

M E M O R A N D U M

DATE: June 3, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0242-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 31, 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

(7224 Holabird Avenue)

12th Election District

7th Council District

Delmaris, LLC

Legal Owner

Mason Properties

Contract Purchaser

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0241-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Delmaris, LLC, legal owner, and Mason Properties, contract purchaser of the subject property (“Petitioners”). The Petitioners are requesting variance relief from Sections 202.3.A.1 and 1B02.1.C.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a dwelling on an undersized lot of 6,842 sq. ft. in lieu of the required 10,000 sq. ft. and a lot width of 60 ft. in lieu of the required 70 ft. Petitioners also seek a determination that the merger doctrine does not prohibit the granting of the requested relief. A site plan was marked as Petitioners’ Exhibit 1.

Nikolaus Klosteridas appeared in support of the petition. James Heise, Esq. represented the Petitioners. 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 subject property is approximately 6,842 square feet in size and is zoned R.O.A. The property is unimproved and is shown as Lot Nos. 579-81 on the plat of Kimberly Farms, recorded in 1924. Delmaris, LLC (“Delmaris”) purchased the property in 2014 and the contract purchaser

ORDER RECEIVED FOR FILING

Date 5/1/19

By Den

proposes to construct a single-family dwelling on the lots.

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 lots were created long before the adoption of the BCZR and the property is therefore unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to construct a dwelling on the lots. 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.

As discussed at the hearing, assuming there was some doubt as to the propriety of variance relief, I believe Petitioners would be entitled to construct a dwelling on the lots pursuant to BCZR Section 304, which concerns the use of undersized lots. That regulation allows a dwelling to be constructed on a lot(s) created prior to 1955 when the only deficiencies are lot width and/or lot area. This provision is entitled "Use of Undersized Single-Family Lots" and does not require a showing of uniqueness or practical difficulty, as is required in a variance case under BCZR §307. *Mueller v. People's Counsel*, 177 Md. App. 43 (2007).

The final issue concerns whether the subject property has merged with the adjoining improved lot (known as 7222 Holabird Avenue) also owned by Delmaris. There is no evidence to suggest the subject property was ever used to access or serve the structure at 7222 Holabird, which is now a law office. The properties were also acquired by Delmaris at different times: *i.e.*,

ORDER RECEIVED FOR FILING

Date 5/1/19
By Sen

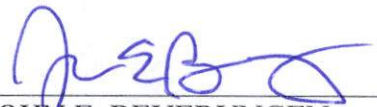
7222 Holabird was purchased in 2010 while the subject property was purchased in 2014. Finally, photographs submitted at the hearing (Pets. Ex. 2) show a wooden stockade fence separating the properties which would appear to be at least 10+ years old. In light of the foregoing I do not believe the properties have merged. *See Remes v. Montgomery Co.*, 387 Md. 52, 66 (2005) (“merger may be derived from the common owner's intent, as evidenced by integrating or utilizing the contiguous lots in the service of a single structure or project”).

THEREFORE, IT IS ORDERED, this 1st day of **May, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Sections 202.3.A.1 and 1B02.1.C.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a single-family dwelling on an undersized lot of 6,842 sq. ft. in lieu of the required 10,000 sq. ft., a lot width of 60 ft. in lieu of the required 70 ft., and a determination that the merger doctrine does not prohibit the granting of the requested relief, 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 amend the site plan to show the location of the two off-street parking spaces required by the BCZR.

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

ORDER RECEIVED FOR FILING

Date

5/1/19

By

den

3



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 7224 Holabird Ave which is presently zoned ROA
 Deed References: 35080/381 10 Digit Tax Account # 1209098040
 Property Owner(s) Printed Name(s) DELMARIS 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) 202.3.A.1 & 1802.1.C.1; BCZR, TO PERMIT A DWELLING ON AN UNDERSIZE LOT OF 6842 SQ. FT. IN LIEU OF THE REQUIRED 10K SQ. FT. AND A LOT WIDTH OF 60 FT. IN LIEU OF THE REQUIRED 70 FT. A DETERMINATION THAT THE MERGER DOCTRINE DOES NOT PROHIBIT THE GRANTING OF THE REQUESTED of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: RELIEF (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:

MASON Properties
 Name- Type or Print

[Signature]
 Signature

7605 TURNBROOK RD. GLEN BURNIE MD
 Mailing Address City State

21060 443-220-5496 MASONPROPSC@gmail.com
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Nich Delaney
 Name- Type or Print

7224 Holabird Ave
 Signature

Baltimore 21227
 Mailing Address City State

410-288-5783 NichDelaney@aol.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners): Delmaris, LLC

Nich Delaney, member

Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
 Signature #1 Signature #2

7224 Holabird Ave
 Mailing Address City State

Baltimore 410-288-5783 NichDelaney@aol.com
 Zip Code Telephone # Email Address

Representative to be contacted:

BEN GRAY (JOHN MELLEMA SULLIVANS)
 Name - Type or Print

[Signature]
 Signature

5409 EAST DR. ARBUTUS MD
 Mailing Address City State

21227 410-247-7488 JCM@EVERIZON.NET
 Zip Code Telephone # Email Address

CASE NUMBER 2019-0241-A Filing Date 2/23/19

Do Not Schedule Dates:

ORDER RECEIVED FOR FILING

Reviewer JCM

REV. 10/4/11

Date 5/1/19

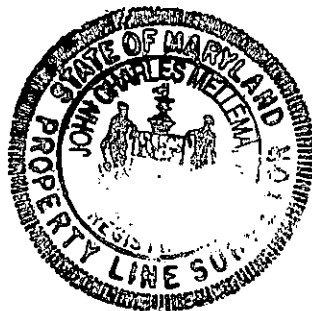
By Del

John C. Mellema Surveyors
5409 East Drive , 21227
Phone # 410-247-7488
Fax# 410-247-2507
February 20,2019

**Zoning Property Description for
7224 Holabird Avenue
Baltimore MD 21222**

Beginning at a point on the North side of Holabird Avenue (50' wide) at a distance of 60.0 feet Easterly from the centerline of Vesper Avenue Drive (40' wide).

Being known and designated as Lots 579,580,581 as shown on a subdivision plat known as " Plat Of Kimberly Farms" which is recorded among the Land Records of Baltimore County in Plat book W P C liber 7 folio 127. Containing 6,842 square feet of land . Located in the 12th Election District and the 7th Councilmanic District.





Sherry Nuffer

From: Linda O'Keefe <luckylinda1954@yahoo.com>
Sent: Saturday, April 27, 2019 10:42 PM
To: Administrative Hearings
Subject: Holabird Ave. Certs. Case # 2019-0241-A & 2019-042-A
Attachments: Holabird Ave. Cert. #1 .jpeg; Ground #1.docx; Holabird Ave. photos #1.docx; 41919Re-posted Holabird Ave. .jpeg; Holabird Cert. .jpeg; Found on ground #2.docx

Hi Sherry & Debra,

I am attaching the 2nd Certification along with photos for Case # 2019-0241-A @ 7224 Holabird Ave. & Case # 2019-0242-A @ 7222 Holabird Ave. The signs for Case # 2019-0241-A were posted several times. 1st on April 9, 2019, clients found one sign a mile away on Dundalk Ave. on the ground. Re-posted a 2nd time on April 19, 2019. The signs were found face down on the ground when I returned to re-photograph signs on April 27, 2019. Re-posted for 3rd time. and Re-Photographed on 4/27/2019.

I have sent you a photo showing signs laying on ground. I am also sending you the Re-Certification of the second time it was re-posted that was sent to Kristen Lewis on April 19, 2019.

I have attached the 2nd Certification for Case # 2019- 0242-A @ 7222 Holabird Ave. The signs were also found on the ground on 4/27/2019 and re-posted and Re-Photographed on 4/27/2019.

We have had some windy days, but I believe they were certainly taken down and laid in a pile as the picture shows on purpose.

Thank you,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/19/2019

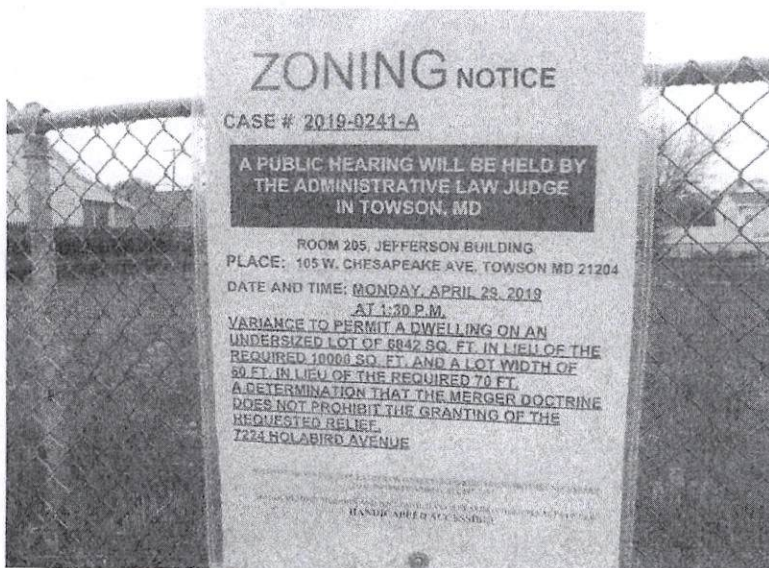
Case Number: 2019-0241-A

Petitioner / Developer: TODD HEISE ~ NICK KLOSTERIDAS

Date of Hearing: APRIL 29, 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:
7224 HOLABIRD AVENUE

The sign(s) were **RE-POSTED** on: **APRIL 19, 2019**



1ST SIGN RE-POSTED

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 4/27/2019

Case Number: 2019-0241-A

Petitioner / Developer: TODD HEISE ~ NICK KLOSTERIDAS

Date of Hearing: APRIL 29, 2019

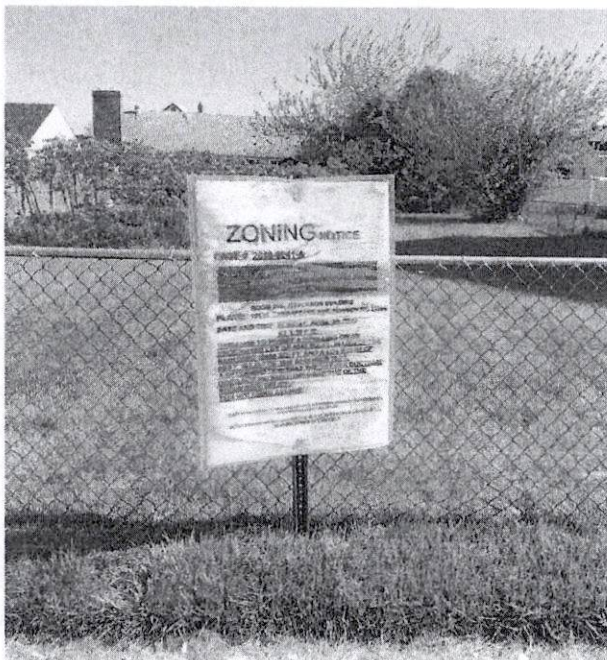
This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
7224 HOLABIRD AVENUE

The sign(s) were posted on: APRIL 9, 2019

The sign(s) were RE-POSTED on: APRIL 19, 2019

The sign(s) were RE-POSTED AGAIN on: APRIL 27, 2019

The sign(s) were re-photographed on: APRIL 27, 2019



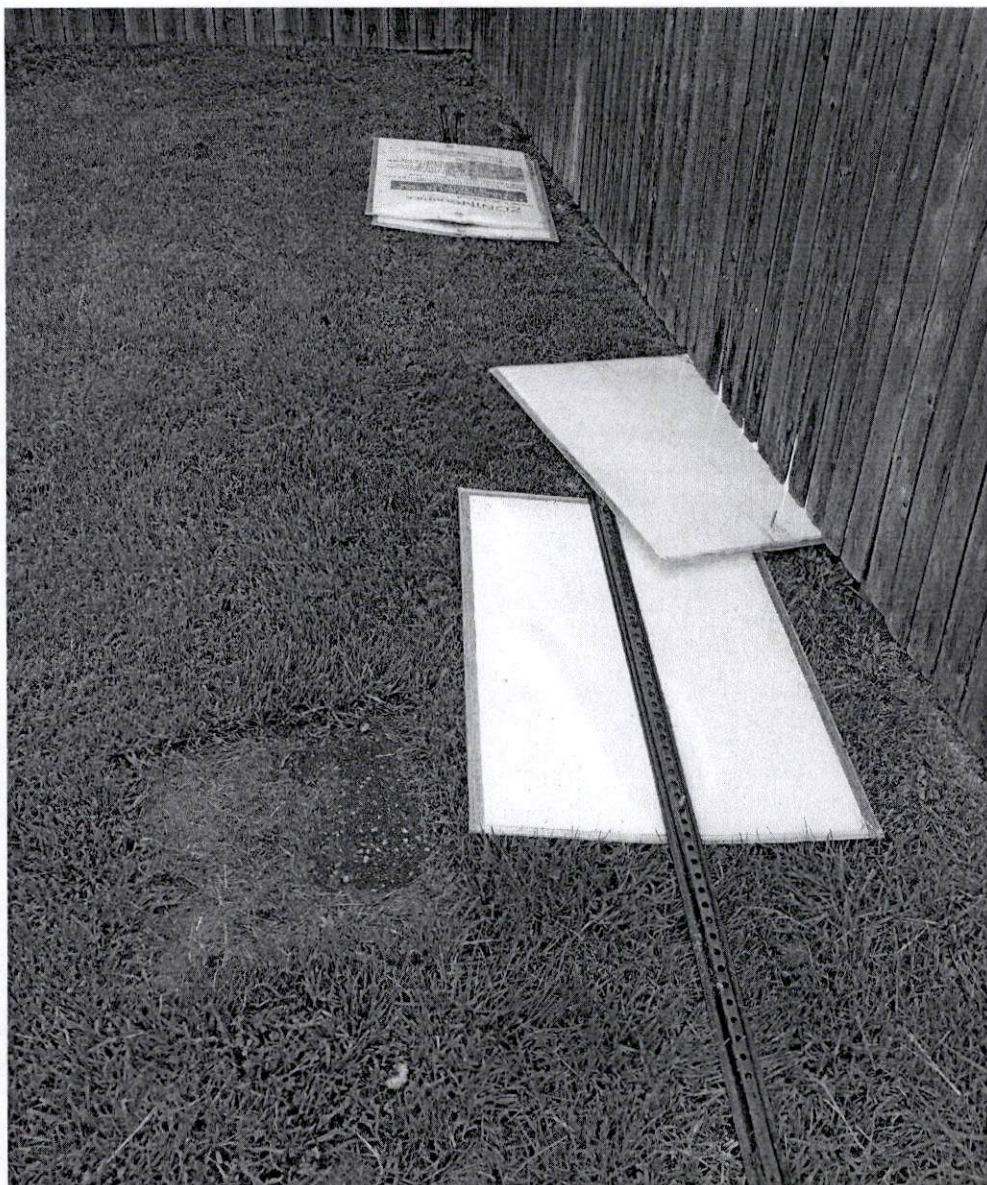
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

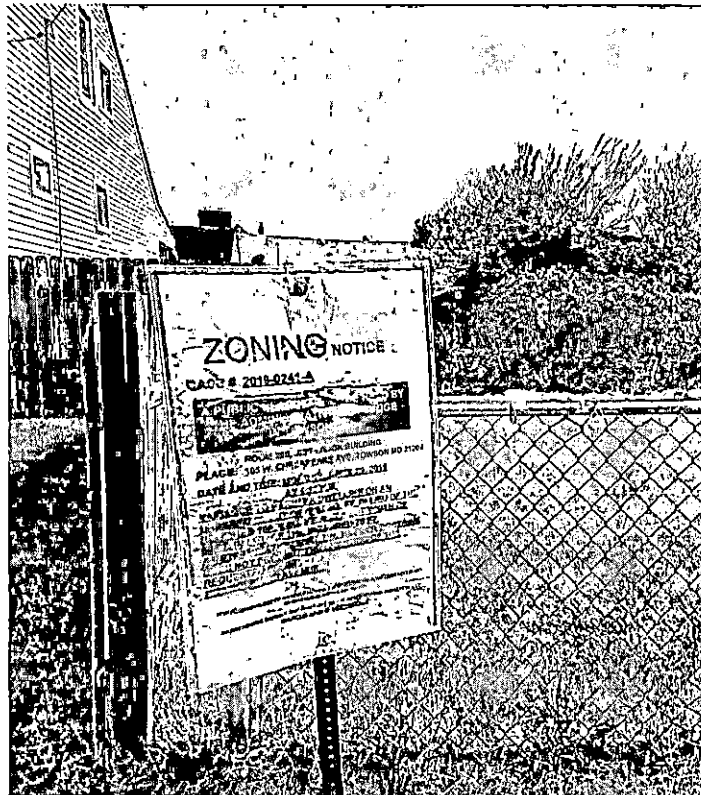
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

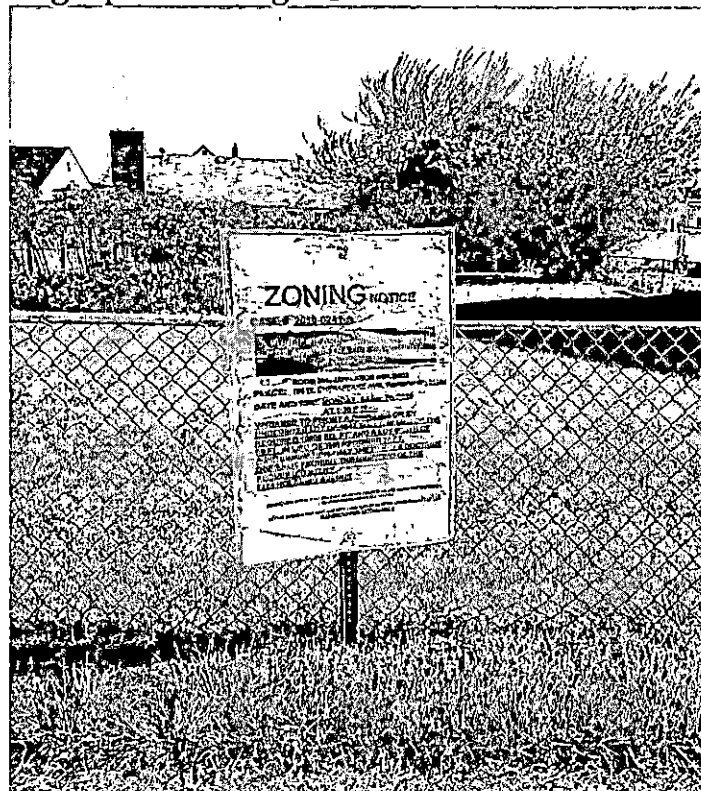
410 - 666 - 5366
(Telephone Number of Sign Poster)



THE SIGNS FOR **CASE # 2019-0241-A** WERE FOUND ON THE
GROUND @ 7222 HOLABIRD AVE. WHEN I RETURNED TO
RETURNED TO RE-PHOTOGRAPH SIGNS.
SIGNS WERE RE-POSTED 4/27/2019



Re-Photographed 1st Sign @ 7224 Holabird Ave. 4/27/2019



Re-Photographed 2nd Sign @ 7224 Holabird Ave. 4/27/2019

CASE # 2019-0241-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 5, 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: 2019-0241-A

7224 Holabird Avenue

North side of Holabird Avenue, east of Vesper Avenue

12th Election District – 7th Councilmanic District

Legal Owners: Delmaris, LLC, Nick DelPizzo

Contract Purchaser/Lessee: Mason Properties, Inc.

Variance to permit a dwelling on an undersized lot of 6842 sq. ft. in lieu of the required 10000 sq. ft. and a lot width of 60 ft. in lieu of the required 70 ft. A determination that the merger doctrine does not prohibit the granting of the requested relief.

Hearing: Monday, April 29, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Mike Mohler".

Mike Mohler
Director

MM:kl

C: Todd Heise, 3233 Eastern Avenue, Baltimore 21224
Nick Klosteridas, 7605 Turnbrook Road, Glen Burnie 21060
Ben Gary, 5409 East Drive, Arbutus 21227
Nick Delpizzo, 7222 Holabird Avenue, Dundalk 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 9, 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, April 9, 2019 - Issue

Please forward billing to:
Steve Carroll
Mason Properties
7605 Turnbrook Road
Glen Burnie, MD 21060

443-220-5496

NOTICE OF ZONING HEARING

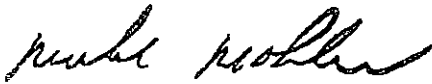
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0241-A

7224 Holabird Avenue
North side of Holabird Avenue, east of Vesper Avenue
12th Election District – 7th Councilmanic District
Legal Owners: Delmaris, LLC, Nick DelPizzo
Contract Purchaser/Lessee: Mason Properties, Inc.

Variance to permit a dwelling on an undersized lot of 6842 sq. ft. in lieu of the required 10000 sq. ft. and a lot width of 60 ft. in lieu of the required 70 ft. A determination that the merger doctrine does not prohibit the granting of the requested relief.

Hearing: Monday, April 29, 2019 at 1:30 p.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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
7224 Holabird Avenue; N/S Holabird Avenue *
80' E from c/line of Vesper Avenue * OF ADMINISTRATIVE
12th Election & 7th Councilmanic Districts *
Legal Owner(s): Delmaris LLC * HEARINGS FOR
Contract Purchaser(s): Mason Properties *
Petitioner(s) * BALTIMORE COUNTY
* 2019-241-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

MAR 08 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of March, 2019, a copy of the foregoing Entry of Appearance was mailed to Ben Gary, John Mellema Surveyors, 5409 East Drive, Arbutus, Maryland 21227 and Nicholas Delpizzo, Esquire, 7222 Holabird Avenue, Baltimore, Maryland 21222, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11727489
Case #: 2019-0241-A
Description:

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:

4/10/2019



Darlene Miller, Public Notice Coordinator
(Representative Signature)

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0241-A

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: 2019-0241-A

7224 Holabird Avenue

North side of Holabird Avenue, east of Yasper Avenue

12th Election District - 7th Councilmanic District

Legal Owners: Delmaris, LLC, Nick DePizzo

Contract Purchaser/Lessor: Mason Properties, Inc.

Variance to permit a dwelling on an undersized lot of 6842 sq. ft. in lieu of the required 10000 sq. ft. and a lot width of 60 ft. in lieu of the required 70 ft. A determination that the merger doctrine does not prohibit the granting of the requested relief.

Hearing: Monday, April 29, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Miko Mohler

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3863.

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

ap10

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/19/2019

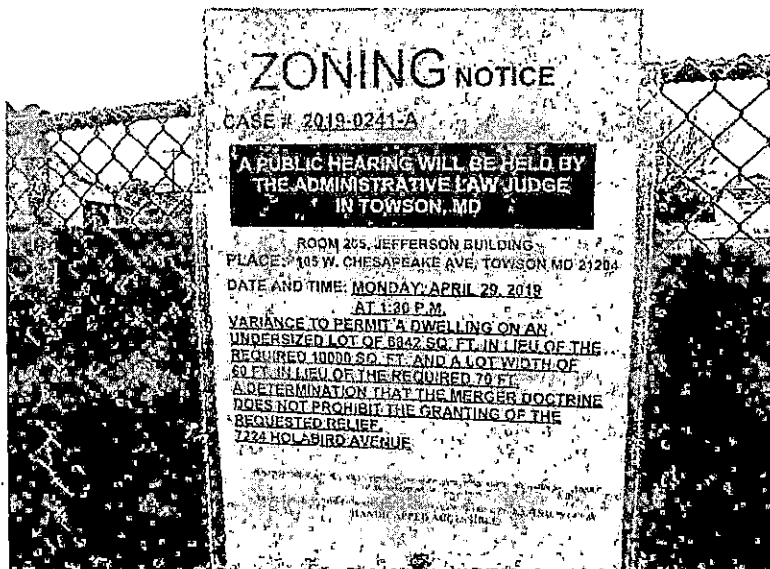
Case Number: 2019-0241-A

Petitioner / Developer: TODD HEISE ~ NICK KLOSTERIDAS

Date of Hearing: APRIL 29, 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:
7224 HOLABIRD AVENUE

The sign(s) were RE-POSTED on: APRIL 19, 2019



1ST SIGN RE-POSTED

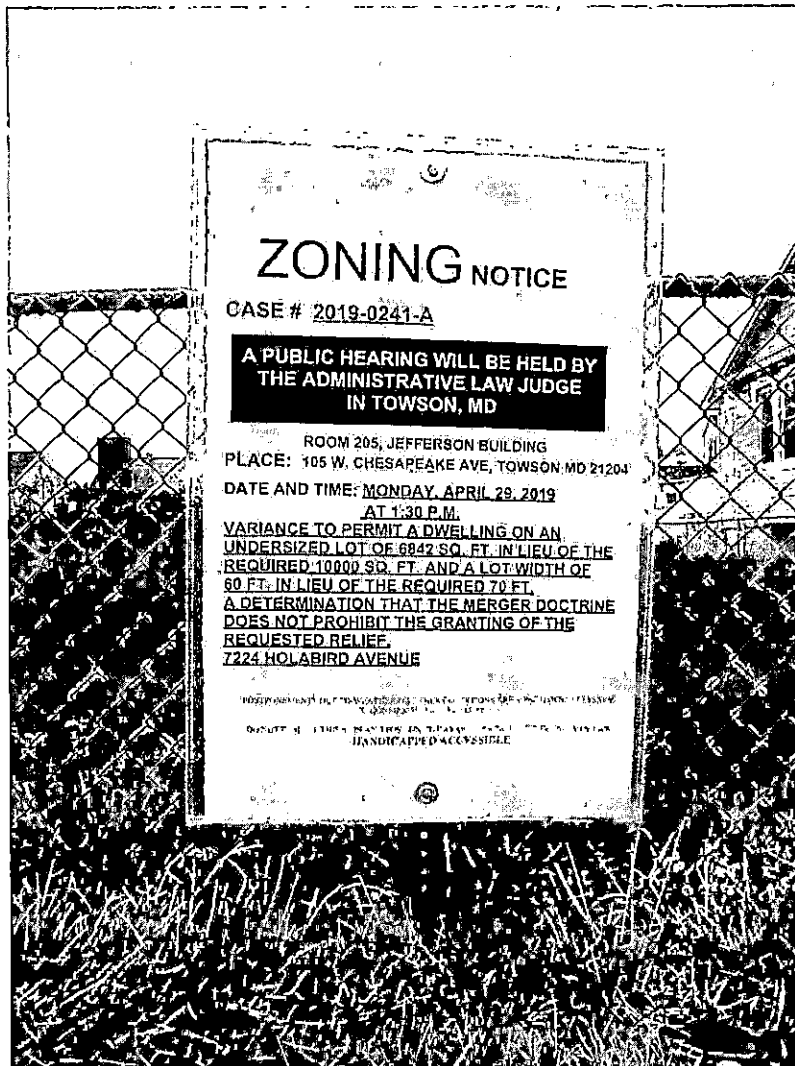
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



2nd SIGN RE-POSTED @ 7224 HOLABIRD AVE. 4/19/2019
CASE # 2019-0241-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/9/2019

Case Number: 2019-0241-A

Petitioner / Developer: TODD HEISE ~ NICK KLOSTERIDAS ~
BEN GARY ~ NICK DELPIZZO

Date of Hearing: APRIL 29, 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:
7224 HOLABIRD AVENUE

The sign(s) were posted on: **APRIL 9, 2019**

ZONING NOTICE

CASE # 2019-0241-A

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: MONDAY, APRIL 29, 2019
AT 1:30 P.M.

VARIANCE TO PERMIT A DWELLING ON AN
UNDERSIZED LOT OF 6842 SQ. FT. IN LIEU OF THE
REQUIRED 10000 SQ. FT. AND A LOT WIDTH OF 60
FT. IN LIEU OF THE REQUIRED 70 FT.
A DETERMINATION THAT THE MERGER DOCTRINE
DOES NOT PROHIBIT THE GRANTING OF THE
REQUESTED RELIEF.
7224 HOLABIRD AVENUE

POSTING THIS SIGN UP TO 72 HOURS BEFORE THE HEARING IS A REQUIREMENT. IF YOU ARE NOT PRESENT AT THE HEARING, YOU MAY BE CONSIDERED TO HAVE WAIVED YOUR RIGHTS. IF YOU ARE NOT PRESENT AT THE HEARING, YOU MAY BE CONSIDERED TO HAVE WAIVED YOUR RIGHTS. IF YOU ARE NOT PRESENT AT THE HEARING, YOU MAY BE CONSIDERED TO HAVE WAIVED YOUR RIGHTS.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

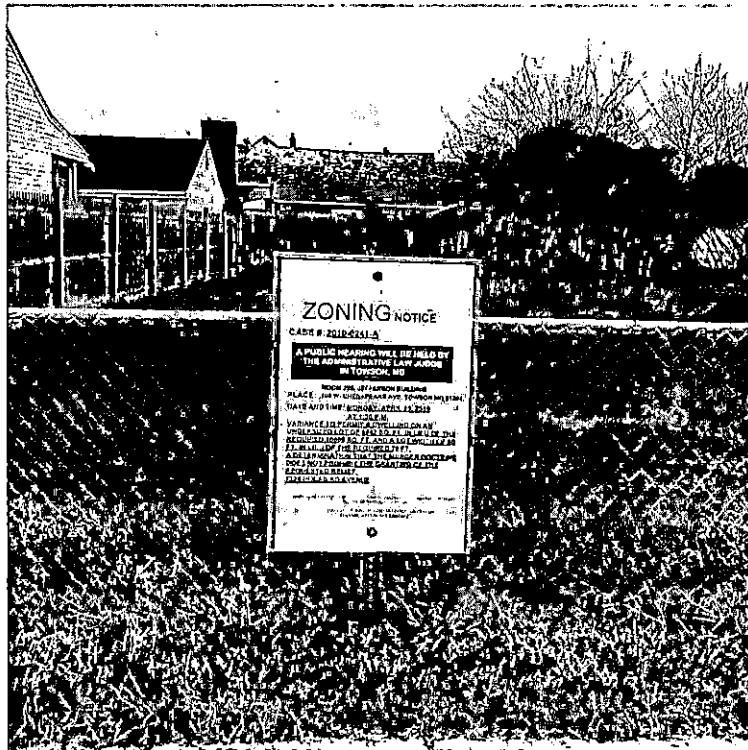
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

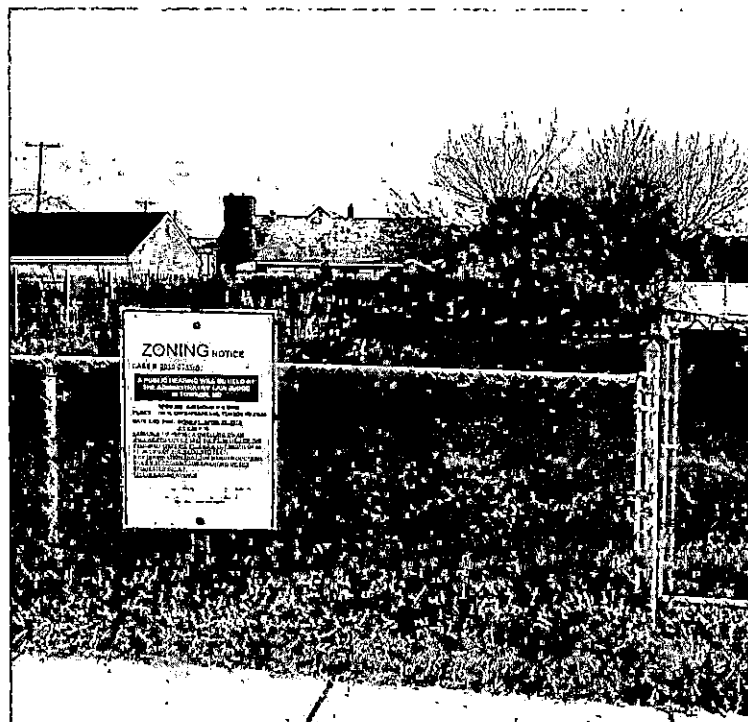
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background photo 1st sign @ 7224 Holabird Ave. 4/9/2019



Background photo 2nd sign @ 7224 Holabird Ave. 4/9/2019

CASE # 2019-0241-A

Kristen L Lewis

From: James T. Heise <jtheise@heiselegal.com>
Sent: Friday, April 05, 2019 10:00 AM
To: Kristen L Lewis
Cc: 'Nick Klosteridis'
Subject: Case 2019241A - 7224 Holabird Avenue

Dear Ms. Lewis:

Please accept this e-mail as the entry of appearance of the undersigned, James T. Heise and Heise & Heise, LLP, 3233 Eastern Avenue, Baltimore, MD 21224, T – 410-276-1983 for Case No. 2019241A. I am entering this appearance on behalf of Mason Properties, Inc. whose address is 7605 Turnbrook Road, Glen Burnie, MD 21060.

Thank you in advance for your anticipated assistance.

Todd Heise
Heise & Heise, LLP
3233 Eastern Avenue
Baltimore, MD 21224
T - 410-276-1983
F - 410-276-1986



Confidentiality Notice: This e-mail communication and any attachments may contain information that is privileged, confidential and exempt from disclosure under applicable law for the use of the designated recipients set forth above. If you are not the intended recipient, you are hereby notified that any reading, dissemination, disclosure, distribution or copying of this communication is unauthorized and strictly prohibited. If you have received this communication in error, please notify us immediately by telephone at (410) 276-1983 and delete it immediately from your computer. Thank you.

**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: 2019-0241-A

Property Address: 7224 Holabird Ave

Property Description: Lots 579, 580 & 581 "Kintzly Farms" PB 7/127 From 46
60' x 114' Lot on North side of Holabird, 60' East of Vesper Ave

Legal Owners (Petitioners): PELMARIS LLC (Nicholas Depizzo, member)

Contract Purchaser/Lessee: MASON Properties

PLEASE FORWARD ADVERTISING BILL TO:

Name: MASON Properties (STEVE CARROLL)

Company/Firm (if applicable): "

Address: 7605 Turn Brook Rd.
Glen Burnie MD 21060

Telephone Number: 443-220-5496

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

No. **177756**

Date: **2/22/19**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 2/22/2019 2/22/2019 10:44:30 1

REG-USD1 WALKIN LJR
 >>RECEIPT 834316 2/22/2019 OFLN

Dept 5 528 ZONING VERIFICATION

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount

001	806	0000		6150						150.00

Rec'd Tot \$ 150.00
 150.00 CK .00 CA
 Baltimore County, Maryland

Total: **150.00**

Rec From: **RAND GARY**

For: **2019-02-21-19 (7224 HOLABIRD AVE)**
2019-02-22-19 (7222 HOLABIRD AVE)
(PGL 0220)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 24, 2019

Nicholas Del Pizzo
7224 Holabird Ave
Baltimore MD 21222

RE: Case Number: 2019-0241-A, 7224 Holabird Ave

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 March 22, 2019. 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
Ben Gary 5409 East Dr. Arbutus MD 21227

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 3/7/19

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

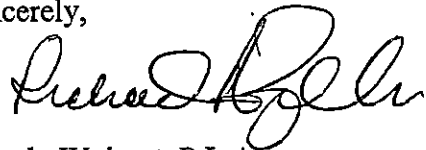
Dear Ms. Lewis:

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. 2019-0241-A

Variance.
Delmaris, LLC
7224 Holabird 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

4-29

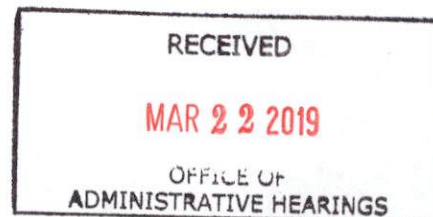
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 3/20/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-241



INFORMATION:

Property Address: 7224 Holabird Avenue
Petitioner: Nicholas Del Pizzo, Delmaris, LLC
Zoning: ROA
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a single family dwelling on a lot having a width of 60' and an area of 6842 sq. ft. in lieu of the required 70' and 10,000 sq. ft. respectively. Although a petition for special hearing was not filed, a request was made for a determination that the merger doctrine does not prohibit the granting of the required relief.

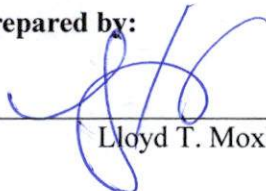
A site visit was conducted on March 12, 2019. The lot is unimproved.

The Department does not object to granting the petitioned zoning relief conditioned upon the following:

- Through the hearing process amend the site plan to show the required 2 off street parking spaces.
- The proposed dwelling must remain a principal residential structure for a period of at least 5 years or a special exception must be granted to convert to an office use before that time. The Department would not support such a petition for special exception on this undersized lot.

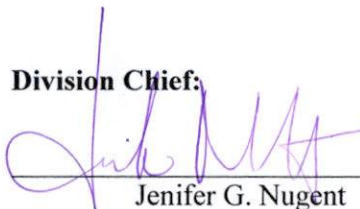
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Krystle Patchak
Ben Gary, John C. Mellema Sr., Inc.
Nicholas Del Pizzo
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: 3/20/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-241

INFORMATION:

Property Address: 7224 Holabird Avenue
Petitioner: Nicholas Del Pizzo, Delmaris, LLC
Zoning: ROA
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a single family dwelling on a lot having a width of 60' and an area of 6842 sq. ft. in lieu of the required 70' and 10,000 sq. ft. respectively. Although a petition for special hearing was not filed, a request was made for a determination that the merger doctrine does not prohibit the granting of the required relief.

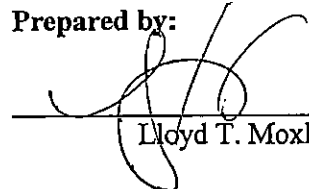
A site visit was conducted on March 12, 2019. The lot is unimproved.

The Department does not object to granting the petitioned zoning relief conditioned upon the following:

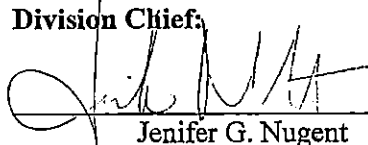
- Through the hearing process amend the site plan to show the required 2 off street parking spaces.
- The proposed dwelling must remain a principal residential structure for a period of at least 5 years or a special exception must be granted to convert to an office use before that time. The Department would not support such a petition for special exception on this undersized lot.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

JM/JGN/LTM/

c: Krystle Patchak
Ben Gary, John C. Mellema Sr., Inc.
Nicholas Del Pizzo
Office of the Administrative Hearings
People's Counsel for Baltimore County

4-29

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 19, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0241-A
Address 7224 Holibird Avenue
(Delmaris, LLC Property)

Zoning Advisory Committee Meeting of **March 11, 2019.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 18, 2019

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 11, 2019
Item No. 2019-0238-SPH, 0240-A, 0241-A, 0242-A, 0243-A, 0244-A, 0246-
SPH, 0247-A, 0248-A, 0249-A, 0250-SPH, 0251-A & 0252-A

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

*

*

*

*

*

VKD: cen
cc: file

John C. Mellema Surveyors
5409 East Drive , 21227
Phone # 410-247-7488
Fax# 410-247-2507
February 20,2019

**Zoning Property Description for
7224 Holabird Avenue
Baltimore MD 21222**

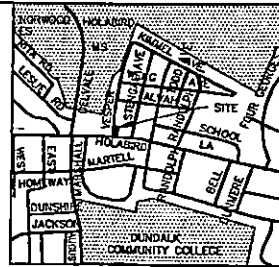
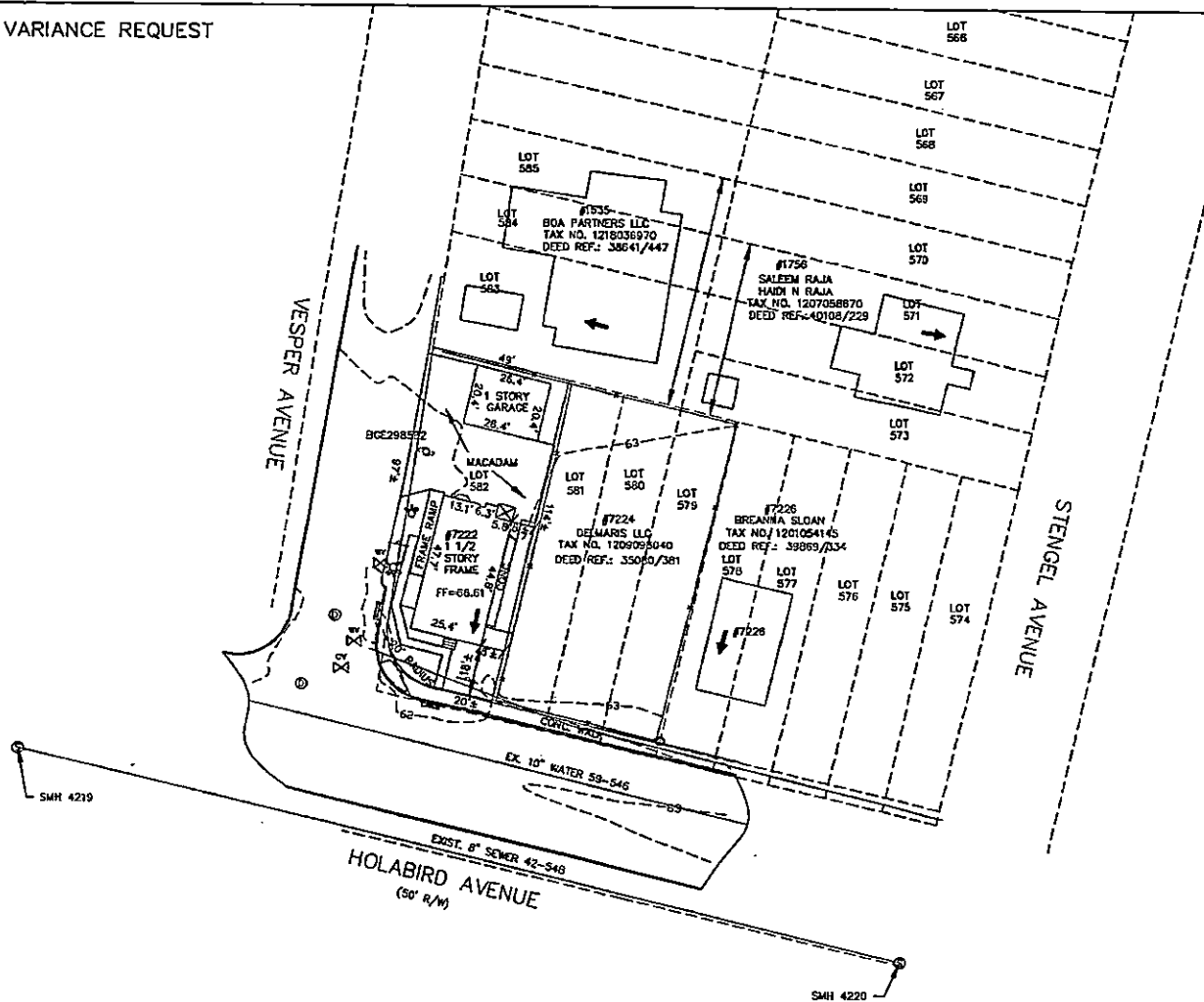
Beginning at a point on the North side of Holabird Avenue (50' wide) at a distance of 60.0 feet Easterly from the centerline of Vesper Avenue Drive (40' wide).

Being known and designated as Lots 579,580,581 as shown on a subdivision plat known as "Plat Of Kimberly Farms" which is recorded among the Land Records of Baltimore County in Plat book W P C liber 7 folio 127. Containing 6,842 square feet of land . Located in the 12th Election District and the 7th Councilmanic District.





PLAT TO ACCOMPANY VARIANCE REQUEST



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 7
ELECTION DISTRICT: 12
ZONING: R.O.A.
1"=200' SCALE MAP: 103B1

LOT SIZE: SQ. FT. 5009 SQ. FT.±

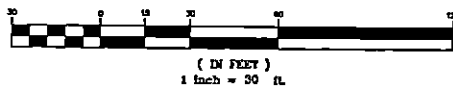
	YES	NO
PUBLIC SEWER	☒	☐
PUBLIC WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	☐	☒

SUBDIVISION NAME: PLAT OF KIMBERLY FARMS
P.B. 7 FOLIO 127

PRIOR ZONING HEARING: N/A
DEED REFERENCE: 29822/319

OWNER: DELMARIS LLC
#1432 BENJAMIN ST.
BALTIMORE, MD. 21230
TAX NO. 1209098020
PHONE NO. 410-288-5788
DATE: FEBRUARY, 2019
SCALE: 1"=30'

GRAPHIC SCALE



D.R.35 REGULATIONS
MINIMUM LOT AREA 10,000 SQ. FT.
MINIMUM LOT WIDTH 70'
MINIMUM FRONT YARD SETBACK 30'/AVERAGE
MINIMUM SIDE YARD SETBACK 10'
MINIMUM SIDE OF SIDE YARD 25'
MINIMUM REAR YARD SETBACK 30'

#7222 HOLABIRD AVENUE
LOT 582
KIMBERLY FARMS
BALTIMORE COUNTY, MARYLAND
TAX MAP 0103 GRID 10 PARCEL 461
SCALE: 1"=30' DATE: FEBRUARY, 2019

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507

Baltimore County - My Neighborhood



- Legend**
- House Numbers
 - ▨ Zoning History Cases
 - Zoning
 - Property
 - County Boundary

1:564

0 20 40 80 Feet

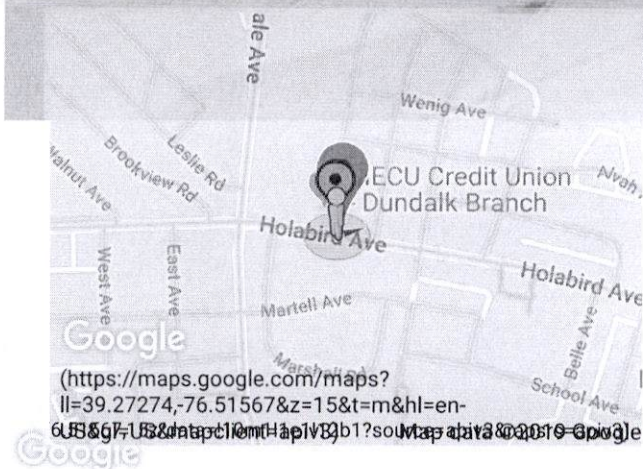
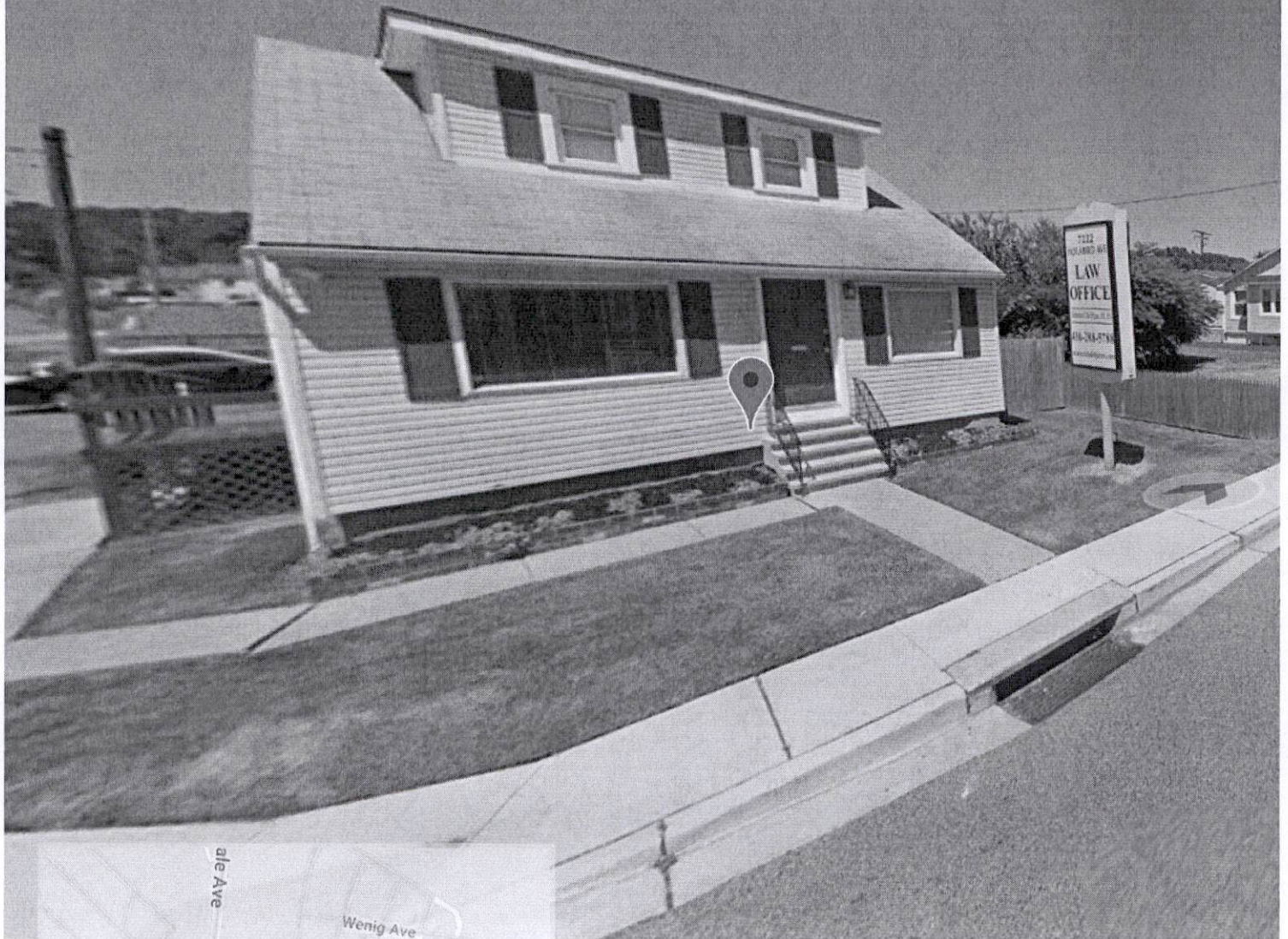
0 0.00425 0.0085 0.017 Miles

April 29, 2019

Sources: Esri, HERE, Garmin, Intermap, increment P, IGN, Kadaster NL, Ordnance Survey, OpenStreetMap contributors, and the GIS User Community

Home (/) About | 7253 Holabird Ave, Dundalk, Maryland

7222 Holabird



([https://maps.google.com/maps?](https://maps.google.com/maps?ll=39.27274,-76.51567&z=15&t=m&hl=en-US&gl=US&mapclient=api3&output=report&image_key=!1e2!2sYXJAcjCfMZYPJ45pKB8Q!2e0?source=apiv3)

[ll=39.27274,-76.51567&z=15&t=m&hl=en-](https://maps.google.com/maps?ll=39.27274,-76.51567&z=15&t=m&hl=en-US&gl=US&mapclient=api3&output=report&image_key=!1e2!2sYXJAcjCfMZYPJ45pKB8Q!2e0?source=apiv3)

[US&gl=US&mapclient=api3&output=report&image_key=!1e2!2sYXJAcjCfMZYPJ45pKB8Q!2e0?source=apiv3](https://maps.google.com/maps?ll=39.27274,-76.51567&z=15&t=m&hl=en-US&gl=US&mapclient=api3&output=report&image_key=!1e2!2sYXJAcjCfMZYPJ45pKB8Q!2e0?source=apiv3)

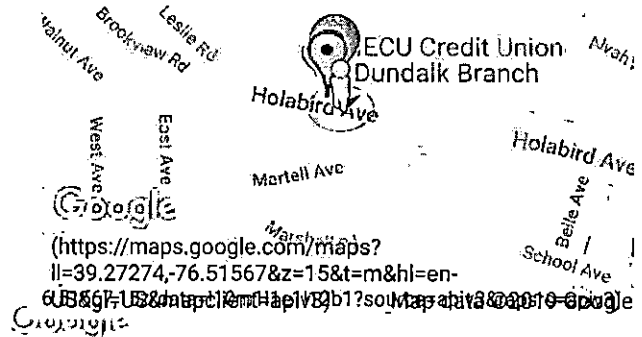
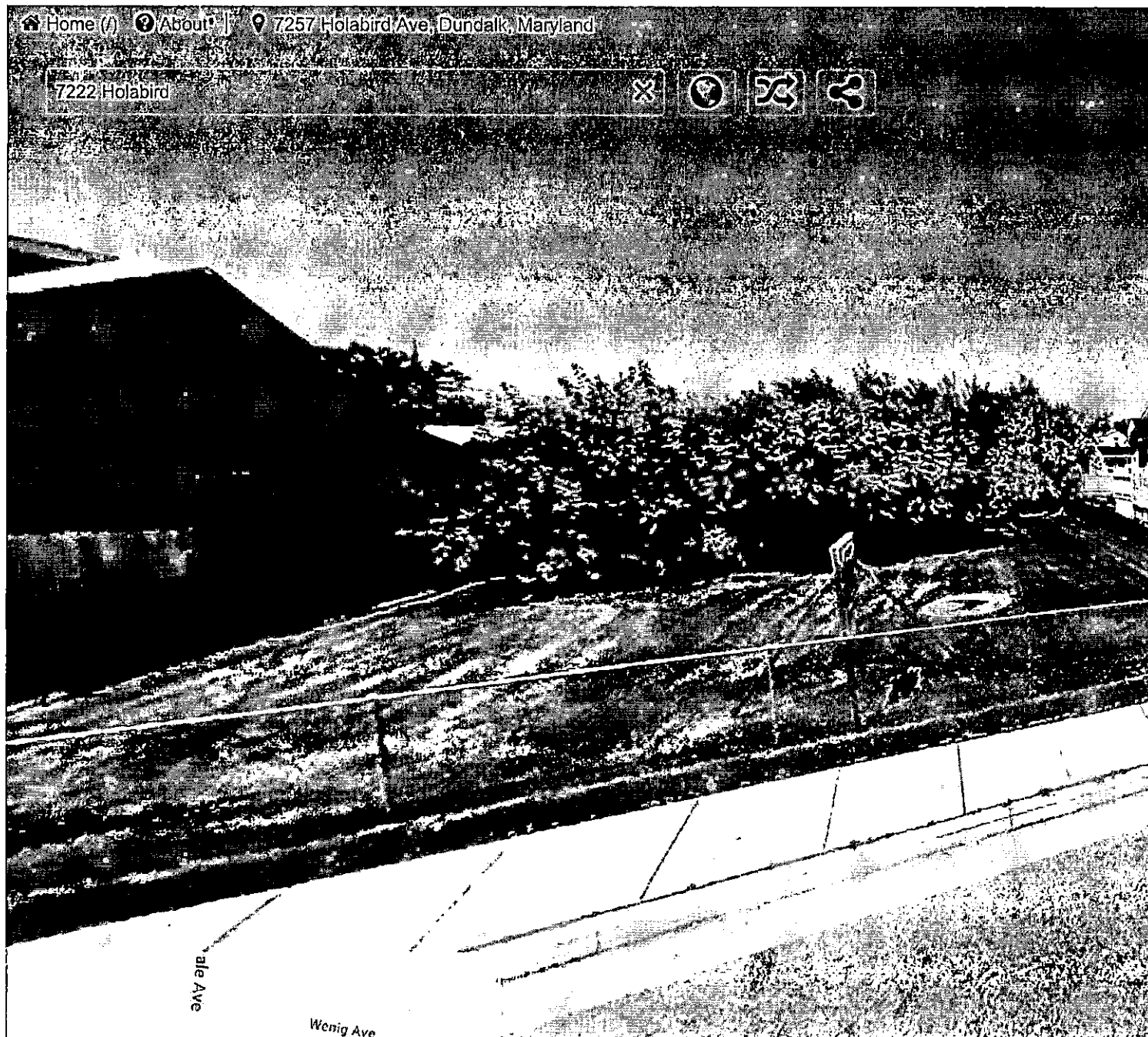
([https://maps.google.com/maps/@39.272597,-76.5157643,0a,112.6y,68.26h,83t/data=!3m4!1e1!3m2!1sYXJAcjCfMZYPJ45pKB8Q!2e0?](https://maps.google.com/maps/@39.272597,-76.5157643,0a,112.6y,68.26h,83t/data=!3m4!1e1!3m2!1sYXJAcjCfMZYPJ45pKB8Q!2e0?source=apiv3)

[source=apiv3](https://maps.google.com/maps/@39.272597,-76.5157643,0a,112.6y,68.26h,83t/data=!3m4!1e1!3m2!1sYXJAcjCfMZYPJ45pKB8Q!2e0?source=apiv3) (https://www.google.com/cbk?cb_client=apiv3&output=report&image_key=!1e2!2sYXJAcjCfMZYPJ45pKB8Q&cbp=1,68.264,,0,7.003&hl=en-US)

2018 Google Earth & 360° View - Enter Location For Earth

Enter Any Location. Get the MyEarthMap App. Get Earth & Satellite 360° Maps Now.
myearthmaps.net

PET-EX-2



(<https://maps.google.com/maps/@39.2725675,-76.5155240,112.6y,35.28h,82.73t/data=!3m4!1e1!3m2!1sblyM-fLCqg24gRgG-9-yOg!2e0?source=recap>) Problem (https://www.google.com/cbk?cb_client=apiv3&output=report&image_key=!1e2!2sblyM-fLCqg24gRgG-9-yOg&cbp=1,35.281,0,7.265&hl=en-US)

2018 Google Earth & 360° View - Enter Location For Earth

Enter Any Location. Get the MyEarthMap App. Get Earth & Satellite 360° Maps Now.
myearthmaps.net

CASE NAME 2019-241-A
CASE NUMBER _____
DATE April 29, 2019

NAME

CITY, STATE, ZIP

E - MAIL

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment3/18DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)N/C3/19DEPS
(if not received, date e-mail sent _____)N/C3/20FIRE DEPARTMENT
PLANNING
(if not received, date e-mail sent _____)NO Obj
w/ conditions3/7

STATE HIGHWAY ADMINISTRATION

NO Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

4/10/19SIGN POSTING (1st)

Date:

4/9/19

by

O'KeefeSIGN POSTING (2nd)

Date:

4/27/19

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

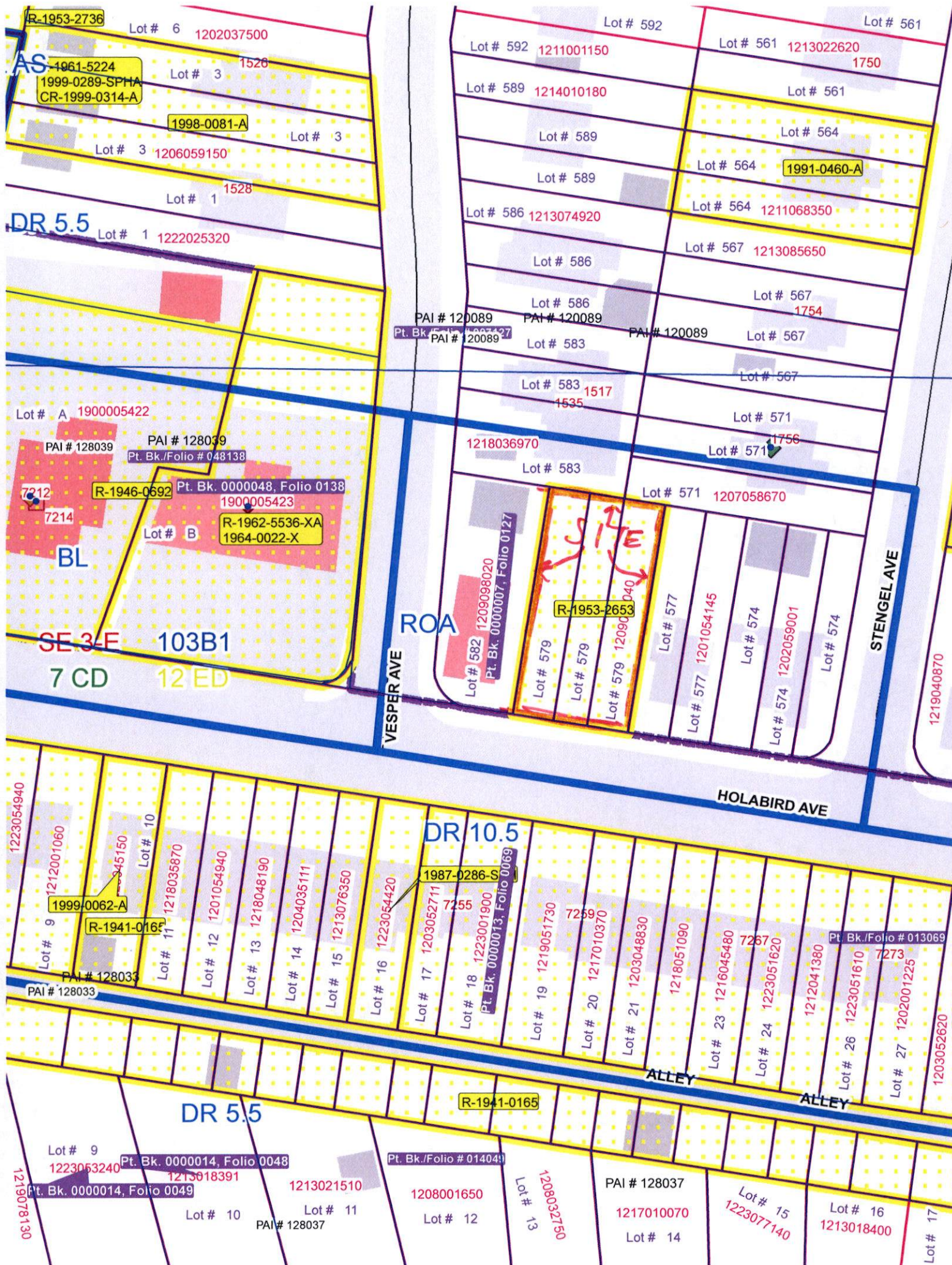
Search Result for BALTIMORE COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Account Identifier:				District - 12 Account Number - 1209098040							
Owner Information											
Owner Name:				DELMARIS LLC				Use:		COMMERCIAL	
Mailing Address:				7222 HOLABIRD AVE BALTIMORE MD 21222-				Principal Residence:		NO	
								Deed Reference:		/35080/ 00381	
Location & Structure Information											
Premises Address:				HOLABIRD AVE BALTIMORE MD 21222-				Legal Description:		LT 579,580,581	
										KIMBERLY FARMS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0103	0010	0461		0000			579	2019	Plat Ref:	0007/0127	
Special Tax Areas:				Town:				NONE			
				Ad Valorem:							
				Tax Class:							
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
						7,200 SF		06			
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation				
Value Information											
			Base Value	Value		Phase-in Assessments					
				As of		As of		As of			
				01/01/2019		07/01/2018		07/01/2019			
Land:			70,000	36,000							
Improvements			0	0							
Total:			70,000	36,000		70,000		36,000			
Preferential Land:			0					0			
Transfer Information											
Seller: REAGON TERRY				Date: 06/18/2014				Price: \$30,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /35080/ 00381				Deed2:			
Seller: CAVANAUGH PATRICK,CHARTERED				Date: 11/04/2005				Price: \$94,999			
Type: ARMS LENGTH VACANT				Deed1: /22852/ 00405				Deed2:			
Seller: OLIVER HERBERT C				Date: 07/18/1996				Price: \$30,000			
Type: ARMS LENGTH VACANT				Deed1: /11704/ 00475				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											

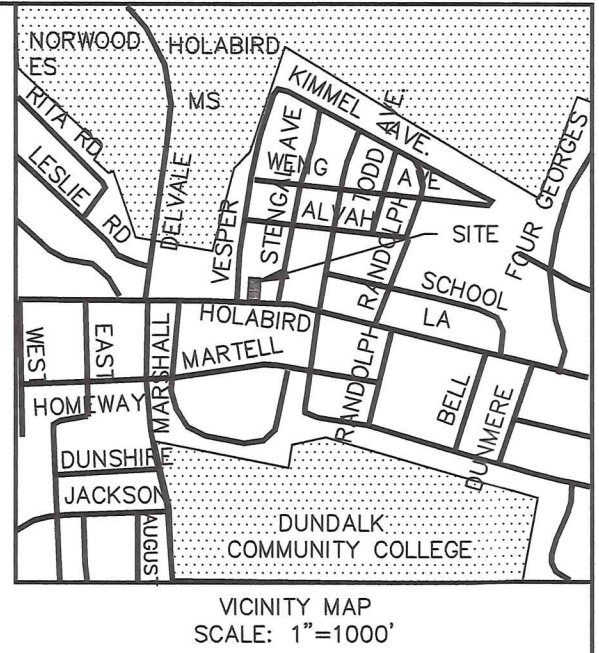
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:



PLAT TO ACCOMPANY VARIANCE REQUEST



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 7
ELECTION DISTRICT: 12
ZONING: R.O.A.
1"=200' SCALE MAP: 103B1

LOT SIZE: SQ. FT. 6842 SQ. FT.±

	YES	NO
PUBLIC SEWER	☒	☐
PUBLIC WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒

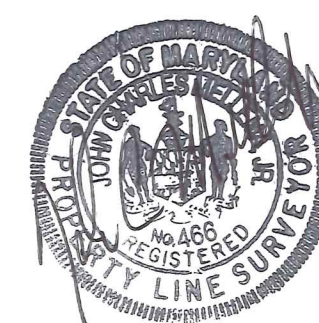
SUBDIVISION NAME: PLAT OF KIMBERLY FARMS
P.B. 7 FOLIO 127

PRIOR ZONING HEARING: R-1953-2653
DEED REFERENCE: 35080/381

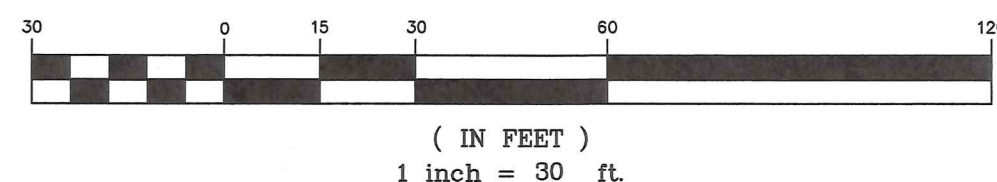
OWNER: DELMARIS LLC
#1432 BENJAMIN ST.
BALTIMORE, MD. 21230
TAX NO. 1209098040
PHONE NO. 410-288-5788
DATE: FEBRUARY, 2019
SCALE: 1"=30'

CONTRACT PURCHASER
MASON PROPERTIES
7605 TURNBROOK DR.
GLEN BURNIE MARYLAND 21060
PHONE: 443-463-2588

#7224 HOLABIRD AVENUE
LOT 579, 580 & 581
KIMBERLY FARMS
BALTIMORE COUNTY, MARYLAND
TAX MAP 0103 GRID 10 PARCEL 461
SCALE: 1"=30' DATE: FEBRUARY, 2019



GRAPHIC SCALE

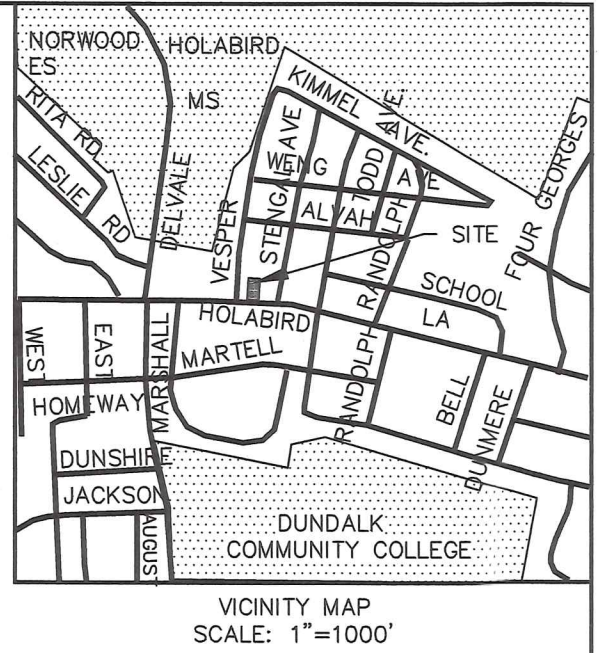


PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507

D.R.3.5 REGULATIONS
MINIMUM LOT AREA 10,000 SQ. FT.
MINIMUM LOT WIDTH 70'
MINIMUM FRONT YARD SETBACK 30'/AVERAGE
MINIMUM SIDE YARD SETBACK 10'
MINIMUM SUM OF SIDE YARD 25'
MINIMUM REAR YARD SETBACK 30'

2019-0241-A

PLAT TO ACCOMPANY VARIANCE REQUEST



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 7
ELECTION DISTRICT: 12
ZONING: R.O.A.
1"=200' SCALE MAP: 103B1

LOT SIZE: SQ. FT. 6842 SQ. FT.±

	YES	NO
PUBLIC SEWER	☒	☐
PUBLIC WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒

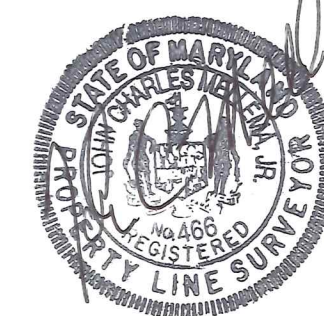
SUBDIVISION NAME: PLAT OF KIMBERLY FARMS
P.B. 7 FOLIO 127

PRIOR ZONING HEARING: R-1953-2653
DEED REFERENCE: 35080/381

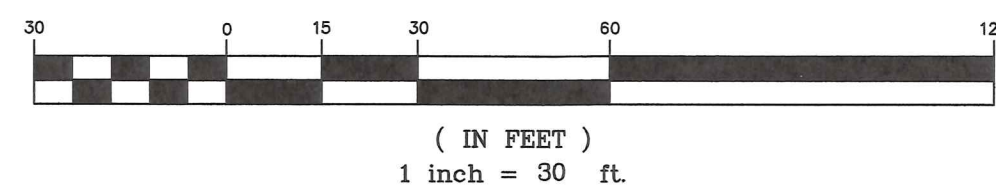
OWNER: DELMARIS LLC
#1432 BENJAMIN ST.
BALTIMORE, MD. 21230
TAX NO. 1209098040
PHONE NO. 410-288-5788
DATE: FEBRUARY, 2019
SCALE: 1"=30'

CONTRACT PURCHASER
MASON PROPERTIES
7605 TURNBROOK DR.
GLEN BURNIE MARYLAND 21060
PHONE: 443-463-2588

#7224 HOLABIRD AVENUE
LOT 579, 580 & 581
KIMBERLY FARMS
BALTIMORE COUNTY, MARYLAND
TAX MAP 0103 GRID 10 PARCEL 461
SCALE: 1"=30' DATE: FEBRUARY, 2019



GRAPHIC SCALE



D.R.3.5 REGULATIONS
MINIMUM LOT AREA 10,000 SQ. FT.
MINIMUM LOT WIDTH 70'
MINIMUM FRONT YARD SETBACK 30'/AVERAGE
MINIMUM SIDE YARD SETBACK 10'
MINIMUM SUM OF SIDE YARD 25'
MINIMUM REAR YARD SETBACK 30'

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507

Pet. Ex. 1