

M E M O R A N D U M

DATE: July 5, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0244-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 1, 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
(Lots 241 & 242 Patuxent Avenue)
15th Election District
7th Council District
Estate of Charles & Barbara Lowe
Legal Owner
Dino Cimino
Contract Purchaser
Petitioners

*
*
*
*
*

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0244-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by the Estate of Charles & Barbara Lowe (Pamela Stern, Personal Representative), legal owner, and Dino Cimino, contract purchaser of the subject property (“Petitioners”). The Petitioners are requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”): (1) to permit a minimum lot area of 5,000 sq. ft. in lieu of the required minimum 6,000 sq. ft.; (2) to permit a minimum lot width of 50 ft. in lieu of the required minimum 55 ft.; and (3) to permit a minimum side yard setback of 6 ft. in lieu of the required minimum 10 ft. A site plan was marked as Petitioners’ Exhibit 1.

Dino Cimino appeared in support of the petition. One neighbor attended the hearing to obtain additional information regarding the requests. 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”). The DOP opposed the request.

The subject property is 5,000 square feet in size and is zoned DR 5.5. The unimproved property is located in the Chesaco Park community, the plat for which was recorded long before adoption of the BCZR. Petitioners propose to construct a dwelling on the lots but require zoning

ORDER RECEIVED FOR FILING

Date

5/31/19

By

Sen

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).

I do not believe the subject property is unique in a zoning sense. Indeed, the lots are the same size and shape as the hundreds of others shown on the plat. As such I do not believe Petitioner has satisfied the requirements for variance relief. Maryland cases indicate variances are to be granted “sparingly” since it is “an authorization for [that] ...which is prohibited by a zoning ordinance.”

Cromwell, 102 Md. App. at 699.

Even so, and as discussed at the hearing, 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). As such, Section 304 would permit a single-family dwelling to be constructed on a 5000 sq. ft., 50 ft. wide lot, provided all other area regulations are satisfied.

In opposing the variance request the DOP opined the proposed dwelling would be incompatible with the community, which primarily features homes on lots 75 or 100 feet wide. Petitioners testified many homes in the neighborhood are in fact situated on 50 ft. wide lots, and in support of this contention they submitted a map with such properties highlighted. *See* Pet. Ex.

ORDER RECEIVED FOR FILING

Date 5/31/19

By Sen

2. Having reviewed that exhibit, which shows 18 or 19 dwellings in the immediate vicinity constructed on 50 ft. lots, I do not believe the proposed dwelling would be incompatible with the community. Stated otherwise, I believe construction of a dwelling on the subject property would be "appropriate" pursuant to BCZR Section 304.4.

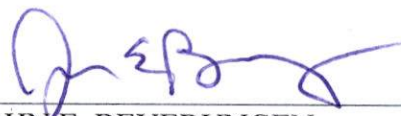
THEREFORE, IT IS ORDERED, this 31st day of **May, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"): (1) to permit a minimum lot area of 5,000 sq. ft. in lieu of the required minimum 6,000 sq. ft.; (2) to permit a minimum lot width of 50 ft. in lieu of the required minimum 55 ft.; and (3) to permit a minimum side yard setback of 6 ft. in lieu of the required minimum 10 ft., be and is hereby DENIED.

IT IS FURTHER ORDERED that Petitioners are entitled pursuant to BCZR Section 304 to construct on the subject property (*i.e.*, a 5,000 sq. ft. lot which is 50 ft. wide) a single-family dwelling, provided all setback and height requirements are satisfied.

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 permit(s) Petitioners must comply with Critical Area regulations.

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



JOHNE. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB: sln

ORDER RECEIVED FOR FILING

Date

5/31/19

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: LOT 141 & 142 CHESACO PARK which is presently zoned DR 5.5
 Deed References: L04334, F0584 10 Digit Tax Account # 1512591391
 Property Owner(s) Printed Name(s): ESTATE OF CHARLES A. LOWE & BARBARA J. LOWE

(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)

(SEE ATTACHED)

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)

(SEE ATTACHED)

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:

DINO CIMINO

Name- Type or Print

Dino Ciminio

Signature 8704 WINANDS ROAD

RANDALLSTOWN MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

21133

410-499-9387

dcimino@gmail.com

Attorney for Petitioner:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

THE ESTATE OF BARBARA JEAN LOWE
PAMELA STERN

Name #1 - Type or Print

Name #2 - Type or Print

X Pamela Stern

Personal Representative

Signature #1

Signature #2

32696 HASTINGS DR. LAUREL DELAWARE

Mailing Address

City

State

Zip Code

Telephone #

Email Address

19956

410-299-2815

pstern18@comcast.net

Representative to be contacted:

CHARLES R CROCKEN

Name- Type or Print

Signature

902 LEE AVE. SYKESVILLE MD.

Mailing Address

City

State

Zip Code

Telephone #

Email Address

21784

410-549-2708

ccrocken@comcast.net

CASE NUMBER

2019-0244-A

Filing Date

2/25/2019

Do Not Schedule Dates:

Reviewer

JNP

CHARLES R. CROCKEN & ASSOCIATES, INC.

Civil Engineering & Land Planning

902 Lee Avenue

Sykesville, MD 21784

Tel. 410-549-2708

crcengr2@comcast.net

VARIANCE REQUEST ATTACHMENT

1. A variance is requested from the Baltimore County Zoning Regulations SEC.1B302.3C.1 to permit a minimum lot area of 5,000 sq. ft. in lieu of the required minimum 6,000 sq. ft.
2. A variance is requested from the Baltimore County Zoning Regulations SEC.1B302.3C.1 to permit a minimum lot width of 50.0 ft. in lieu of the required minimum 55.0 ft.
3. A variance is requested from the Baltimore County Zoning Regulations SEC.1B302.3C.1 to permit a minimum 6.0 ft. side yard in lieu of the required minimum 10.0 ft.

VARIANCE JUSTIFICATION:

The subject property is unique and different from adjoining properties in the surrounding area in that it consists of two 25 ft. lots totaling 5,000 sq. ft. and does not meet minimum zoning requirements and as such a single family dwelling cannot be constructed upon the property. Whereas the remaining properties in the area consist of three or more 25 ft. lots totaling 7,500 sq. ft. and meet minimum zoning requirements for construction of a single family dwelling and have been developed.

Strict compliance to the regulations would create severe difficulty and result in unreasonable hardship, by preventing construction of a dwelling upon the subject.

Due to the inability to meet minimum lot size, lot width and desirable side yard requirements construction of a dwelling on the subject property would be prohibited.

The difficulties associated with the subject property are unique to the property. Unlike the remaining properties in the area, which consist of more than each of the recorded lots in Chesaco Park the subject property consists of only two 25' wide lots.

The subdivision, Chesaco Park, was recorded prior to the current zoning regulations resulting in the current difficulty and hardship and is not the result of any actions by the current owner or purchaser.

Construction of a single family detached dwelling is a permitted use in the DR-5.5 district however, strict compliance to the zoning regulations would prevent use of the property as the property does not minimum standards.

2019-0244-A

The variances requested are the minimum required to provide relief from the zoning regulations and permit construction on the property. Granting the variances would not create an injustice on the part of Baltimore County to the property owner or owners of properties located in the district.

Granting the relief requested is internal to the subject property, it will not have a negative impact upon the spirit of the ordinance nor will it have a detrimental impact upon the general public safety and welfare.



Prepared by;

Charles R. Crocken P.E.
Md Reg. 7803
Exp. Date 4/22/2019

2019-02 44-A

CHARLES R. CROCKEN & ASSOCIATES, INC.

Civil Engineering & Land Planning
902 Lee Avenue Sykesville, MD 21784
Tel. 410-549-2708 Fax 410-549-9063

LOTS 141 & 142 CHESACO PARK
ESTATEE OF CHARLES AND BARBARA LOWE

PERSONEL REPRESENTATIVE OF THE ESTATE:

NAME: PAMELA STERN
ADDRESS: 32696 HASTINGS DRIVE
LAUREL, DELAWARE 19956
TELEPHONE: (410) 299-2815
EMAIL: PSTERN18@COMCAST.NET

2019-0244-A



STATE OF MARYLAND
LETTERS OF ADMINISTRATION
OF A SMALL ESTATE

Estate No. 199597

I certify that administration of the Estate of

BARBARA JEAN LOWE

was granted on the 24th day of JULY, 2018

to PAMELA MARIE STERN

as personal representative(s) and the appointment is in effect

this 24th day of JULY, 2018

☒ Will probated JULY 24, 2018
(date)

☐ Intestate estate

☐ Unprobated Will - Probate Not Required

Grace G. Connolly

GRACE G. CONNOLLY

Register of Wills for

BALTIMORE COUNTY

VALID ONLY IF SEALED WITH THE SEAL OF THE COURT OR THE REGISTER

RW1107

ROWNET
11/2009

2019-0244-A

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 5/29/2019

Case Number: 2019-0244-A

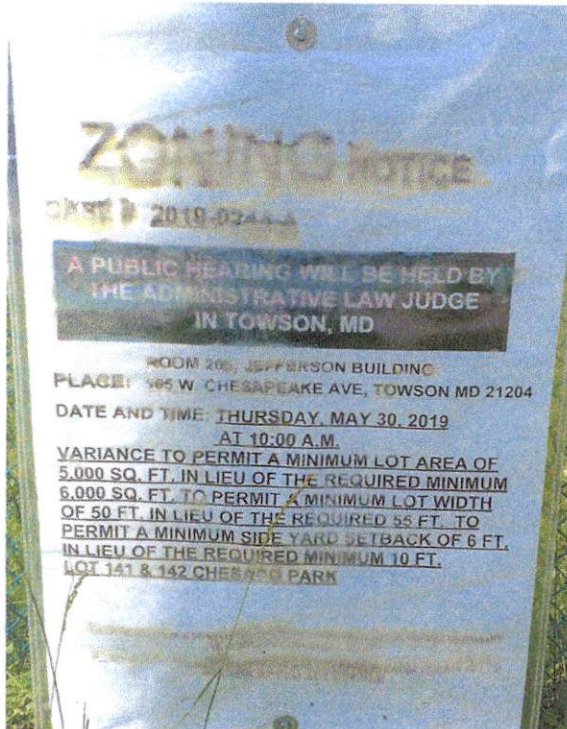
Petitioner / Developer: DINO CIMINO ~ PAMELA STERN ~
CHARLES CROCIREN

Date of Hearing: MAY 30, 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:
LOT 141 & 142 CHESACO PARK – SOUTHWEST SIDE OF PATUXENT
AVENUE, 120 FT. NORTHWEST OF POPLAR AVENUE

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

The sign(s) were re-photographed on: MAY 29, 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)



1st Sign Re-Photographed @ Lot 141 & 142 Chesaco Park -5/29/2019



2nd Sign Re-photographed @ Lot 141 & 142 Chesaco Park -5/29/2019

CASE # 2019-0244-A

NOTE: DINO CIMINO EXAMINED SIGNS ON SITE & DISCOVERED THAT ALTHOUGH SIGNS ARE ON CORRECT PROPERTY THE LOT NUMBERS SHOULD BE LOT 241 & 242 ON THE NOTICE OF ZONING HEARING.

The Daily Record

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

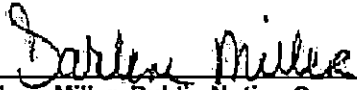
PUBLISHER'S AFFIDAVIT

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:

5/10/2019

Order #: 11737725
Case #: 2019-0244-A
Description:

NOTICE OF ZONING HEARING -CASE NUMBER: 2019-0244-A



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: 2019-0244-A

Lot 141 & 142 Chesaco Park

Southwest side of Patuxent Avenue, 120 ft. northwest of Polar Avenue.

16th Election District - 7th Councilmanic District

Legal Owners: The Estate of Barbara Jean Lowe

Contract Purchaser/Lessee: Dino Cimino

Variance to permit a minimum lot area of 5,000 sq. ft. in lieu of the required minimum 6,000 sq. ft. To permit a minimum lot width of 50 ft. in lieu of the required minimum 55 ft. To permit a minimum side yard setback of 6 ft. in lieu of the required minimum 10 ft.

Hearing: Thursday, May 30, 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 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.

ny 10

Debra Wiley

2019-0244-A

JB 5/30
10 AM

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Thursday, May 30, 2019 12:12 AM
To: Administrative Hearings
Subject: Chesaco Park Cert.
Attachments: Chesaco Park Cert..jpeg; Chesaco Park Photos.docx

CAUTION: This message from luckylinda1954@yahoo.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Debbie,

I have attached the 2nd Certification for Lot 141 & 142 Chesaco Park & Background Photos. **Please see my NOTE at the end of page with Background Photos. The County typed the Notice of Zoning Hearing with wrong Lot Numbers. The Signs are on the correct property Lots 241 & 242.**

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

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 5/29/2019

Case Number: 2019-0244-A

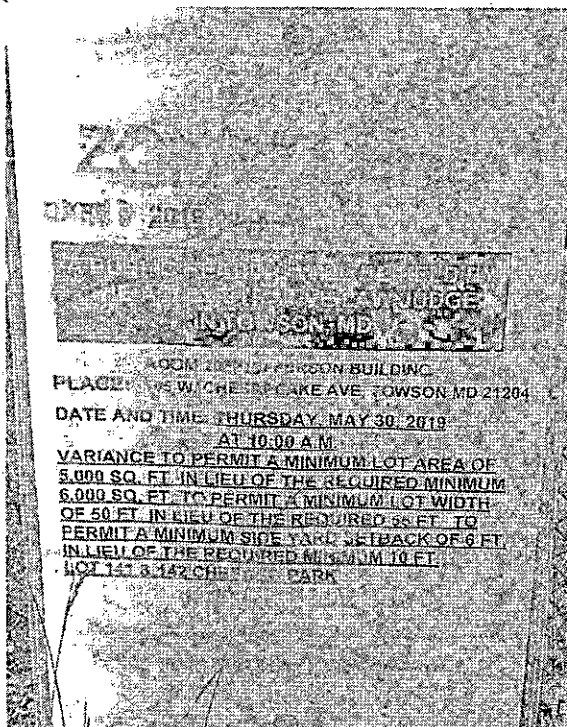
Petitioner / Developer: DINO CIMINO ~ PAMELA STERN ~
CHARLES CROCIREN

Date of Hearing: MAY 30, 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:
LOT 141 & 142 CHESACO PARK – SOUTHWEST SIDE OF PATUXENT
AVENUE, 120 FT. NORTHWEST OF POPLAR AVENUE

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

The sign(s) were re-photographed on: MAY 29, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

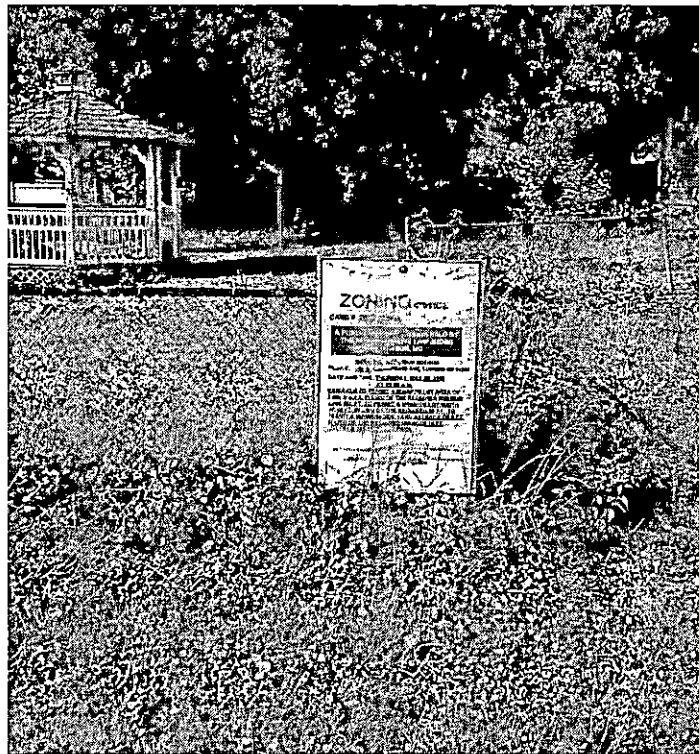
523 Penny Lane
(Street Address of Sign Poster)

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

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



1st Sign Re-Photographed @ Lot 141 & 142 Chesaco Park -5/29/2019



2nd Sign Re-photographed @ Lot 141 & 142 Chesaco Park -5/29/2019

CASE # 2019-0244-A

**NOTE: DINO CIMINO EXAMINED SIGNS ON SITE & DISCOVERED THAT
ALTHOUGH SIGNS ARE ON CORRECT PROPERTY THE LOT NUMBERS SHOULD
BE LOT 242 & 242 ON THE NOTICE OF ZONING HEARING.**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/9/2019

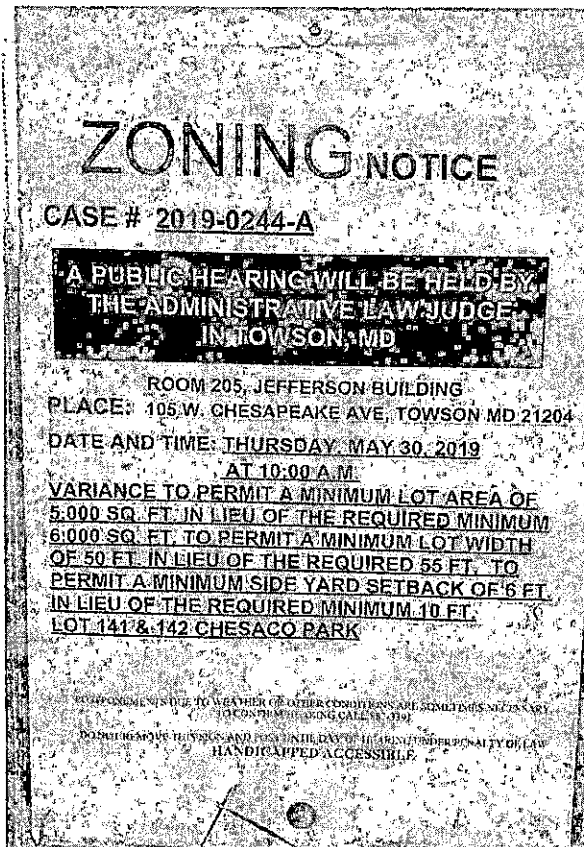
Case Number: 2019-0244-A

Petitioner / Developer: DINO CIMINO ~ PAMELA STERN ~
CHARLES CROCIREN

Date of Hearing: MAY 30, 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:
LOT 141 & 142 CHESACO PARK

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



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

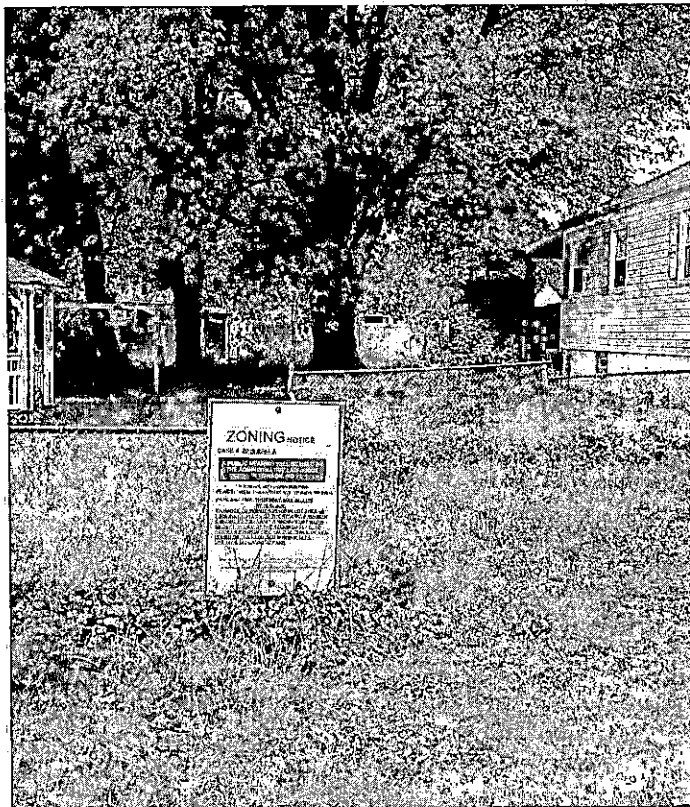
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign posted 5/9/2019



Background Photo 2nd Sign posted 5/9/2019

Lot 131 & 142 Chesaco Park

CASE # 2019-0244-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 26, 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: 2019-0244-A

Lot 141 & 142 Chesaco Park

Southwest side of Patuxent Avenue, 120 ft. northwest of Polar Avenue

15th Election District – 7th Councilmanic District

Legal Owners: The Estate of Barbara Jean Lowe

Contract Purchaser/Lessee: Dino Cimino

Variance to permit a minimum lot area of 5,000 sq. ft. in lieu of the required minimum 6,000 sq. ft. To permit a minimum lot width of 50 ft. in lieu of the required minimum 55 ft. To permit a minimum side yard setback of 6 ft. in lieu of the required minimum 10 ft.

Hearing: Thursday, May 30, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Mike Mohler".

Mike Mohler
Director

MM:kl

C: Dino Cimino, 8704 Winands Road, Randallstown 21133
Pamela Stern, 32696 Hastings Drive, Laurel Delaware 19956
Charles Crociren, 902 Lee Avenue, Sykesville 21784

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 10, 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
Friday, May 10, 2019 - Issue

Please forward billing to:

Dino Cimino
8704 Winands Road
Randallstown, MD 21133

410-499-9387

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: 2019-0244-A

Lot 141 & 142 Chesaco Park

Southwest side of Patuxent Avenue, 120 ft. northwest of Polar Avenue

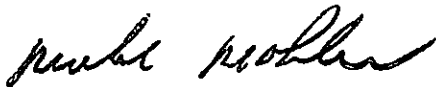
15th Election District – 7th Councilmanic District

Legal Owners: The Estate of Barbara Jean Lowe

Contract Purchaser/Lessee: Dino Cimino

Variance to permit a minimum lot area of 5,000 sq. ft. in lieu of the required minimum 6,000 sq. ft. To permit a minimum lot width of 50 ft. in lieu of the required minimum 55 ft. To permit a minimum side yard setback of 6 ft. in lieu of the required minimum 10 ft.

Hearing: Thursday, May 30, 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.

TO: THE DAILY RECORD
Tuesday, April 16 2019 - Issue

Please forward billing to:

Dino Cimino
8704 Winands Road
Randallstown, MD 21133

410-499-9387

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: 2019-0244-A

Lot 141 & 142 Chesaco Park

Southwest side of Patuxent Avenue, 120 ft. northwest of Polar Avenue

15th Election District – 7th Councilmanic District

Legal Owners: The Estate of Barbara Jean Lowe

Contract Purchaser/Lessee: Dino Cimino

Variance to permit a minimum lot area of 5,000 sq. ft. in lieu of the required minimum 6,000 sq. ft. To permit a minimum lot width of 50 ft. in lieu of the required minimum 55 ft. To permit a minimum side yard setback of 6 ft. in lieu of the required minimum 10 ft.

Hearing: Monday, May 6, 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.

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

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:

4/16/2019

Order #: 11728098
Case #: 2019-0244-A
Description:

NOTICE OF ZONING HEARING -CASE NUMBER: 2019-0244-A



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: 2019-0244-A

Lot 141 & 142 Chesaco Park

Southwest side of Patuxent Avenue, 120 ft. northwest of Polar Avenue

15th Election District - 7th Councilmanic District

Legal Owners: The Estate of Barbara Jean Lowe

Contract Purchaser/Lessee: Dino Cimino

Variance to permit a minimum lot area of 5,000 sq. ft. in lieu of the required minimum 6,000 sq. ft. To permit a minimum lot width of 50 ft. in lieu of the required minimum 55 ft. To permit a minimum side yard setback of 6 ft. in lieu of the required minimum 10 ft.

Hearing: Monday, May 6, 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 ACCOMMODATIONS, 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.

ap16

$$10^{-1} \leq \frac{1}{\lambda} \leq 10^2$$

2347 035 200 0000

10-11-79

1. The first part of the document is a list of references. The references are as follows:

- 1. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 2. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 3. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 4. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 5. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 6. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 7. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 8. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 9. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 10. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.

[illegible]



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 8, 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: 2019-0244-A

Lot 141 & 142 Chesaco Park
Southwest side of Patuxent Avenue, 120 ft. northwest of Polar Avenue
15th Election District – 7th Councilmanic District
Legal Owners: The Estate of Barbara Jean Lowe
Contract Purchaser/Lessee: Dino Cimino

Variance to permit a minimum lot area of 5,000 sq. ft. in lieu of the required minimum 6,000 sq. ft. To permit a minimum lot width of 50 ft. in lieu of the required minimum 55 ft. To permit a minimum side yard setback of 6 ft. in lieu of the required minimum 10 ft.

Hearing: Monday, May 6, 2019 at 10:00 a.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: Dino Cimino, 8704 Winands Road, Randallstown 21133
Pamela Stern, 32696 Hastings Drive, Laurel Delaware 19956
Charles Crociren, 902 Lee Avenue, Sykesville 21784

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 16, 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.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
Lot 141 & 142 Chesaco Park; SW/S of		
Patuxent Avenue, 120' NW of Polar Avenue	*	OF ADMINISTRATIVE
15 th Election & 7 th Councilmanic Districts		
Legal Owner: Estate of Charles & Barbara Lowe*		HEARINGS FOR
Contract Purchaser(s): Dino Cimino		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2019-244-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.

RECEIVED

MAR 08 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of March, 2019, a copy of the foregoing Entry of Appearance was mailed to Charles Crocken, 902 Lee Avenue, Sykesville, Maryland 21784, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0244-A
Property Address: LOT # 141 and 142 Patuxent Avenue
Chesaco Park
Property Description: South west of Patuxent Ave, and 120 FT NW
of Poplar Ave
Legal Owners (Petitioners): ESTATE of BARBARA JEAN LOWE (Pamela Stern, Per. Rep)
Contract Purchaser/Lessee: Dino Cimino

PLEASE FORWARD ADVERTISING BILL TO:

Name: DINO CIMINO
Company/Firm (if applicable): —
Address: 8704 WINANDS RD.
RANDALLSTOWN, MD. 21133
Telephone Number: 410-499-9387

CHARLES R. CROCKEN & ASSOCIATES, INC.

Civil Engineering & Land Planning

902 Lee Avenue

Sykesville, MD 21784

Tel. 410-549-2708

crcengr2@comcast.net

ZONING PROPERTY DESCRIPTION LOTS 241 AND 242 CHESACO PARK

Beginning at a point on the south side of Patuxent Avenue which is forty feet wide at a distance of 120 feet west of the centerline of Poplar Avenue which is forty feet wide. Being Lots No. 241 and No. 242, Plat "D" in the subdivision of Chesaco Park as recorded in Baltimore County Plat Book 0006, Folio 0164, containing 5,000 total square feet or 0.1148 acres of land. Located in the 15th. Election District and 7th Council District.

2019-0244-A

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

No. **180788**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 2/25/2019 2/25/2019 14:22:19 1

Date: **2/25/2019**

REG. NSOL WALKIN LTR
 >>RECEIPT 1834596 2/25/2019 OFLN

Rev Sub
 Source/ Rev/

Dept 5 528 ZONING VERIFICATION

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount 180788

Amount 180788

001	806	0000		6150						75.00
										75.00

Rec'd Tot 75.00

75.00 CK .00 CA

Baltimore County, Maryland

Total: 75.00

Rec From: **D. Baker** **Dino Cimino**

For: **Variance - Lots 141 & 142 Patuxent Ave**
2019-0244-A (Estate of Barbara Jean Lowe)

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

May 1, 2019

Pamela Stern
32696 Hastings Dr
Laurel Delaware 19956

RE: Case Number: 2019-0244-A, Lot 141 & 142 Chesaco Park

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 February 25, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Charles R Crocra 902 Lee Ave Sykesville MD 21784
Dino Cimino 8704 Winands Road Randallstown MD 21133

5-6

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: April 24, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0244-A
Address Lot 141 & 142 Chesaco Park
(Lowe Property)

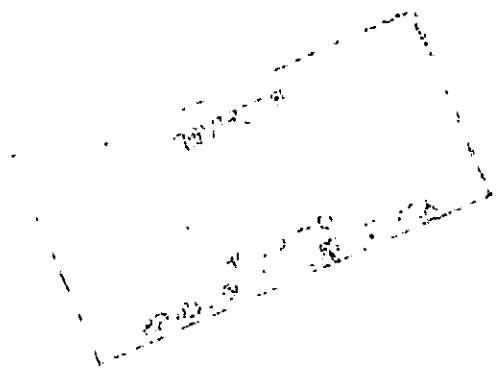
Zoning Advisory Committee Meeting of **March 11, 2019.**

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 requirements. If a lot area of 5,000 square feet is allowed, it must be noted that total Critical Area lot coverage will be limited to a maximum of 1,750 square feet with mitigation for the amount over 25%. In addition, the 15% forest requirement requires a minimum of 2 trees on the property. If the proposed development can meet the lot coverage requirements and all forest requirements, water quality impacts can be minimized. Lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). Plans will need to show all existing and proposed lot coverage and trees.

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



2.

This property is non-waterfront and is not located within any Critical Area buffers. Provided that all Critical Area requirements are met, water quality impacts can be minimized and fish, wildlife, and plant habitat can be conserved.

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 applicant's proposal can be consistent with this goal, and the relief requested will be consistent with established land-use policies provided that the applicants can meet the requirements stated above.

Reviewer: Paul Dennis

56

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 3/27/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-244



INFORMATION:

Property Address: Patuxent Avenue, Lots 141, 142
Petitioner: Pamela A. Stern
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a single family dwelling on a lot having a minimum lot area of 5000 square feet, a lot width of 50' with a 6' side yard in lieu of the required 6000 square feet, 55' and 10' respectfully.

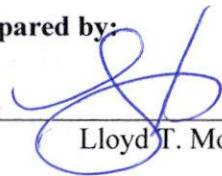
A site visit was conducted on 3/14/2019. The subject site is a vacant save for a small pavilion and swing set.

The Department does not support granting the petitioned zoning relief.

The proposal is incongruent with the established pattern of development in the community which features single family dwellings situated on three or four 25' wide lots. The Department recommends the petitioners explore other development processes that may adjust the established lots lines to achieve the minimum lot width and area.

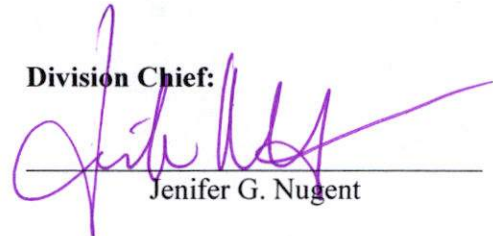
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Laurie Hay
Charles R. Crocken, P.E.
Office of the Administrative Hearings
People's Counsel for Baltimore County

1971

1972

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

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

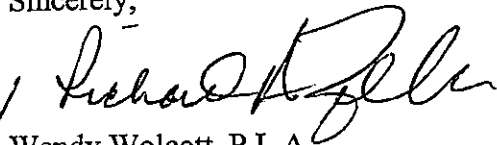
Dear Ms. Lewis:

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. 2019-0244-A

*Varianco
Estate of Charles A. Lowe & Barbara J. Lane
Lot 241 & 242 Chesaco Park*

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 NAME

DATE _____

5-30-2019

2019-244-A

2019-244-A

E - MAIL

dcim1409@gmail.com

PLEASE PRINT CLEARLY

CASE NAME

2019-244-A

CASE NUMBER

DATE

5-30-2019

CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

Tom Horseyman

8116 Locust Ave.

Rosedale Md. 21237

TKhorseyman@hotmail.com

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 _____)No Comment4/24DEPS
(if not received, date e-mail sent _____)Comment4/9FIRE DEPARTMENT
PLANNING
(if not received, date e-mail sent _____)Objected
Comment3/7

STATE HIGHWAY ADMINISTRATION

No
objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 5/10/19SIGN POSTING (1st) Date: 5/9/19by O'KeefeSIGN POSTING (2nd) Date: 5-29-19by 18 11PEOPLE'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 - 15 Account Number - 1512591391							
Owner Information										
Owner Name:			LOWE CHARLES A JR LOWE BARBARA J				Use:		RESIDENTIAL	
							Principal Residence:		NO	
Mailing Address:			UNIT B 16 BROOK FARM CT PERRY HALL MD 21128-9048				Deed Reference:		/04334/ 00584	
Location & Structure Information										
Premises Address:			PATUXENT AVE 0-0000				Legal Description:		LT 241,242 CHESACO PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	D
0096	0006	0177		0000			241	2018	Plat Ref:	0006/0164
Special Tax Areas:					Town:			NONE		
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
						5,000 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation			
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2018		As of 07/01/2018		As of 07/01/2019	
Land:			39,000		39,000					
Improvements			0		0					
Total:			39,000		39,000		39,000		39,000	
Preferential Land:			0						0	
Transfer Information										
Seller:				Date:			Price:			
Type:				Deed1:			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										

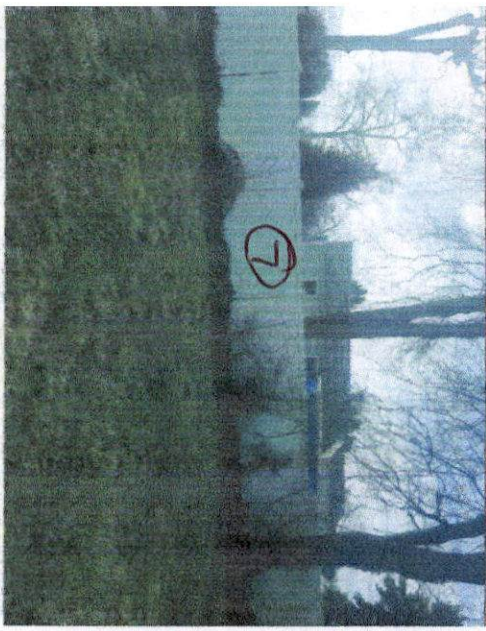
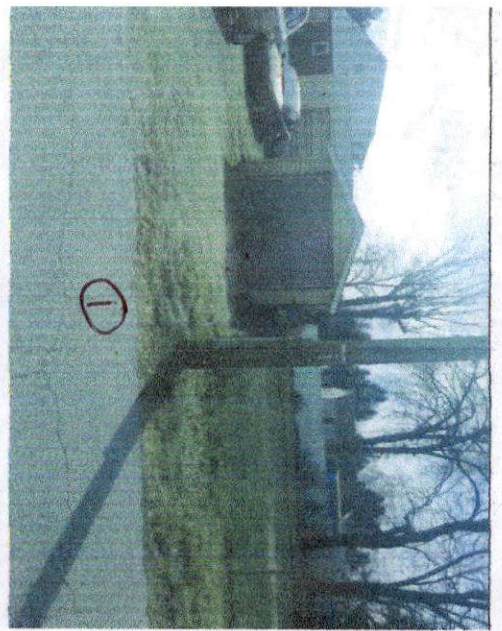
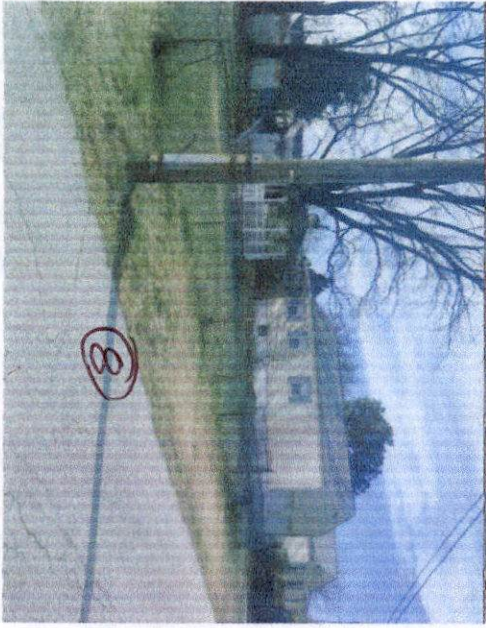
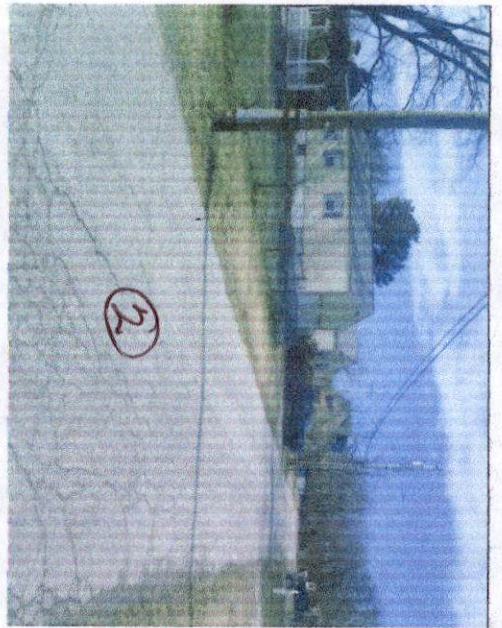
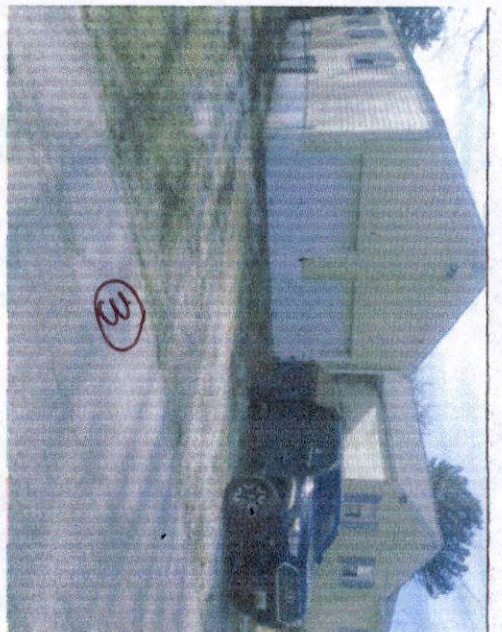
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

LOTS 241 & 242 CHESAPEAKE PARK
CASE # 2019-0244-A

Pet. 4



CHESACO PARK

LOTS 141 & 142 CASE # 2019-0244-A

PHOTOS OF PROPERTY & ADJACENTS.

PHOTO #1 PROPERTY AT EAST SIDE OF LOTS 141 & 142.
EXISTING SHED 2' (±) OFF R

PHOTO #2 LOOKING EAST TOWARDS LOCUST AVE
EX. FENCE ALONG R/W OF RD = R

PHOTO #3 PROPERTY AT WEST SIDE OF LOTS 141 & 142.

PHOTO #4 LOTS 141 & 142 CHAIN LINK FENCE AT RD.
WHITE FENCE @ REAR R, NOTE GAZEBO

PHOTO #5 EAST CORNER OF 141 & 142 (POWER POLE ±)
NO CURB & GUTTER ALONG RD.

PHOTO #6 WEST SIDE OF 141 & 142 TREES TO
REAR OF PROPERTY.

PHOTO #7 REAR OF LOTS 141 & 142 WHITE FENCE

PHOTO #8 SIMILAR TO #5

PHOTO #9 SIMILAR TO #6

NOTE THERE IS NO FENCE ALONG WEST SIDE R



**CHARLES R. CROCKEN
& ASSOCIATES, INC.**

Civil Engineering and Land Planning
902 Lee Avenue Sykesville, MD 21784
Tel. 410-549-2708 Fax. 410-549-9063

PET 2

(18) PROPERTIES SHOWN IN PINK WHICH
CONSIST OF 2 OR FEWER LOTS IN
THE NEIGHBORHOOD OF LOT 241.

COPY OF MAP RECEIVED FROM
BARTO CO. ZONING OFFICE BY GRC.
COTT PROPERTIES CONSISTING OF
2 OR FEWER 25' WIDE LOTS.
GRC 5/16/19

Baltimore County - My Neighborhood



Legend

House Numbers

Zoning History Cases

Zoning

Property

County Boundary

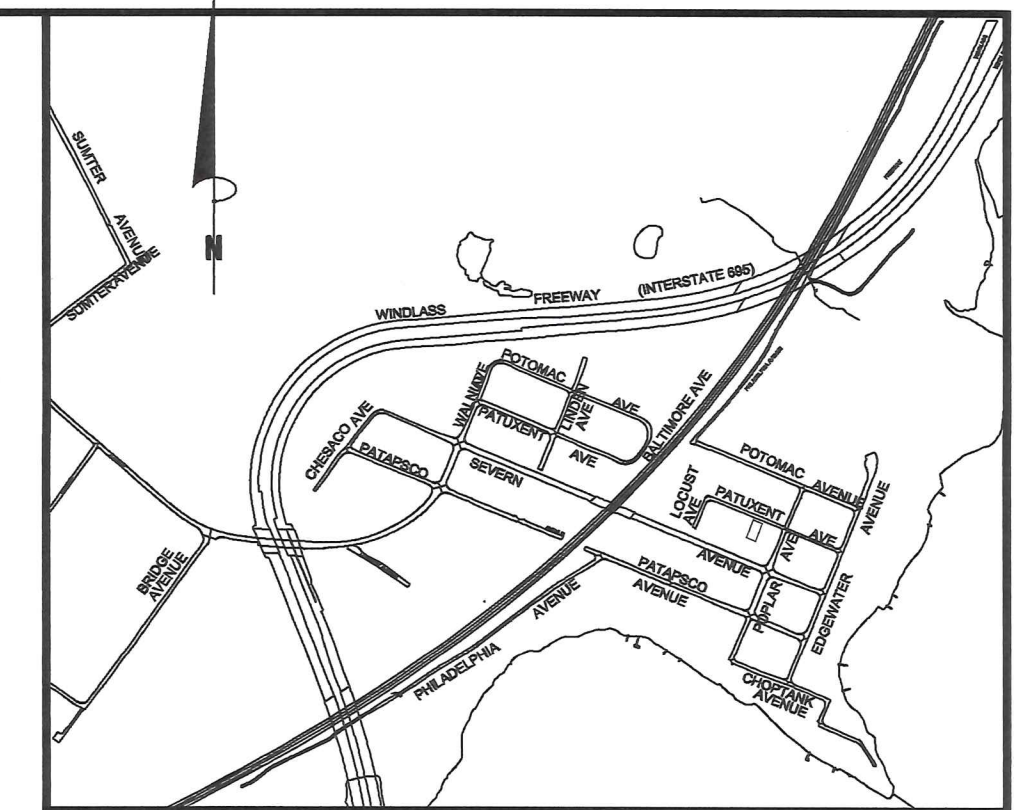
1:1,128

0 45 90 180 Feet
0 0.0075 0.015 0.03 Miles

December 18, 2018

PET 3





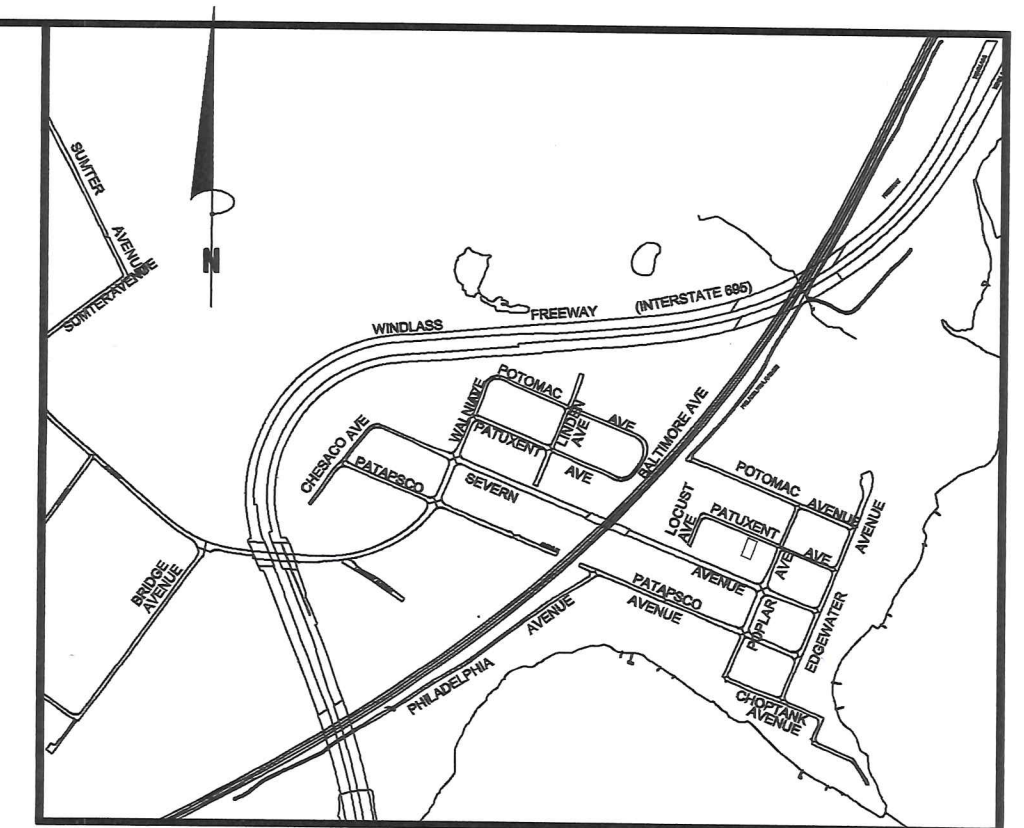
SCALE: 1"=1000'

DATE	REVISION
PLAN TO ACCOMPANY ZONING VARIANCE LOTS #241 & 242 CHESACO PARK PLATBOOK 06, PAGE 164 DEED REFERENCE: LIBER 4334, FOLIO 584 TAX MAP # 96, BLK. 06, PARCEL #177 2ND ELECTION DISTRICT TAX ACCT. # 0218100172 SOUTH SIDE OF PATUXENT AVE. BALTIMORE COUNTY, MARYLAND	
2-22-2019 DATE  Charles R. Crocken EXP. DATE 4-22-19	Prepared by: CHARLES R. CROCKEN AND ASSOCIATES, INC. Civil Engineering - Land Planning 902 LEE AVE, SYKESVILLE, MD 21784 Tel. (410) 549-2708 Fax. (410) 549-9063 TAX MAP 96, GRID 06, PARCEL 177 PROJECT NO.: DESIGNED BY: C.R.C. DATE: JAN. 2019 DRAWN BY: C.H.C. SCALE: 1" = 20' DRAWING NO. 1 OF 1

1. A VARIANCE IS REQUESTED FROM BALTIMORE COUNTY ZONING REGULATIONS SEC.1B302.3C TO PERMIT A MINIMUM LOT AREA OF 5,000 SQ-FT. IN LIEU OF THE REQUIRED 6,000 SQ-FT.
2. A VARIANCE IS REQUESTED FROM BALTIMORE COUNTY ZONING REGULATIONS SEC.1B302.3C.1 TO PERMIT A MINIMUM LOT WIDTH OF 50.0 FT IN LIEU OF THE REQUIRED 55.0 FT
3. A VARIANCE IS REQUESTED FROM BALTIMORE COUNTY ZONING REGULATIONS SEC.1B302.3C.1 TO PERMIT A MINIMUM 6.0 FT SIDE YARD IN LIEU OF THE REQUIRED 10 FT.

PETS. No. 1

2019-0244-A



SCALE: 1"=1000'

DATE	REVISION								
PLAN TO ACCOMPANY ZONING VARIANCE LOTS #241 & 242 CHESACO PARK PLATBOOK 06, PAGE 164 DEED REFERENCE: LIBER 4334, FOLIO 584 TAX MAP # 96, BLK. 06, PARCEL #177 2ND ELECTION DISTRICT TAX ACCT. # 0218100172 SOUTH SIDE OF PATUXENT AVE. BALTIMORE COUNTY, MARYLAND									
<u>2-22-2019</u> DATE  <i>Charles R. Crocken</i> EXP. DATE 4-22-19	Prepared by: CHARLES R. CROCKEN AND ASSOCIATES, INC. Civil Engineering - Land Planning 902 LEE AVE. SYKESVILLE, MD 21784 Tel. (410) 549-2708 Fax. (410) 549-9063 <table border="1"> <tr> <td>TAX MAP 96, GRID 06, PARCEL 177</td> <td>PROJECT NO.:</td> </tr> <tr> <td>DESIGNED BY: C.R.C.</td> <td>DATE: JAN. 2019</td> </tr> <tr> <td>DRAWN BY: C.H.C.</td> <td>SCALE: 1" = 20'</td> </tr> <tr> <td colspan="2">DRAWING NO. 1 OF 1</td> </tr> </table>	TAX MAP 96, GRID 06, PARCEL 177	PROJECT NO.:	DESIGNED BY: C.R.C.	DATE: JAN. 2019	DRAWN BY: C.H.C.	SCALE: 1" = 20'	DRAWING NO. 1 OF 1	
TAX MAP 96, GRID 06, PARCEL 177	PROJECT NO.:								
DESIGNED BY: C.R.C.	DATE: JAN. 2019								
DRAWN BY: C.H.C.	SCALE: 1" = 20'								
DRAWING NO. 1 OF 1									