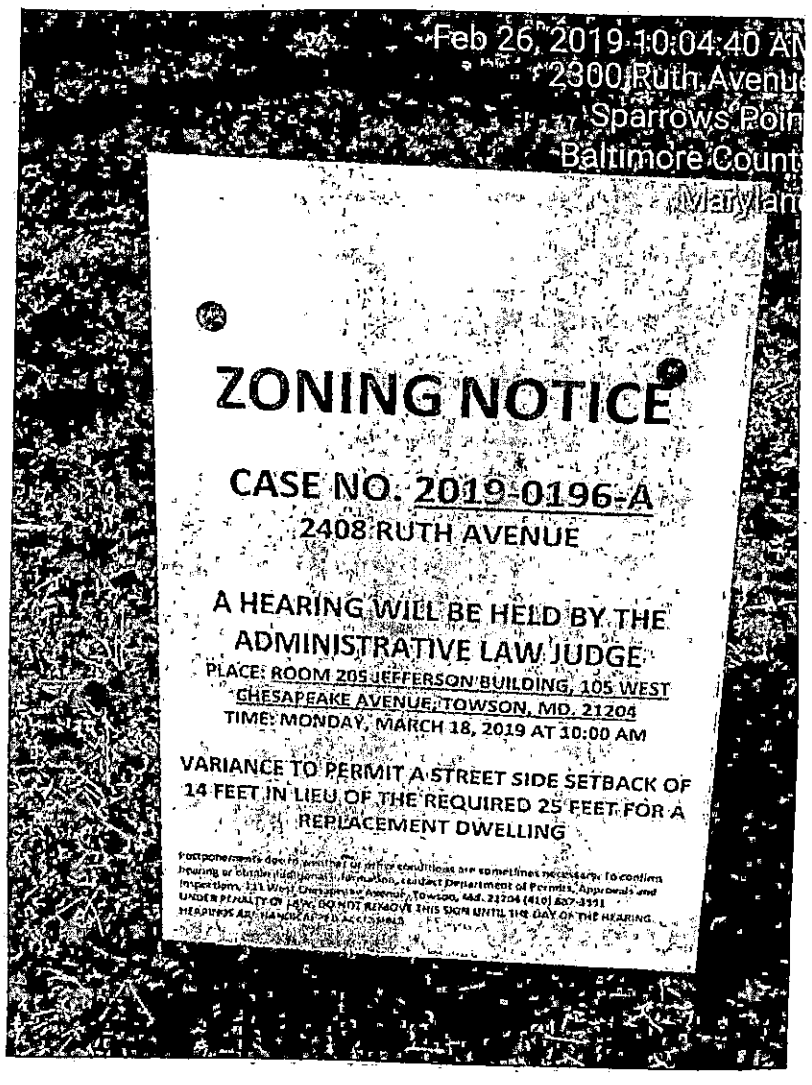
Case Number /PAI Number: CASE NO. 2019-0196-A

Petitioner/Developer: CHESAPEAKE CUSTOM PROPERTIES LLC

Date of Hearing/Closing: MARCH18, 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 2408 RUTH AVENUE

The sign(s) were posted on FEBRUARY 26, 2019
(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)

11/11

RE: PETITION FOR VARIANCE 2408 Ruth Avenue; S corner of Ruth Avenue, 30' from c/line of Peck Avenue 15th Election & 7th Councilmanic Districts Legal Owner(s): Lawrence R. Theodore Contract Purchaser(s): Chesapeake Custom Properties, LLC by Charles Wolinski, Member Petitioner(s)	* * * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2019-196-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

RECEIVED
JAN 09 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of January, 2019, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, Maryland 21040, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits, Approvals & Inspections

February 13, 2019

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: 2019-0196-A
2408 Ruth Avenue
South corner of Ruth Avenue, 30 ft. from centerline of Peck Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Lawrence Theodore
Contract Purchaser/Lessee: Chesapeake Custom Properties, LLC, Charles Wolinski

Variance to permit a street side setback of 14 ft. in lieu of the required 25 ft. for a replacement dwelling.

Hearing: Monday, March 18, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler
Director

AJ:kl

C: David Billingsley, 601 Charwood Ct., Edgewood 21040
Charles Wolinski, 9019 Cuckold Point Road, Baltimore 21219
Lawrence Theodore, 911 Fordwood Circle, Baltimore 21228

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 26, 2019.**
(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
Tuesday, February 26, 2019 - Issue

Please forward billing to:
David Billingsley 410-679-8719
Central Drafting & Design
601 Charwood Court
Edgewood, MD 21040

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: 2019-0196-A
2408 Ruth Avenue
South corner of Ruth Avenue, 30 ft. from centerline of Peck Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Lawrence Theodore
Contract Purchaser/Lessee: Chesapeake Custom Properties, LLC, Charles Wolinski

Variance to permit a street side setback of 14 ft. in lieu of the required 25 ft. for a replacement dwelling.

Hearing: Monday, March 18, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler
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.

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: 2019-0196-A

Property Address: 2408 RUTH AVENUE

Property Description: SS RUTH AVE & WS PECK AVE

Legal Owners (Petitioners): THEODORE

Contract Purchaser/Lessee: CHESAPEAKE CUSTOM PROPERTIES LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVE BILLINGSLEY

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

Address: 601 CHARWOOD COURT
EDGEWOOD, MD 21040

Telephone Number: (410)679-8719

Revised 7/9/2015

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

No. 177745

Date: 12/19/18

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: Dave Billingsley

For: 2019-0196-A
2408 Ruth Ave

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

CASHIER'S VALIDATION

PAID RECEIPT
BUSINESS ACTUAL TIME DRI
12/19/2018 12/19/2018 09:17:41
REG USR3 WALKIN CAH
>RECEIPT # 801020 12/19/2018 OFD
Dept 5 528 ZONING VERIFICATION
177745
Rcpt Tot $ 75.00
75.00 CK .00 CA
Baltimore County, Maryland

3-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
FEB 13 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

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: February 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0196-A
Address 2408 Ruth Avenue
(Theodore Property)

Zoning Advisory Committee Meeting of **January 14, 2019**.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

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 lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;

3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

The plan submitted with this zoning petition requests to permit a street side setback of 14 feet in lieu of the required 25 feet for a replacement dwelling. This non-waterfront property comprises 6,000 square feet (sf), and is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. In order to minimize impacts on water quality, the applicant must comply with the LDA lot coverage limits. The lot coverage limit for this property is 2,000 sf. The plan with this petition proposes 1,910 sf of lot coverage, which is in compliance with the limits. The LDA regulations also require 15% afforestation on the property, which equates to 2 trees for a property this size. Any plan or application that is received by this Department will be reviewed for compliance with the LDA lot coverage regulations, as well as the afforestation requirement. Therefore, by allowing the item requested by the petitioner, impacts on water quality will be avoided or minimized.

2. Conserve fish, wildlife, and plant habitat; and

The current development proposal for the property will be reviewed for the application of the LDA regulations, which will minimize impacts to any adjacent buffers, thereby will improve buffer functions, and conserve fish, wildlife and plant habitat in nearby Jones Creek and Old Road Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The petitioner's request, if granted, will be consistent with established land use policies and will minimize or avoid environmental impacts provided that the applicants meet all LDA requirements applicable to the proposal.

Reviewer: *Thomas Panzarella;*
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 2/1/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 2019-196-A

RECEIVED
FEB 04 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

INFORMATION:
Property Address: 2408 Ruth Avenue
Petitioner: Lawrence R. Theodore
Zoning: CB
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a street side setback of 14 feet in lieu of the required 25 feet for a replacement dwelling.

A site visit was conducted on January 10, 2019.

The Department of Planning has no objections to granting the petitioned zoning relief conditioned upon the following:

- All steps shall be taken to preserve the large specimen trees existent on the site.
- Install vegetative screening along the rear property line in common with Lot 92 sufficient to mitigate the rear yard juxtaposition with the front yard of said Lot 92.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

JM/JGN/LTM/

c: Josephine Selvakumar
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 2/1/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 2019-196-A

INFORMATION:
Property Address: 2408 Ruth Avenue
Petitioner: Lawrence R. Theodore
Zoning: CB
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a street side setback of 14 feet in lieu of the required 25 feet for a replacement dwelling.

A site visit was conducted on January 10, 2019.

The Department of Planning has no objections to granting the petitioned zoning relief conditioned upon the following:

- All steps shall be taken to preserve the large specimen trees existent on the site.
- Install vegetative screening along the rear property line in common with Lot 92 sufficient to mitigate the rear yard juxtaposition with the front yard of said Lot 92.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

JM/JGN/LTM/

c: Josephine Selvakumar
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: Feb 15, 2019

EFC for VKD

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 14, 2018
Item No. 2019-0192-A, 0193-A, 0194-A, 0195-A, 0196-A, 0197-A, 0198-A, 0199-A, 0200-SPH, 0201-A, 0202-SPH & 0203-A

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

* * * * *

VKD: cen
cc: file

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: 1/9/19

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. 2019-0196-A
Variance
Lawrence R. Theodore
2408 Ruth Avenue.

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

CASE NO. 2019-0196-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
2/15	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NO COMMENT
2/13	DEPS (if not received, date e-mail sent _____)	COMMENT
	FIRE DEPARTMENT	
2/1	PLANNING (if not received, date e-mail sent _____)	NO Objection w/ conditions
1/9	STATE HIGHWAY ADMINISTRATION	NO Objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/26/19 THE DAILY Record

SIGN POSTING (1st) Date: 2/26/19 by Bellingsley

SIGN POSTING (2nd) Date: 3/14/19 by Bellingsley

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 - 15 Account Number -** 1508651850		

Owner Information

Owner Name:	THEODORE LAWRENCE RYLAND	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	911 FORDWOOD CIR BALTIMORE MD 21228-1242	**Deed Reference:**	/07069/ 00653

Location & Structure Information

Premises Address:	2408 RUTH AVE 0-0000	**Legal Description:**	LT 26-27 KRAKOW

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0111	0016	0096		0000				2018	Plat Ref:	0006/ 0153

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

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			6,000 SF	04

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

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	54,000	54,000		
Improvements	0	0		
Total:	54,000	54,000	54,000	54,000
Preferential Land:	0			0

Transfer Information

Seller: HOSGOOD LEROY ALFRED,JR	**Date:** 12/23/1985	**Price:** $20,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /07069/ 00653	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**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: No Application

[redacted]meowners' Tax Credit Application Informati[redacted]

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

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits, Approvals & Inspections

March 13, 2019

Lawrence R. Theooore
911 Forowood Circle
Baltimore MD 21228

RE: Case Number: 2019-0196-A, 2408 Ruth Avenue

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 December 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
David Billingsley 601 Charwood Ct Edgewood MD 21040
Charles Wolinski 9019 Cuckold Point Road, Baltimore MD 21219

3/19/19
Sln

PETITIONER'S EXHIBITS

2408 RUTH AVENUE
CASE NO. 2019-0196-A

1. PLAT TO ACCOMPANY PETITION DATED DECEMBER 10, 2019 (NO CHANGES)

2. SDAT REAL PROPERTY DATA SEARCH

3. DEED OF RECORD: L.7069 F.653 DATED DECEMBER 19, 1985

4. PLAT OF KRAKOW PLAT BOOK 6/153 RECORDED SEPTEMBER 13, 1918

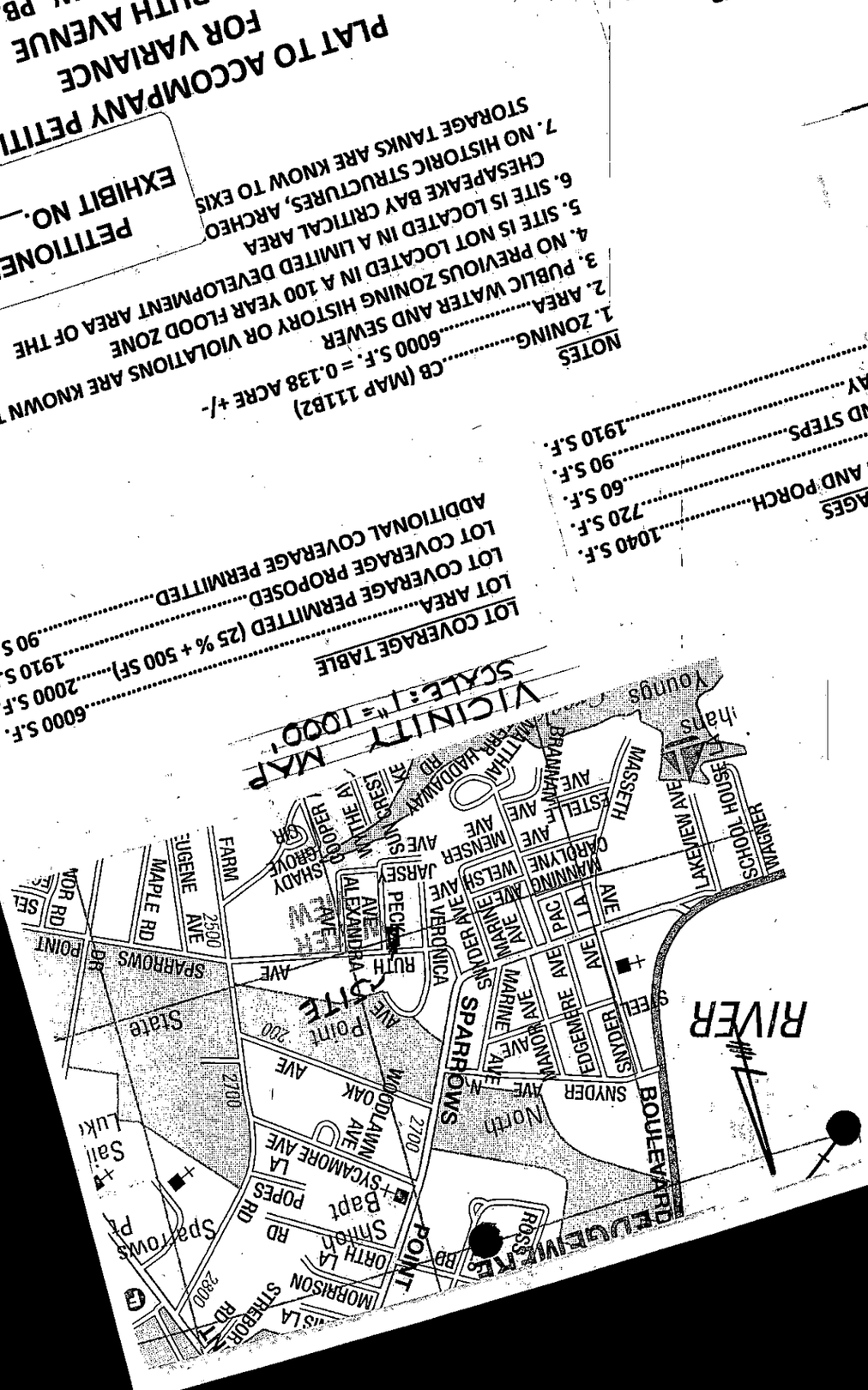
5. AERIAL PHOTO

6, 7 & 8. PHOTOS

9. COPY OF PUBLIC WATER CONSTRUCTION PLAN NO. 1975- 0012

PLAT TO ACCOMPANY PETITION
FOR VARIANCE
2408 RUTH AVENUE
LOTS 26 AND 27 KRAKOW PB. 6 F. 153
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD
SCALE: 1 INCH = 30 FEET DECEMBER 10, 2018

PETITIONER'S EXHIBIT NO. 1



LOT COVERAGE TABLE

LOT AREA	6000 S.F.
LOT COVERAGE PERMITTED (25 % + 500 SF)	2000 S.F.
LOT COVERAGE PROPOSED	1910 S.F.
ADDITIONAL COVERAGE PERMITTED	90 S.F.

LOT COVERAGES

DWELLING AND PORCH	1040 S.F.
DRIVE	720 S.F.
WALK AND STEPS	60 S.F.
AREAWAY	90 S.F.
TOTAL	1910 S.F.

NOTES

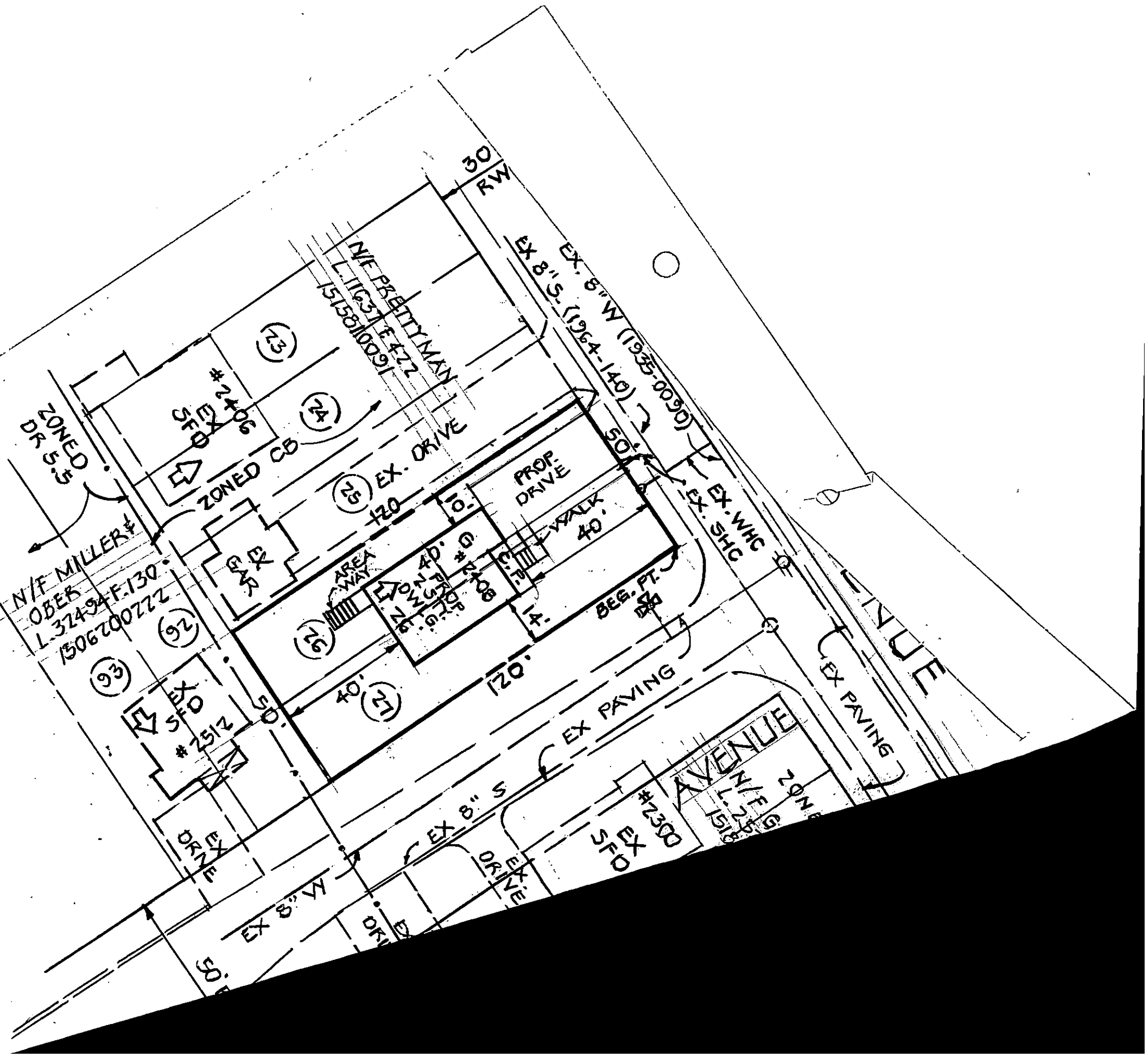
1. ZONING.....CB (MAP 111B2)
2. AREA.....6000 S.F. = 0.138 ACRE +/-
3. PUBLIC WATER AND SEWER
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN TO EXIST
5. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE
6. SITE IS LOCATED IN A LIMITED DEVELOPMENT AREA
CHESAPEAKE BAY CRITICAL AREA
7. NO HISTORIC STRUCTURES, ARCHEOLOGICAL SITES
STORAGE TANKS ARE KNOW TO EXIST

OWNER

LAWRENCE R. THEODORE
911 FORDWOOD CIRCLE
BALTIMORE, MD. 21228
DEED REF: L.7069 F. 653
ACCT. NO. 1508651850

CONTRACT PURCHASER

CHESAPEAKE CUSTOM PROPERTIES LLC
9019 CUCKOLD POINT ROAD
BALTIMORE, MD. 21219



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

VARIANCE

Real Property Data Search (w1)

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** - 1508651850

Owner Information

Owner Name:	THEODORE LAWRENCE RYLAND	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	911 FORDWOOD CIR BALTIMORE MD 21228-1242	**Deed Reference:**	/07069/ 00653

Location & Structure Information

Premises Address:	2408 RUTH AVE 0-0000	**Legal Description:**	LT 26-27 KRAKOW

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0016	0096		0000				2018	Plat Ref: 0006/ 0153

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

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			6,000 SF	04

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

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	54,000	54,000		
Improvements	0	0		
Total:	54,000	54,000	54,000	54,000
Preferential Land:	0			0

Transfer Information

Seller: HOSGOOD LEROY ALFRED,JR	**Date:** 12/23/1985	**Price:** $20,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /07069/ 00653	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**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: No Application

Homeowners' Tax Credit Application Information

PETITIONER'S EXHIBIT NO. 2

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK Jr. 7069, p. 0653. MSA_CE62_6924. Date available 11/16/2005. Printed 03/16/2019.

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

LIBER 7069 FOLIO 653

This Deed, MADE THIS 19th day of December

in the year one thousand nine hundred and eighty-five by and between

Leroy Alfred Hosgood, Jr. and Henry John Hosgood, parties

of the first part, and

Lawrence Ryland Theodore, party

of the second part.

WITNESSETH, That in consideration of the sum of TWENTY THOUSAND AND NO/100THS DOLLARS ($20,000.00.), the receipt of which is hereby acknowledged

B RC/F 13.00
B T TX 100.00
B DOCS 100.00
DEED 0 #
EHK JR T 213.00
020880 COOA R01 T10:31
01/08/86

the said parties of the first part

do grant and convey to the said party of the second part, his heirs

personal representatives/successors and assigns, in fee simple, all

that lot of ground situate in Baltimore County, Maryland

and described as follows, that is to say:

Being known and designated as Lots No. 26 and 27 on the Plat of Krakow which plat is duly recorded among the Plat Record Books of Baltimore County in Plat Book Liber W.P.C. No. 6, folio 153; said lots having a frontage of 50 feet on Oak Avenue or Ruth Avenue, and depth of even width of 120 feet parallel with Wasziewicz Avenue. The improvements thereon being known as 2408 Ruth Avenue.

Being the same property described in a Deed dated October 29, 1979 and recorded among the Land Records of Baltimore County in Liber EHKJr. 6282 folio 622, which was granted and conveyed by Leroy Alfred Hosgood, Jr., Personal Representative of the Estate of Henrietta M. Hosgood, unto Leroy Alfred Hosgood, Jr. and Henry John Hosgood, grantors herein.

B 11****

PETITIONER'S EXHIBIT NO. 3

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK Jr. 7069, p. 0554. MSA_CE62_6924. Date available 11/16/2005. Printed 03/16/2019.

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

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, his heirs personal representatives and assigns, in fee simple.

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

WITNESS the hands and seals of said grantors.

Test:

Kathleen P. Nebersak

Leroy Alfred Hosgood, Jr. (SEAL)
Leroy Alfred Hosgood, Jr.

Henry John Hosgood (SEAL)
Henry John Hosgood

STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, That on this 19th day of December in the year one thousand nine hundred and eighty-five, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Leroy Alfred Hosgood, Jr. and Henry John Hosgood known to me (or satisfactorily proven) to be the persons whose names were subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

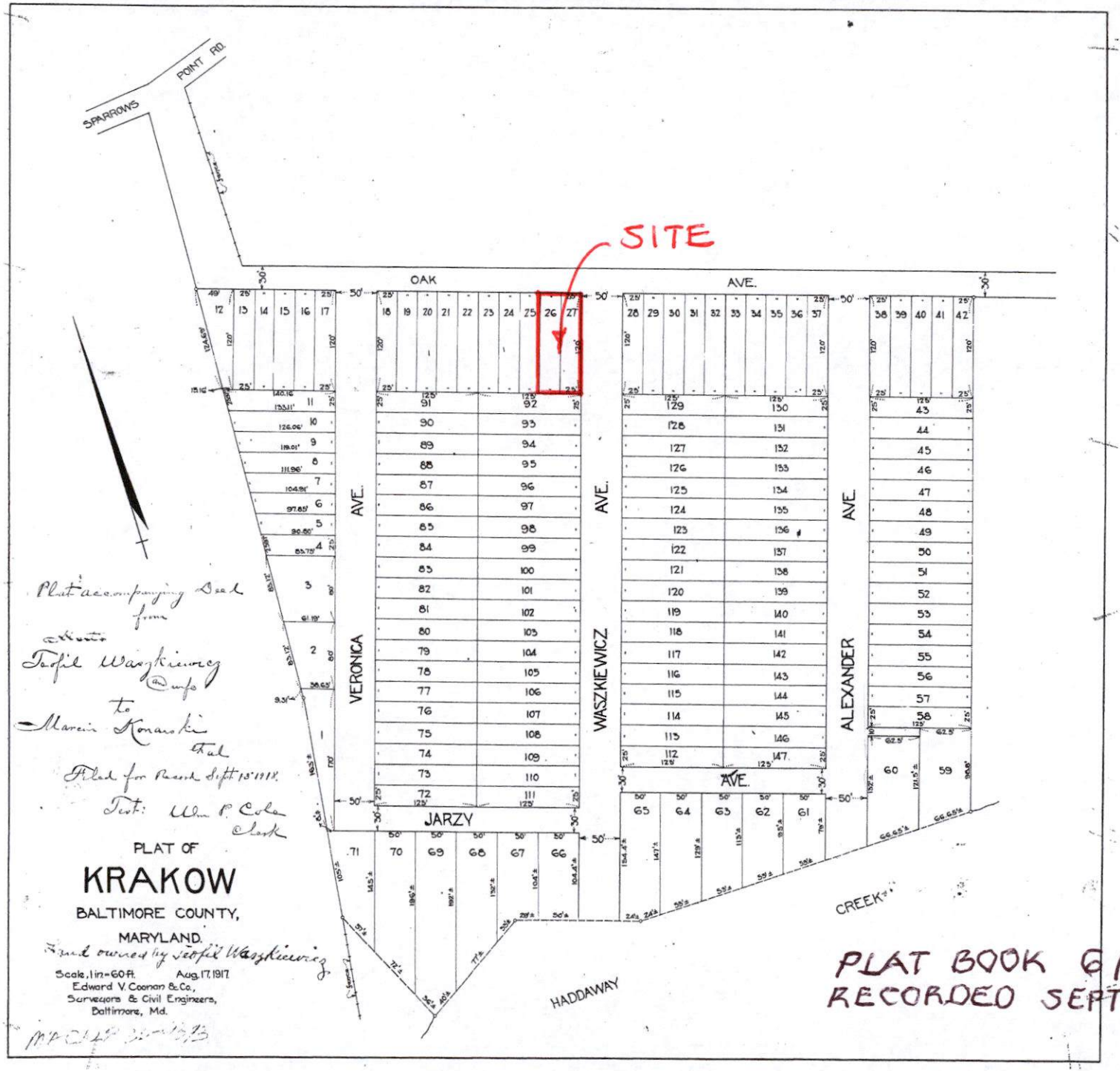
Kathleen P. Nebersak
Notary Public

My Commission expires:

July 1, 1986

KATHLEEN P. NEBERSAK NOTARY PUBLIC BALTIMORE COUNTY, MD.

FOUNTAINHEAD TITLE GROUP
1526 YORK ROAD
LUTHERVILLE, MD 21093



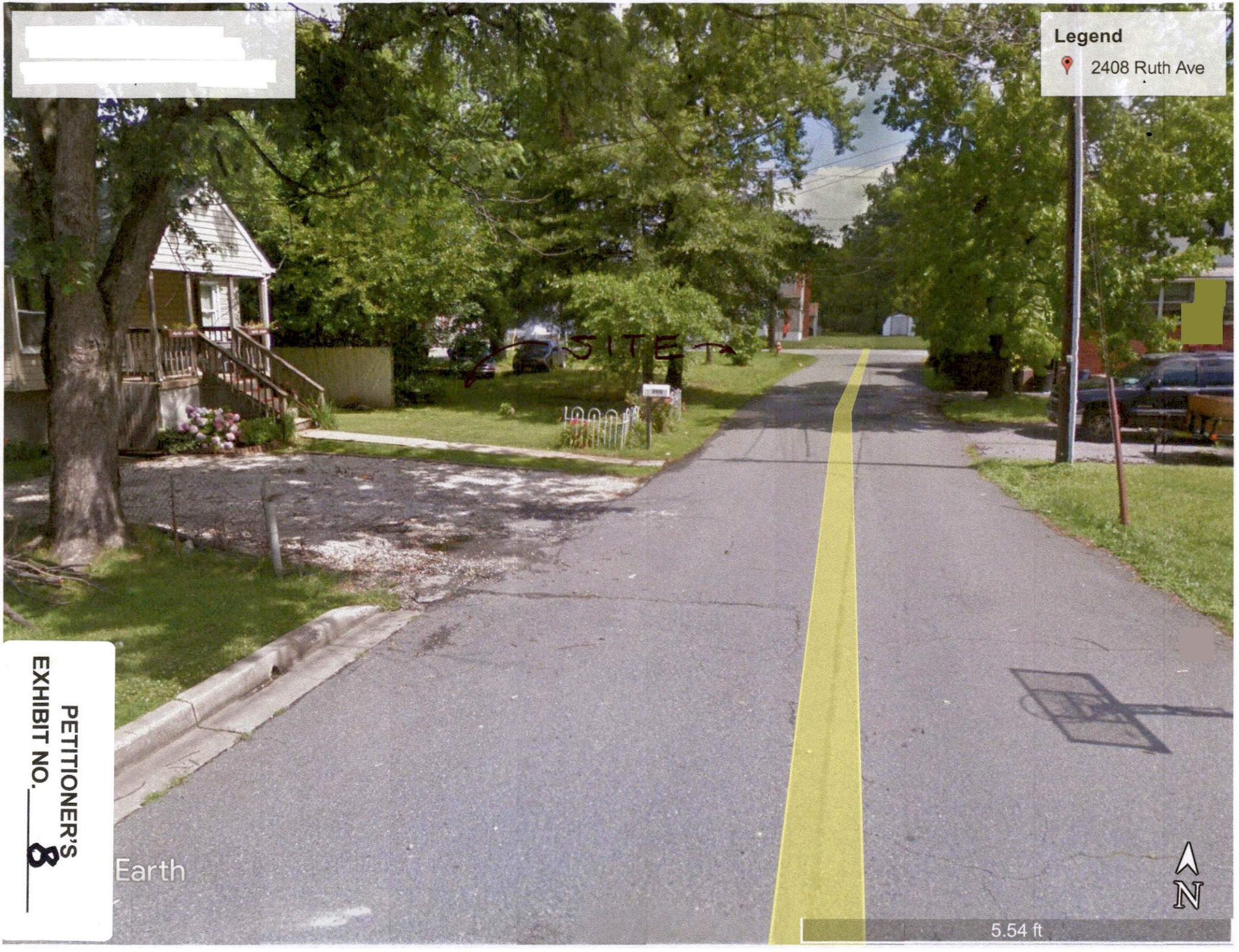
PETITIONER'S
EXHIBIT NO. 4

2408 RUTH AVENUE

PETITIONER'S
EXHIBIT NO. 5

PETITIONER'S
EXHIBIT NO. 6

PETITIONER'S
EXHIBIT NO. 7



PETITIONER'S
EXHIBIT NO. 8

KRAKOW PLAT
P.B.6 FOLIO 153

PECK AVENUE

RUTH AVENUE

EARL R. FISHER
2007-56
15-08-200222

SITE

#2400

#2408

#2409

#2411

#2400

Gar.

Found

Gar.

Stone

Stone

Stone

Stone

Conc.

PAVING

PAVING

W.M.

W.M.

W.M.

EXIST. 6" GAS

EXIST. 8" W.

FOR EXIST. 8" W. SEE DWG. 1.8 75-0090-1

FOR EXIST. 8" SAN. SEE DWG. 1.8 64-0140-1

6" F. HYDR. 6" VALVE 8" x 6" TEE

8" x 8" T SLEEVE

EX. 8" x 6" TEE

SNYDER PLAT
P.B.2 FOLIO 106

PROP. 8" SAN. DWG. 75-0018-1

ELIAS ROM
3436-456
15-18-477020

120'

25'

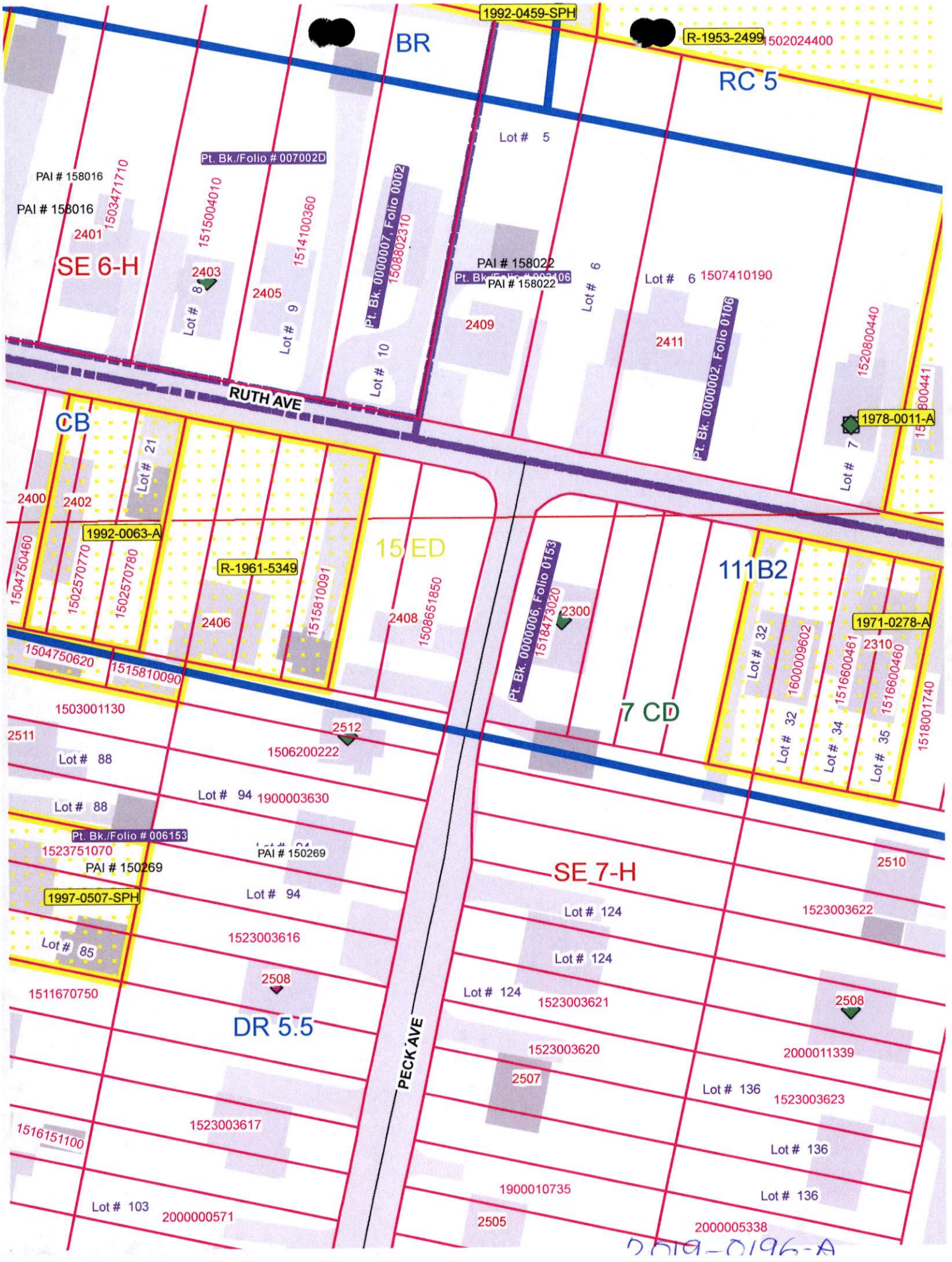
BALTO. CO. PUBLIC WATER CONSTRUCTION PLAN NO. 1975-0012

PER RECORD PRINT	
TSMAN	DATE
	12-8-75

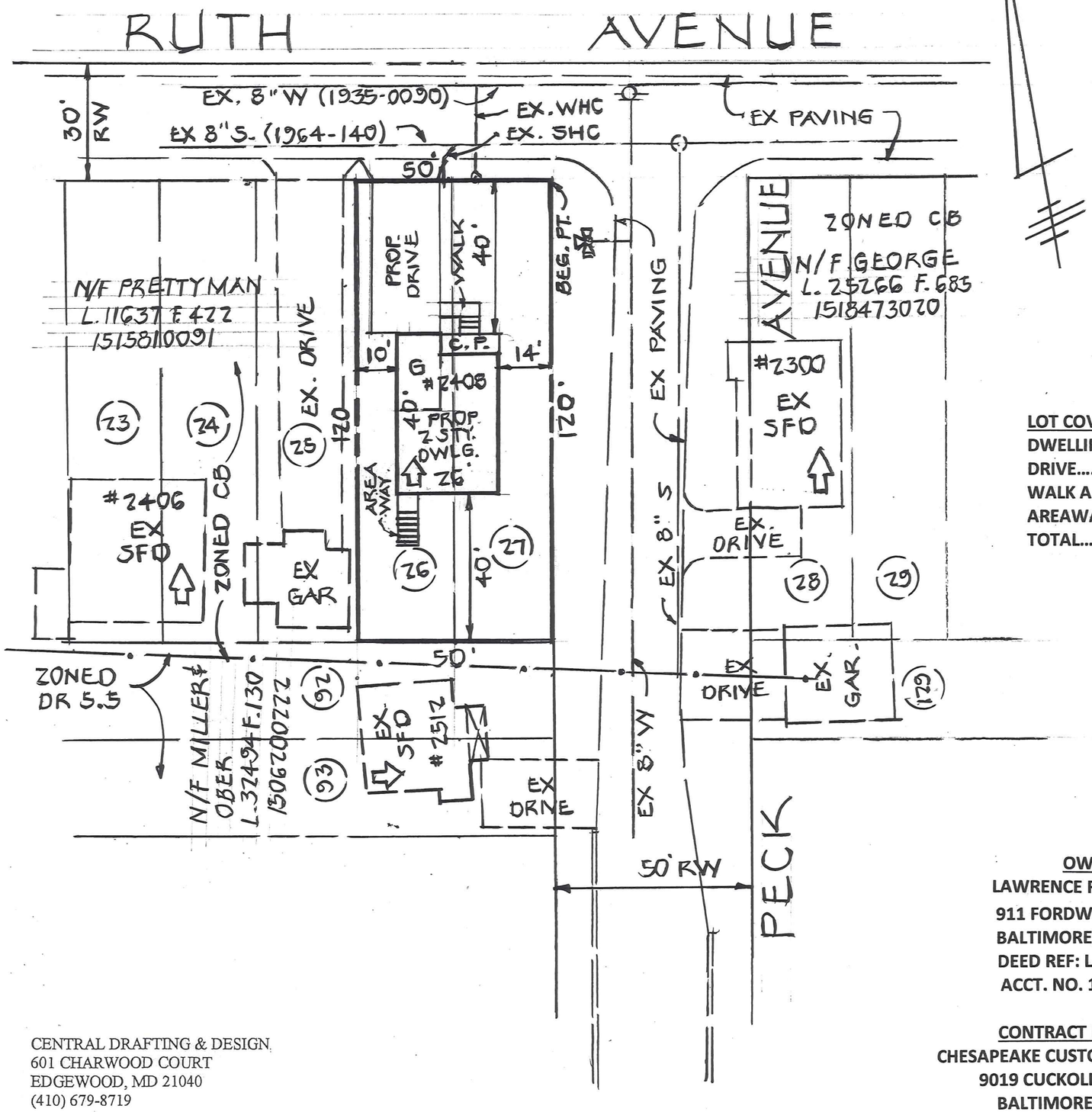
6.

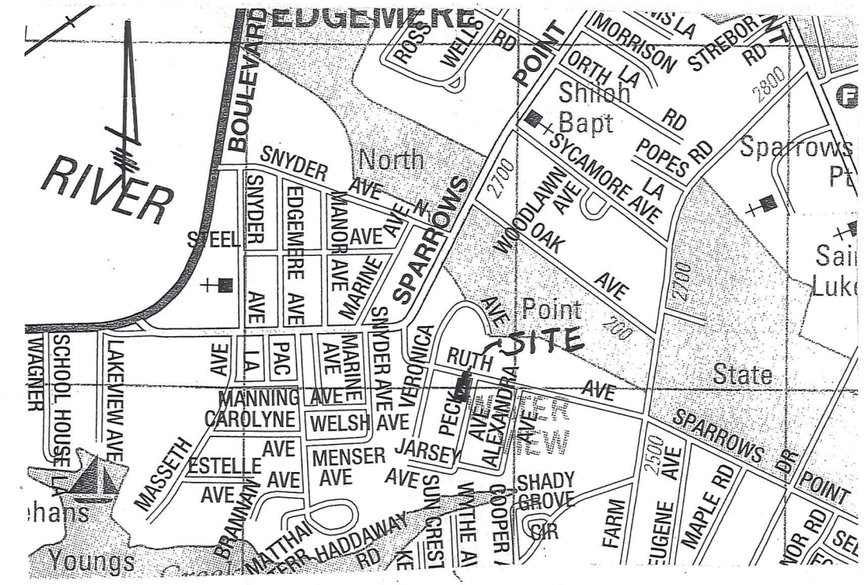
NEERING	DEPARTMENT OF PUBLIC WORKS	LEVEL BK.
	APPROVED	DETAIL BK.

PETITIONER'S EXHIBIT NO. 9


1992-0459-SPH
BR
R-1953-2499
1502024400
RC 5
Lot # 5
Pt. Bk./Folio # 007002D
PAI # 158016
PAI # 158016
1503471710
2401
SE 6-H
1515004010
2403
Lot # 8
1514100360
2405
Lot # 9
Pt. Bk. 0000007, Folio 0002
1508802310
Lot # 10
PAI # 158022
Pt. Bk./Folio # 002106
PAI # 158022
Lot # 6
Lot # 6
1507410190
2409
2411
Pt. Bk. 0000002, Folio 0106
1520800440
1978-0011-A
Lot # 7
RUTH AVE
CB
Lot # 21
2400
2402
1992-0063-A
1504750460
1502570770
1502570780
R-1961-5349
15 ED
1515810091
2406
2408
1508651850
Pt. Bk. 0000006, Folio 0153
1518473020
2300
111B2
1971-0278-A
2310
Lot # 32
1600009602
1516600461
1516600460
Lot # 32
Lot # 34
Lot # 35
1518001740
1504750620
1515810090
1503001130
2511
Lot # 88
2512
1506200222
Lot # 94
1900003630
7 CD
Lot # 88
Pt. Bk./Folio # 006153
1523751070
PAI # 150269
PAI # 150269
1997-0507-SPH
Lot # 94
SE 7-H
2510
Lot # 124
1523003622
Lot # 85
1523003616
Lot # 124
2508
1511670750
Lot # 124
1523003621
2508
DR 5.5
1523003620
2000011339
PECK AVE
2507
Lot # 136
1523003623
1516151100
1523003617
Lot # 136
1900010735
Lot # 136
Lot # 103
2000000571
2505
2000005338

2019-0196-A





VICINITY MAP
SCALE: 1" = 1000'

LOT COVERAGES

DWELLING AND PORCH	1040 S.F.
DRIVE	720 S.F.
WALK AND STEPS	60 S.F.
AREAWAY	90 S.F.
TOTAL	1910 S.F.

LOT COVERAGE TABLE

LOT AREA	6000 S.F.
LOT COVERAGE PERMITTED (25 % + 500 SF)	2000 S.F.
LOT COVERAGE PROPOSED	1910 S.F.
ADDITIONAL COVERAGE PERMITTED	90 S.F.

NOTES

1. ZONING.....CB (MAP 111B2)
2. AREA.....6000 S.F. = 0.138 ACRE +/-
3. PUBLIC WATER AND SEWER
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN TO EXIST
5. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE
6. SITE IS LOCATED IN A LIMITED DEVELOPMENT AREA OF THE CHESAPEAKE BAY CRITICAL AREA
7. NO HISTORIC STRUCTURES, ARCHEOLOGICAL SITES OR UNDERGROUND STORAGE TANKS ARE KNOW TO EXIST

OWNER
LAWRENCE R. THEODORE
911 FORDWOOD CIRCLE
BALTIMORE, MD. 21228
DEED REF: L.7069 F. 653
ACCT. NO. 1508651850

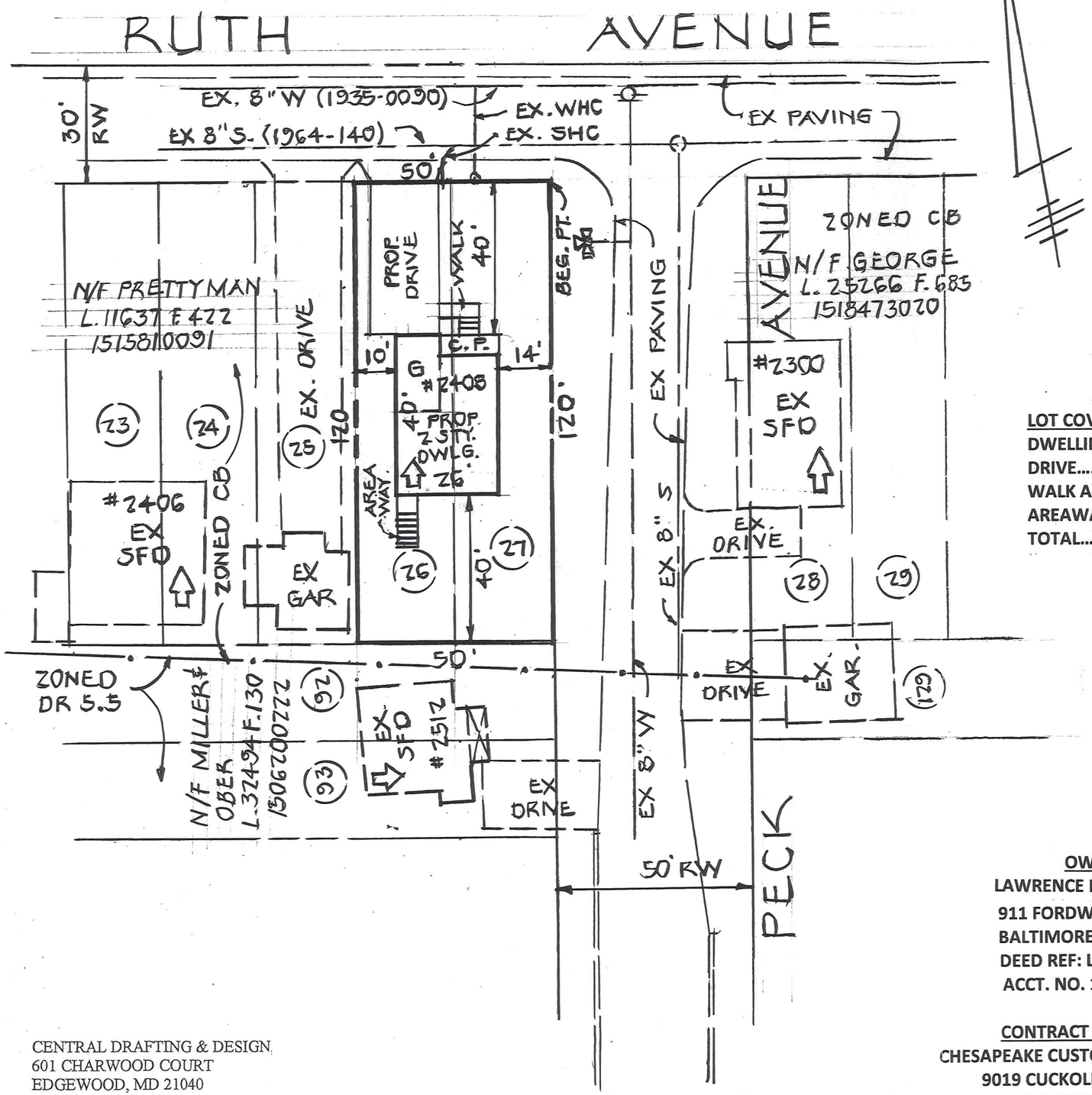
CONTRACT PURCHASER
CHESAPEAKE CUSTOM PROPERTIES LLC
9019 CUCKOLD POINT ROAD
BALTIMORE, MD. 21219

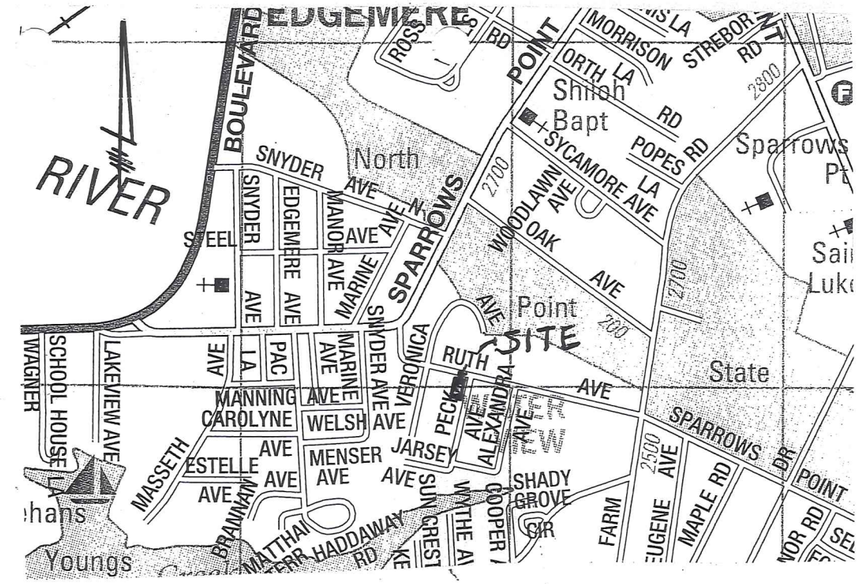
CENTRAL DRAFTING & DESIGN
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

PLAT TO ACCOMPANY PETITION FOR VARIANCE
2408 RUTH AVENUE

LOTS 26 AND 27 KRAKOW PB. 6 F. 153
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET DECEMBER 10, 2018

2019-0196-A





VICINITY MAP
SCALE: 1" = 1000'

LOT COVERAGES

DWELLING AND PORCH	1040 S.F.
DRIVE	720 S.F.
WALK AND STEPS	60 S.F.
AREAWAY	90 S.F.
TOTAL	1910 S.F.

LOT COVERAGE TABLE

LOT AREA	6000 S.F.
LOT COVERAGE PERMITTED (25 % + 500 SF)	2000 S.F.
LOT COVERAGE PROPOSED	1910 S.F.
ADDITIONAL COVERAGE PERMITTED	90 S.F.

NOTES

1. ZONING.....CB (MAP 111B2)
2. AREA.....6000 S.F. = 0.138 ACRE +/-
3. PUBLIC WATER AND SEWER
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN TO EXIST
5. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE
6. SITE IS LOCATED IN A LIMITED DEVELOPMENT AREA OF THE CHESAPEAKE BAY CRITICAL AREA
7. NO HISTORIC STRUCTURES, ARCHEO
STORAGE TANKS ARE KNOW TO EXIS

PETITIONER'S
EXHIBIT NO. 1

OWNER
LAWRENCE R. THEODORE
911 FORDWOOD CIRCLE
BALTIMORE, MD. 21228
DEED REF: L.7069 F. 653
ACCT. NO. 1508651850

CONTRACT PURCHASER
CHESAPEAKE CUSTOM PROPERTIES LLC
9019 CUCKOLD POINT ROAD
BALTIMORE, MD. 21219

PLAT TO ACCOMPANY PETITION FOR VARIANCE
2408 RUTH AVENUE

LOTS 26 AND 27 KRAKOW PB. 6 F. 153
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET DECEMBER 10, 2018

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