

M E M O R A N D U M

DATE: June 18, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0302-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 17, 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 ADMIN. VARIANCE	*	BEFORE THE
(528 Sussex Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
David & Carol Appleby-Vanko	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0302-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, David & Carol Appleby-Vanko (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §303.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed addition (powder room) with a front yard setback of 28 ft. in lieu of the front yard average of 33.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 27, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 5/17/19

By Sen

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 17th day of **May, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §303.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed addition (powder room) with a front yard setback of 28 ft. in lieu of the front yard average of 33.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 5/17/19

By slh



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 528 Sussex Road Towson, MD 21286-7608 Currently zoned DR 5.5
 Deed Reference 15512/00258 10 Digit Tax Account # 090741910
 Owner(s) Printed Name(s) David A. Vanko and Carol Appleby-Vanko

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- X ADMINISTRATIVE VARIANCE from Section(s) 303.1 standards for DR2, DR3.5, DR5.5
See Attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

ORDER RECEIVED FOR FILING
 Date 5/17/19
ADN

Owner(s)/Petitioner(s):

David A. Vanko , Carol Appleby-Vanko
 Name #1 - Type or Print Name #2 - Type or Print
DA Vanko , Carol Appleby-Vanko
 Signature #1 Signature #2
528 Sussex Rd. Towson, MD
 Mailing Address City State
21286 , 410-821-6470 , carolappleby@comcast.net
 Zip Code Telephone # Email Address

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

Representative to be contacted:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

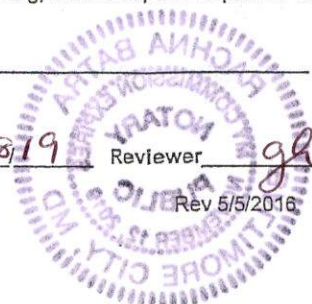
Name - Type or Print _____
 Signature SAME
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 12th day of April, 2019 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0299-A Filing Date 4/15/19 Estimated Posting Date 4/28/19 Reviewer gh

0302-A



Rev 5/5/2016

Affidavit in Support of Administrative Variance

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

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

Address: 528 Sussex Road Towson MD 21286-7608
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

A variance is requested to Section 303.1 - Standards for DR2, DR3.5 and DR5.5 Zones requiring the front yard setback to be the average setback of the two adjacent properties.

The proposed addition to the front of 528 Sussex Road is 6' deep, which falls outside of the minimum front yard setback of 25' for the DR5.5 zone. The additional requirement of Section 303.1 would limit the addition to 1'-4 5/16" as it is reference to a line drawn between two adjacent structures.

This petition requests a variance of 4' - 7 11/16" to allow the addition to be constructed to the minimum front yard setback in lieu of conforming to section 303.1.

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

DAVanko
Signature of Owner (Affiant)

David A. Vanko
Name- Print or Type

Carol Appleby Vanko
Signature of Owner (Affiant)

Carol Appleby-Vanko
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of April, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: David A Vanko & Carol J Appleby-Vanko

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



Rachna Bhatia
Notary Public
11-12-2019
My Commission Expires

Affidavit in Support of Administrative Variance

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

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

David A. Vanko
Signature of Owner (Affiant)
David A. Vanko
Name- Print or Type

Carol Appleby Vanko
Signature of Owner (Affiant)
Carol Appleby-Vanko
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

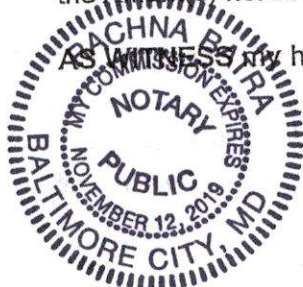
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of April, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: David A Vanko & Carol J Appleby-Vanko

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

AS WITNESSES my hand and Notaries Seal



Sachna Bhat
Notary Public
11-12-2019
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 528 Sussex Road Towson, MD 21286-7608 Currently zoned DR 5.5
 Deed Reference 15512/00258 10 Digit Tax Account # 090741910
 Owner(s) Printed Name(s) David A. Vanko and Carol Appleby-Vanko

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 303.1 standards for DR2, DR3.5, DR5.5
SEB Attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

ORDER RECEIVED FOR FILING
 Date 5/17/19
 By Pen

Owner(s)/Petitioner(s):

David A. Vanko , Carol Appleby-Vanko
 Name #1 – Type or Print Name #2 – Type or Print
DAVanko , Carol Appleby-Vanko
 Signature #1 Signature #2
528 Sussex Rd. Towson, MD
 Mailing Address City State
21286 , 410-821-6470 , carolappleby@comcast.net
 Zip Code Telephone # Email Address

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

Representative to be contacted:

Name- Type or Print

Name – Type or Print

Signature

Signature

Mailing Address City State

Mailing Address City State

Zip Code Telephone # Email Address

Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0299-A Filing Date 4/15/19 Estimated Posting Date 4/28/19 Reviewer gr

0302-A

Rev 5/5/2016

2019-029A 0302-A

Administrative Variance from section: 303.1 of the BCZR;
To permit a proposed addition (Powder Room) with a front yard setback of 28 feet in lieu of the front yard average of 33.5 feet.

2019-029A 0302-1A

Zoning Property description for: 528 Sussex Road

Beginning at the North side of Sussex Road with a right-of-way width of 40 feet at a distance of 1138 feet +/- East of center line of York Road with a right-of-way width of 40 feet. Located in the 9th Election District and 5th Councilman District.

Being lot #176, Section 1 in the subdivision of Wiltondale as recorded in Baltimore County Plat Book #10, Folio #108 containing 8,750 square feet of lot area. Located in the 9th Election District and 5th Councilman District.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/27/2019

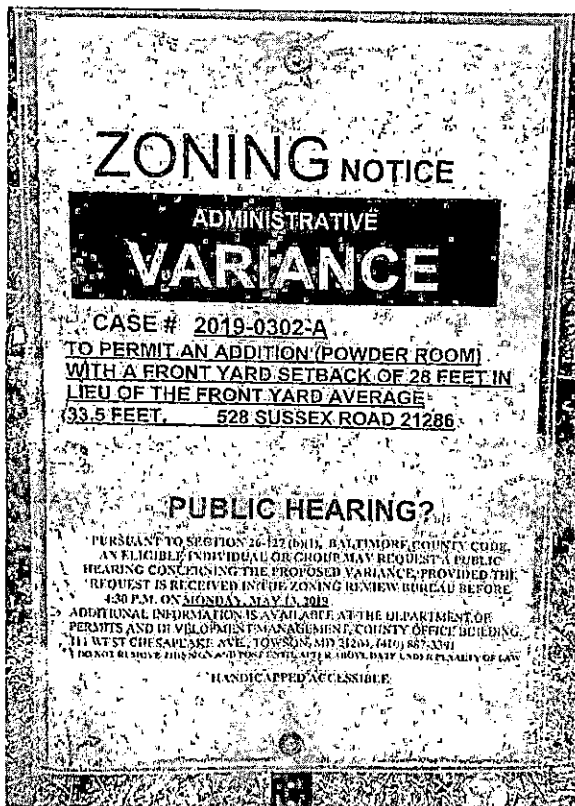
Case Number: 2019-0302-A

Petitioner / Developer: DAVID & CAROL APPLEBY VANKO

Date of Closing: MAY 13, 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:
528 SUSSEX ROAD 21286

The sign(s) were posted on: 4/27/2019



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)



Background photo 1st Sign @ 528 Sussex Rd. 4/27/2019



Background photo 2nd Sign @ 528 Sussex Rd. 4/27/2019

CASE # 2019-0302-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0299 -A Address 528 Sussex Rd 21286

Contact Person: Gary Hewitt Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/15/19 Posting Date: 4/28/19 Closing Date: 5/13/19

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

0302-A
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0299 -A Address 528 Sussex Rd 21286

Petitioner's Name David and Carol Appleby Vanko Telephone 410-821-6470

Posting Date: 4/28/19 Closing Date: 5/13/19

Wording for Sign: To Permit an addition (Powder Room) with a
front yard setback of 28 feet in lieu of the
front yard average 33.5 feet.

Revised 6/30/2019

**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:

0302-A

Case Number: 2019-0299-A

Property Address: 528 Sussex Rd.

Property Description: _____

Legal Owners (Petitioners): David A. Vanko + Carol Appleby-Vanko

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Carol Appleby-Vanko

Company/Firm (if applicable): _____

Address: 528 Sussex Rd.

Towson, MD

21286-7608

Telephone Number: 410-821-6470

Revised 7/9/2015

**CASHIER'S
VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

May 14, 2019

David Vanko & Carol Appleby-Vanko
528 Sussex Road
Towson MD 21204

RE: Case Number: 2019-0302-A, 528 Sussex Road

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 April 15, 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.", is written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 4.25.2019

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

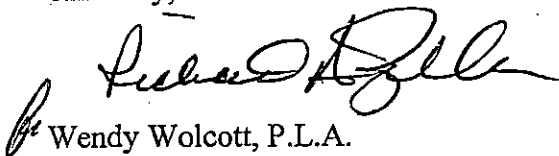
Dear Ms. Lewis:

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. 2019-0302-A

*Administrative Variance
David A. Vanko & Carol Appleby-Vanko
528 Sussex Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

CASE NO. 2019- 0302-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4/25</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>4/27/19</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Search Result for BALTIMORE COUNTY

 $\frac{1}{2}$

Homestead Application Status: App d 08/23/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

3 story front addition



507 Worcester

Large front addition



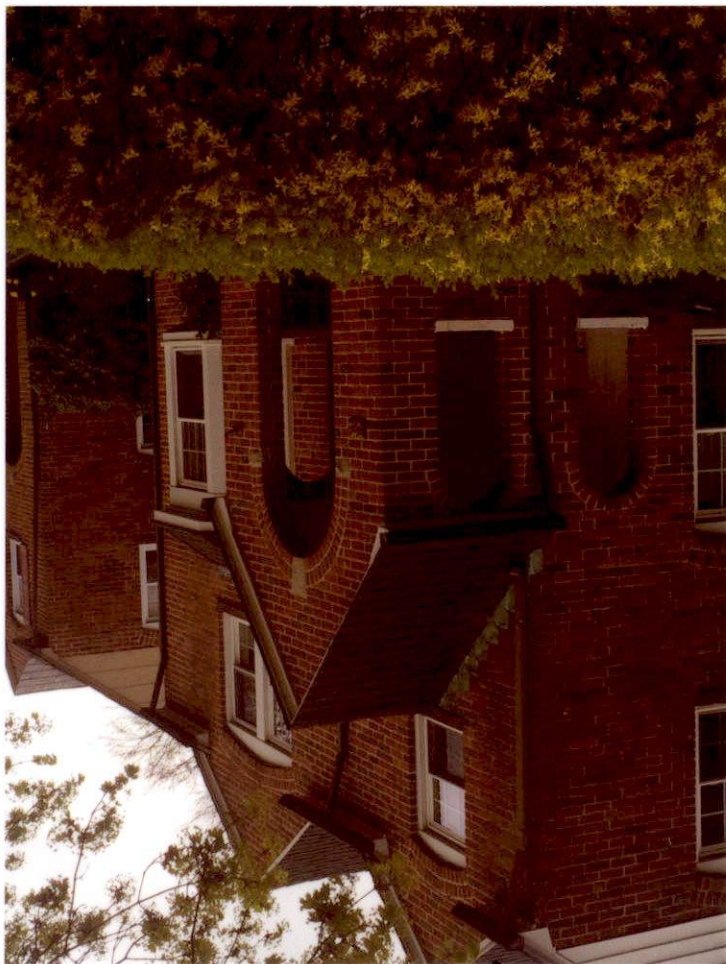
502 Worcester

502 Wilton



Large front extension

Front entry extension

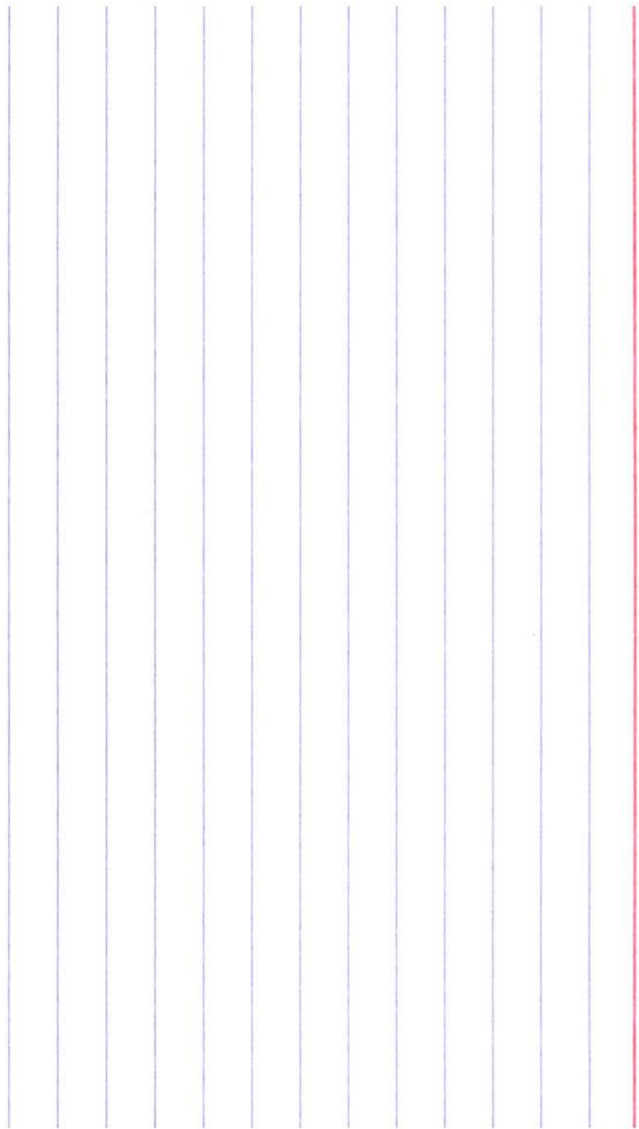


519 Sussex

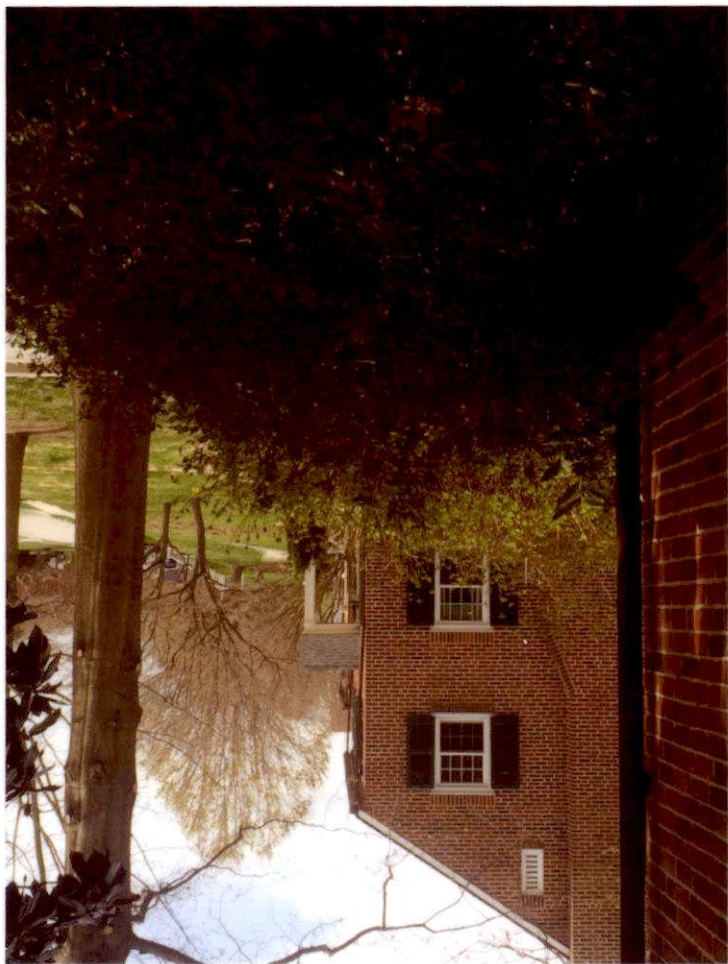
514 Sussex



Large front extension



Looking toward 600 Sussex



528 Sussex Rd.

600 Sussex (across side street) has
roofed front porch which extends
beyond the front line of the house.

Conan Dickson, neighbor

528 Sussex Rd.

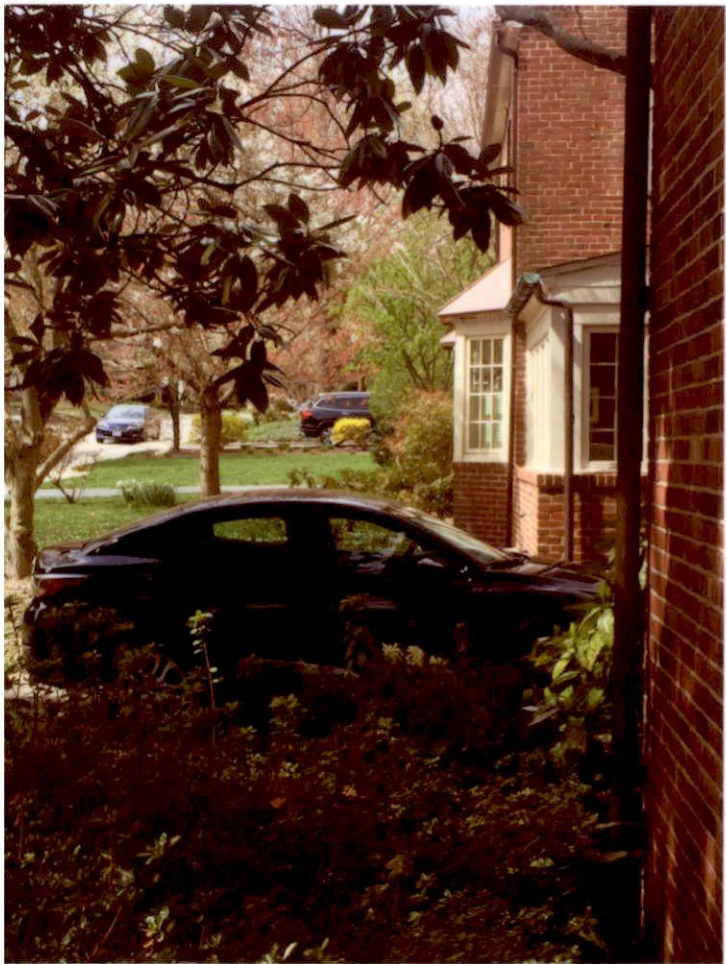


looking toward 600 Sussex

600 Sussex (across side street) has
roofed front porch which extends
beyond the front line of the house.

Conan Dickson, neighbor

528 Sussex Rd.



looking toward 526 Sussex

526 Sussex has bay windows which extend beyond the front of the house.

Cosgrove, neighbor

Looking toward 526 Sussex



528 Sussex Rd.

526 Sussex has bay windows which extend beyond the front of the house.

Cosgrove, neighbor

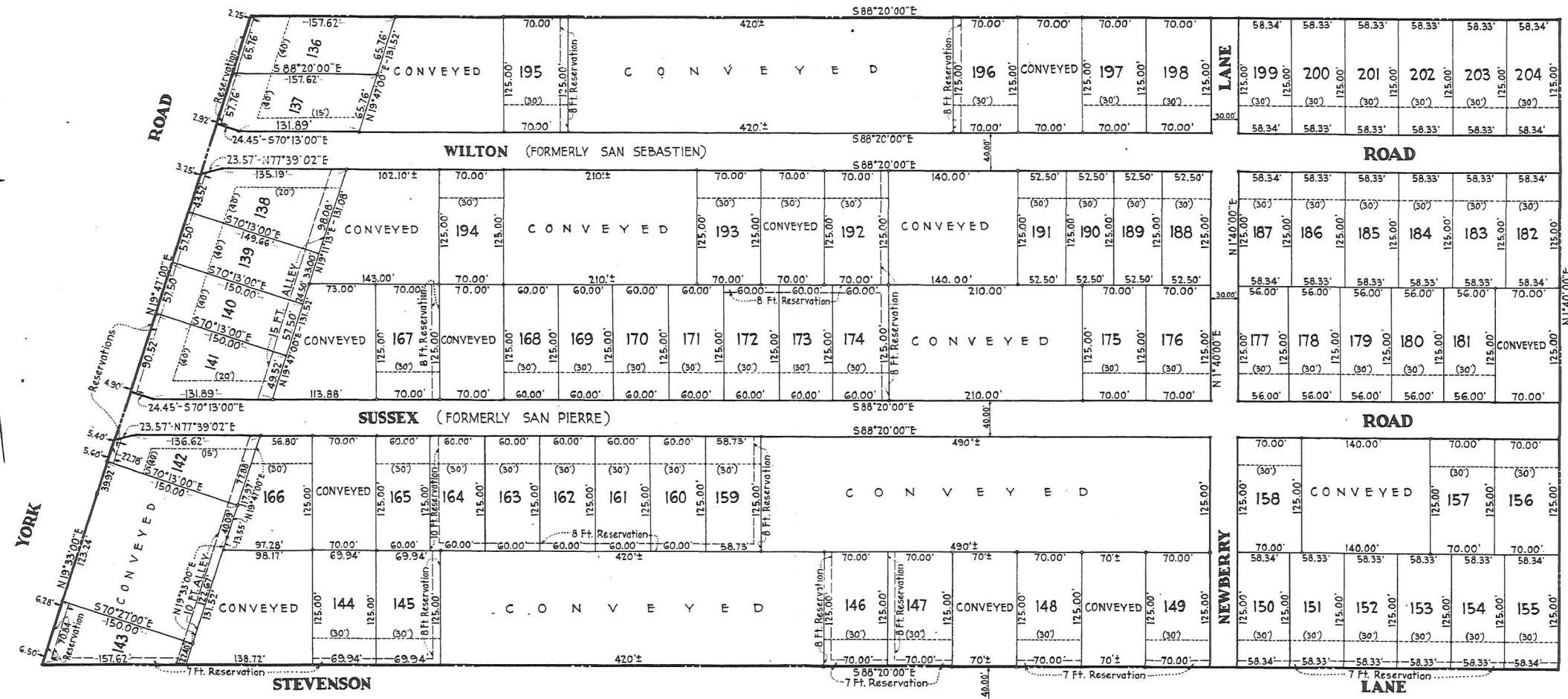
528 Sussex Rd.



Rough outline/footprint of proposed
addition. Roughly to front edge of
existing front stone landing + steps.

528 Sussex Rd.





~STATEMENT~

This plat is a resubdivision of certain parcels of land included in a deed from W. Calvin Chestnut, Attorney to Jessie Hilles Greenway, October 31, 1930, said deed being filed among the Land Records of Baltimore County in Liber L. Md. M. No. 865 folio 264, etc.

The parcels of land shown on this plat not included in above mentioned deed are marked "CONVEYED".

For the original platting of land shown on this plat see Plat Number 1 of "Wiltondale" filed among the Land Records of Baltimore County in Plat Book W.P.C. No. 8 folio 57.

Roads, lanes, alleys and other highways, insofar as they are contained in the outline of "Section One, Wiltondale" are shown hereon for the purpose of description only and not for the purpose of dedication.

Easements and rights of way are hereby expressly reserved in and over the rear five feet of each numbered lot shown on this plat.

Reservations, other than those specified above, are shown by dash lines, thus: -----

The boundaries of lots and other parcels of land and of streets and other highways are shown by solid lines, thus: _____

House setbacks from front and side streets are shown hereon by short dash lines, thus: - - - - - (30') - - - - -

PREPARED BY
THE ROLAND PARK COMPANY
ENGINEERING DEPARTMENT

APPROVED:

[Signature]
Chief Engineer

CORRECT:

[Signature]
Assistant Chief Engineer

PLAT OF
SECTION ONE
WILTONDALE

BEING A RESUBDIVISION OF PART OF PLAT "1 - WILTONDALE"
RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN
PLAT BOOK W.P.C. NO. 8 FOLIO 57.

BALTIMORE COUNTY, MD.

PROPERTY OF
MRS. JESSIE HILLES GREENWAY

DECEMBER 1, 1936.

SCALE: 1 IN. = 80 FT.

WITNESS:

[Signatures]

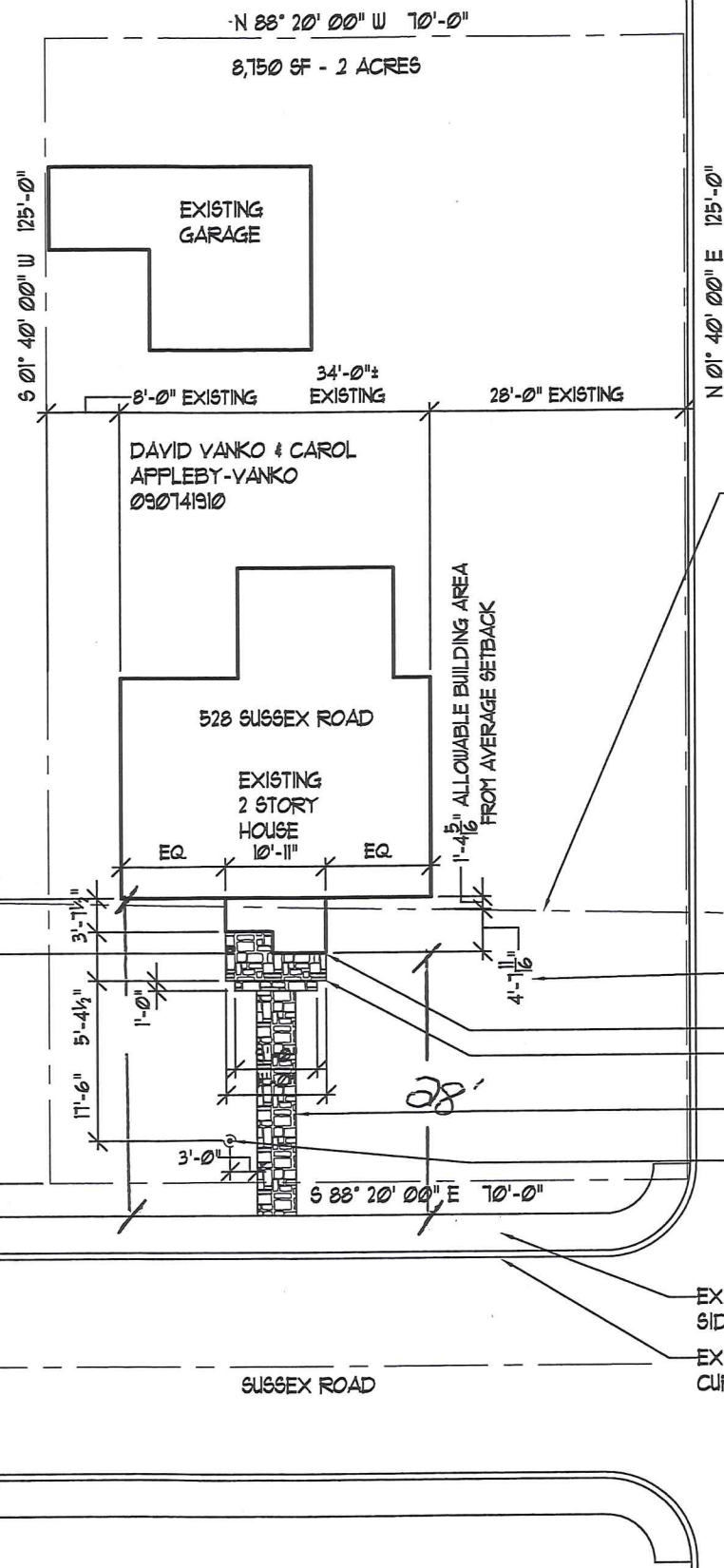
0302-A

2019-0249-7

14-01-2019-2704

528 SUSSEX ROAD INFORMATION

ZONING MAP:
 SITE ZONED: DR55
 ELECTION DISTRICT: 9
 COUNCILMATIC DISTRICT: 5
 LOT AREA ACREAGE: 2
 LOT SF: 8,750
 HISTORIC: NO
 IN CBCA: NO
 IN FLOOD PLANE: NO
 WATER: PUBLIC
 SEWER: PUBLIC
 PRIOR HEARING: NO



LINE OF AVERAGE FRONT
YARD SETBACKS



PROPOSED VARIANCE FROM AVERAGE SETBACK
 BUT WITHIN MIN. SETBACK AT DR 55
 PROPOSED 2 STORY ADDITION
 PROPOSED FIELDSTONE CLAD PORCH
 SHORTEN EXISTING FIELDSTONE SIDEWALK
 NEW LAMPPOST AS SELECTED BY OWNER. PROVIDE
 16" CONCRETE FOOTING AND WIRING AS REQ'D

EXISTING CONCRETE
SIDEWALK
 EXISTING CONCRETE
CURB

VICINITY MAP
 NO SCALE



SITE PLAN

1" = 20'

ZONING HEARING PLAN FOR AN ADMINISTRATIVE VARIANCE

ADDRESS: 528 SUSSEX ROAD OWNERS: DAVID YANKO AND CAROL APFLEBY-YANKO

SUBDIVISION: WILTONDALE LOT #: 176 BLOCK #: SECTION #: 1

PLAT BOOK #: FOLIO #: TAX #: 090741910 DEED REFERENCE #: 15512/00258

MAP: 0070 GRID: 0020 PARCEL: 0788

PLAN DRAWN BY: David Recchia April 7 2019



Petitioner
Exhibit 1

0302-4
 2019-0299-A

528 SUSSEX ROAD INFORMATION

ZONING MAP:
 SITE ZONED: DR5.5
 ELECTION DISTRICT: 9
 COUNCILMATIC DISTRICT: 5
 LOT AREA ACREAGE: 2
 LOT SF: 8,750
 HISTORIC: NO
 IN CBCA: NO
 IN FLOOD PLANE: NO
 WATER: PUBLIC
 SEWER: PUBLIC
 PRIOR HEARING: NO

526 SUSSEX ROAD

THOMAS & MARGARET COSGROVE
 0909350020

EXISTING
 GARAGE

DAVID YANKO & CAROL
 APFLEBY-YANKO
 090741910

528 SUSSEX ROAD

EXISTING
 2 STORY
 HOUSE
 10'-11"

600 SUSSEX ROAD

CONAN & KRISTINA DICKSON
 0919073260

LINE OF AVERAGE FRONT
 YARD SETBACKS

VICINITY MAP

NO SCALE



PROPOSED VARIANCE FROM AVERAGE SETBACK
 BUT WITHIN MIN. SETBACK AT DR 5.5
 PROPOSED 2 STORY ADDITION
 PROPOSED FIELDSTONE CLAD PORCH

SHORTEN EXISTING FIELDSTONE SIDEWALK

NEW LAMPPOST AS SELECTED BY OWNER PROVIDE
 16" CONCRETE FOOTING AND WIRING AS REQ'D

EXISTING CONCRETE
 SIDEWALK

EXISTING CONCRETE
 CURB

SUSSEX ROAD

NEUBERRY LANE

SITE PLAN

1" = 20'

ZONING HEARING PLAN FOR AN ADMINISTRATIVE VARIANCE

ADDRESS: 528 SUSSEX ROAD OWNERS: DAVID YANKO AND CAROL APFLEBY-YANKO

SUBDIVISION: WILTONDALE LOT #: 116 BLOCK #: SECTION #: 1

PLAT BOOK #: FOLIO #: TAX #: 090741910 DEED REFERENCE #: 15512/00258

MAP: 0070 GRID: 0020 PARCEL: 0188

PLAN DRAWN BY: David Recchia April 7 2019



0302-A
 2019-0299-A