

M E M O R A N D U M

DATE: September 26, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0374-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 25, 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

(7524 A Fort Avenue)

15th Election District

7th Council District

Chesapeake Custom Properties, LLC

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0374-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Chesapeake Custom Properties, LLC, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a lot width of 50 ft. in lieu of the required 55 ft. for a proposed dwelling on existing lots on record. A site plan was marked as Petitioner’s Exhibit 1.

Charles Wolinski and David Billingsley appeared in support of the petition. Three neighbors opposed the request. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), indicating Petitioner must comply with critical area regulations.

The site is approximately 6,250 square feet in size and is zoned DR 5.5. The subject property (comprised of two 25 ft. wide lots) is unimproved and Petitioner acquired the lots by deed dated August 14, 2017. *See* Pet. Exhibit 5. Petitioner proposes to construct on the property a modest single-family dwelling, although the lots do not comply with the 55 ft. lot width requirement in the DR 5.5 zone. As such Petitioner seeks variance relief.

ORDER RECEIVED FOR FILING

Date 8-26-19

By Sen

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 subject lots were created long before the adoption of the BCZR by the Plat of North Point Terrace, recorded in 1918. Pet. Ex. 6. As that plat reveals, most of the lots shown thereon are similar in size and shape. As such I do not believe the property qualifies as “unique” as that term is used in *Cromwell* and similar cases.

But I believe Petitioner is entitled to construct a dwelling on the lots pursuant to Section 304 of the BCZR, which concerns undersized lots. Unlike a variance request under Section 307 of the BCZR, an owner seeking relief under Section 304 does not need to establish that the property is unique or that they would suffer a hardship or practical difficulty if the request was denied. *Mueller v. People's Counsel*, 177 Md. App. 43 (2007). 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.

The lots in this case were created in 1918, and the only deficiency for which zoning relief is sought concerns lot width. Although the neighbors expressed concern about a new home on a 50 ft. wide lot, the fact is that a great number of homes in the area—including several homes in the immediate vicinity of the subject property—are on 50 ft. wide lots. As such, pursuant to BCZR Section 304.4, I believe the proposed dwelling would be appropriate, although I will include a condition requiring the Department of Planning (“DOP”) to make a finding, prior to the issuance of a building permit, that the site design and architecture of the proposed dwelling will be

ORDER RECEIVED FOR FILING

Date 8-26-19

By Ben

compatible in the context of the neighborhood.

THEREFORE, IT IS ORDERED, this 26th day of **August, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations ("BCZR") to permit a lot width of 50 ft. in lieu of the required 55 ft. for a proposed dwelling on existing lots on record, be and is hereby DENIED.

IT IS FURTHER ORDERED that Petitioner shall be permitted to erect a one-family detached dwelling on the subject property pursuant to BCZR Section 304.

The relief granted herein shall be expressly subject to the following conditions:

1. Prior to issuance of permits Petitioner must comply with critical area regulations as determined in the sole discretion of the DEPS.
2. Prior to issuance of permits Petitioner must obtain from the DOP a finding that the site design and architecture of the proposed dwelling will be compatible in the context of the neighborhood.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 8-26-19

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 7524 A FORT AVENUE which is presently zoned DR5.5

Deed References: L. 40103 E. 331 10 Digit Tax Account #

Property Owner(s) Printed Name(s) CHESAPEAKE CUSTOM PROPERTIES LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a Variance from Section(s) 1B02.3.C.1. BCZR TO PERMIT A LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET FOR PROPOSED DWELLING ON EXISTING LOTS OF RECORD

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

TO BE PRESENTED AT HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

CHARLES WOLINSKI, MEMBER

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

Charles Wolinski

Signature #1 Signature #2

9019 CUCKOLD POINT ROAD BALTO, MD.

Mailing Address City State

21219 (443) 850-9431

Zip Code Telephone # Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print

David Billingsley

Signature

601 CHARWOOD CT. EDGEWOOD MD

Mailing Address City State

21040 (410) 679-8719 / dwb0205@yahoo.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-0374-A Filing Date 6/20/19

Do Not Schedule Dates: Reviewer CF

ZONING DESCRIPTION 7524A FORT AVENUE

Beginning for the same at a point on the north side of Fort Avenue (40 feet wide) distant 250 feet easterly from its intersection with the center of Todd Avenue, thence being all of Lots 22 and 23, Block D, as shown on the plat entitled North Point Terrace recorded among the Baltimore County plat records in Plat Book 6 Folio 155.

Containing 6250 square feet or 0.143 acre of land, more or less.

Being known as 7524A Fort Avenue. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Md.

2019-0374-A

8-11
11Am

Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Sunday, August 11, 2019 10:14 AM
To: Administrative Hearings
Subject: 7424 Fort Ave Case no. 2109-0373-A 7424A Fort Ave Case No. 2109-0374-A
Attachments: Scan_0271.pdf

CAUTION: This message from dwb0209@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.

Recertification attached

Thanks

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

CERTIFICATE OF POSTING

RECERT AUG. 11, 2019
Date: JULY 26, 2019

RE: Project Name: 7524 FORT AVENUE #1
Case Number /PAI Number: 2019-0373-A
Petitioner/Developer: CHARLES WOLINSKI
Date of Hearing/Closing: AUGUST 16, 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 7524 FORT AVENUE

The sign(s) were posted on _____

RECERT AUG. 11, 2019
JULY 26, 2019

(Month, Day, Year)

ZONING NOTICE

CASE NO. 2019-0373-A

7524 FORT AVENUE

A HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD, 21204
TIME: FRIDAY, AUGUST 16, 2019 @ 10 AM

VARIANCE TO PERMIT A LOT WIDTH OF 50 FEET
IN LIEU OF THE REQUIRED 55 FEET FOR AN
EXISTING DWELLING ON EXISTING LOTS OF
RECORD

Postponements due to weather or other conditions are sometimes necessary. To
confirm hearing or obtain additional information, contact Department of Permits,
Approvals and Inspections, 111 West Chesapeake Avenue, Towson, Md. 21204 (410)
887-3391.

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL THE DAY OF THE
HEARING. HEARINGS ARE HANDICAPPED ACCESSIBLE.

David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

CERTIFICATE OF POSTING

RECERT. AUG 11, 2019

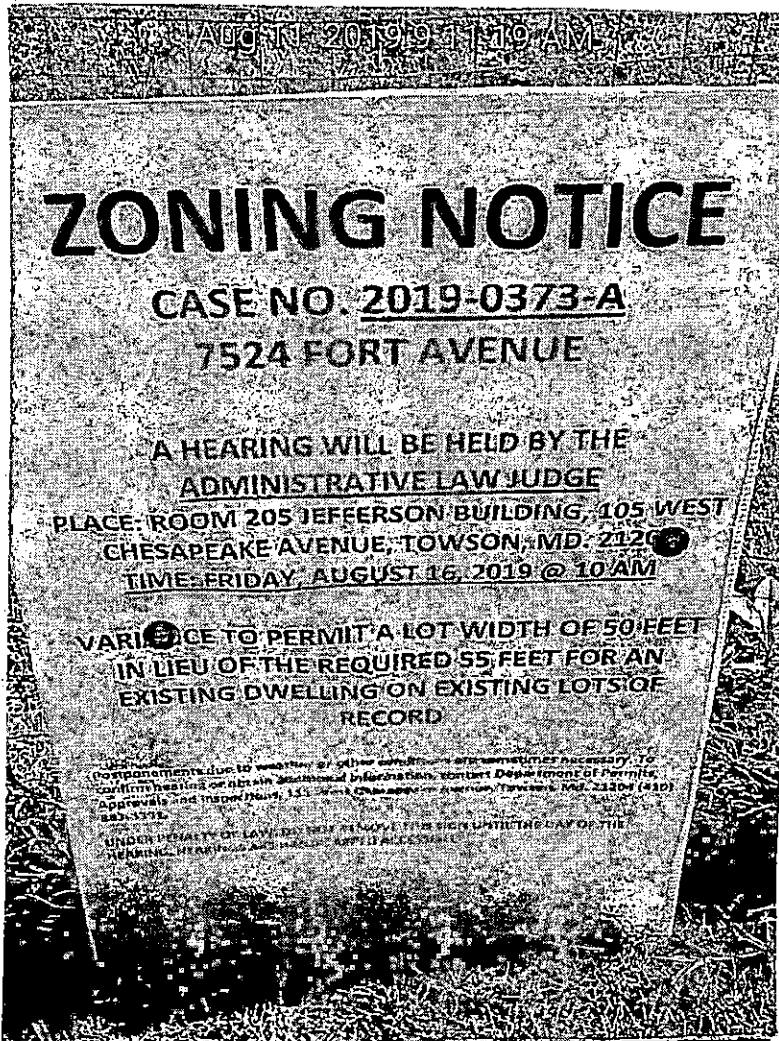
Date: JULY 26, 2019

RE: Project Name: 7524 FORT AVENUE #2
Case Number /PAI Number: 2019-0373-A
Petitioner/Developer: CHARLES WOLINSKI
Date of Hearing/Closing: AUGUST 16, 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 7524 FORT AVENUE

RECERT AUG 11, 2019

The sign(s) were posted on JULY 26, 2019
(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

CERTIFICATE OF POSTING

RECERT. AUG 11, 2019

Date: JULY 26, 2019

RE: Project Name: 7524A FORT AVENUE #1
Case Number /PAI Number: 2019-0374-A
Petitioner/Developer: CHARLES WOLINSKI
Date of Hearing/Closing: AUGUST 16, 2019

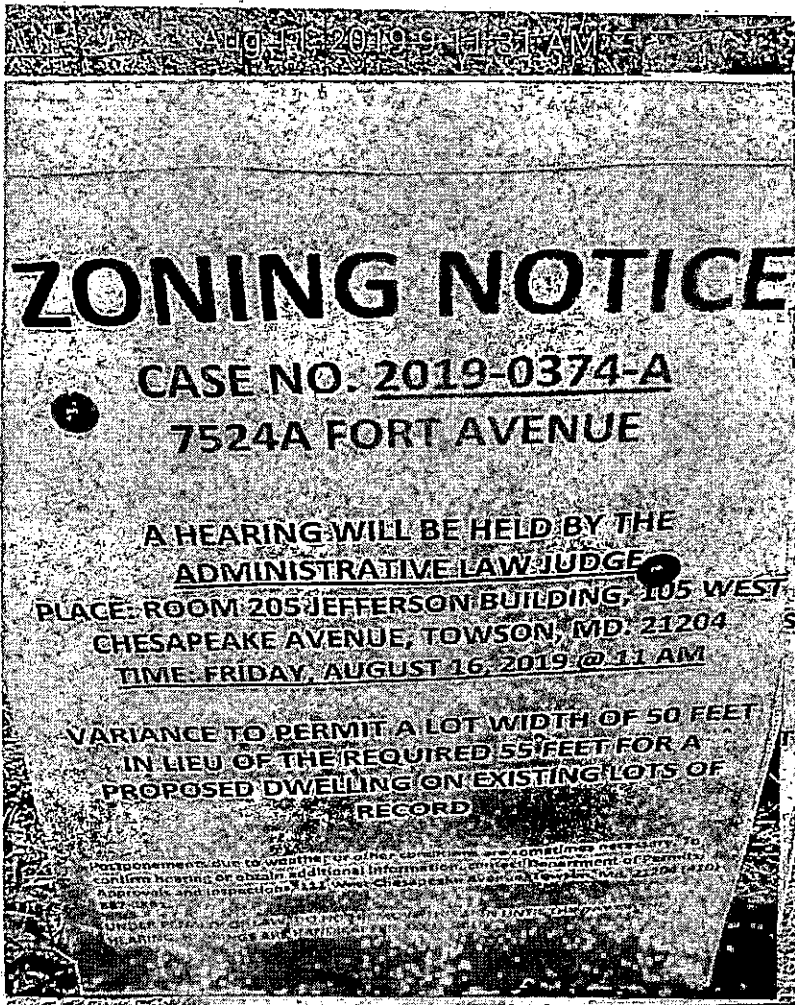
This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 7524A FORT AVENUE

The sign(s) were posted on _____

RECERT AUG 11, 2019

JULY 26, 2019

(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

RECEIVED AUG 11, 2019
Date: JULY 26, 2019

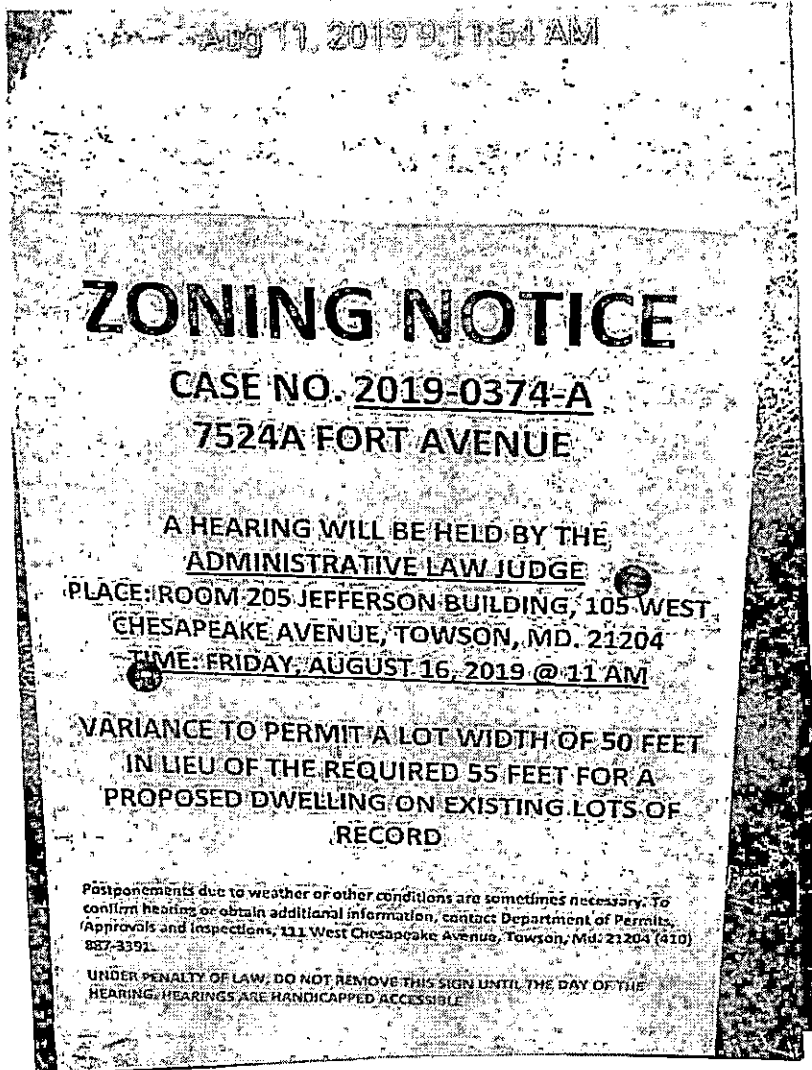
RE: Project Name: 7524A FORT AVENUE #2
Case Number /PAI Number: 2019-0374-A
Petitioner/Developer: CHARLES WOLINSKI
Date of Hearing/Closing: AUGUST 16, 2019

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 7524A FORT AVENUE

The sign(s) were posted on

RECEIVED AUG 11, 2019
JULY 26, 2019

(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
7524A Fort Avenue; N/S of Fort Avenue, * OF ADMINISTRATIVE
250' E of Todd Avenue * HEARINGS FOR
15th Election & 7th Councilmanic Districts *
Legal Owner: Chesapeake Custom Properties, LLC* Petitioner(s)
* BALTIMORE COUNTY
* 2019-374-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

JUN 26 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 26th day of June, 2019, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: THE DAILY RECORD
Friday, July 26, 2019 - Issue

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

410-679-8719

NOTICE OF ZONING HEARING

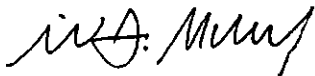
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0374-A

7524 Fort Avenue
N/side of Fort Avenue, east of Todd Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Charles Wolinski

Variance to permit a lot width of 50 ft. in lieu of the required 55 ft. for proposed dwelling on existing lots of record.

Hearing: Friday, August 16, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
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.



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 18, 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: 2019-0374-A

7524 Fort Avenue

N/side of Fort Avenue, east of Todd Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Charles Wolinski

Variance to permit a lot width of 50 ft. in lieu of the required 55 ft. for proposed dwelling on existing lots of record.

Hearing: Friday, August 16, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Charles Wolinski, 9019 Cuckold Point Road, Baltimore 21219
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 27, 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.

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:

7/26/2019

Order #: 11770707
Case #: 2019-0374-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0374-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: 2019-0374-A

7524 Fort Avenue

N/side of Fort Avenue, east of Todd Avenue

16th Election District - 7th Councilmanic District

Legal Owners: Charles Wdinski

Variance to permit a lot width of 50 ft. in lieu of the required 55 ft. for proposed dwelling on existing lots of record.

Hearing: Friday, August 16, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

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.

Jy26

**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: 2019-0374-A
Property Address: 7524 A FORT AVE
Property Description: NS FORT AVE 250' E OF
TODD RVE
Legal Owners (Petitioners): CHESAPEAKE CUSTOM PROPERTIES LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID BILLINGSLEY
Company/Firm (if applicable): _____
Address: 601 CHARWOOD CT
ELKEWOOD MD 21040

Telephone Number: (410) 679-8719

Revised 7/9/2015

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

No. **184890**

PAID RECEIPT

Date: **6-20-19** BUSINESS ACTUAL TIME DRW
6/21/2019 6/20/2019 09:19:53 5

REG WS05 WALKIN LRB
>>RECEIPT 012521 6/20/2019 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		01-SD					75.00
↓	↓	↓		↓					75.00

Total: **150.00**

Rec From: **7524 Fort Ave. 2019-0373-A**

For: **7524 A Fort Ave 2019-0374-A**

NABiance

Charles Wolinski

DISTRIBUTION

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

**CASHIER'S
VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 08, 2019

David Billingsley
601 Charwood Court
Edgewood MD 21040

RE: Case Number: 2019-0374-A, 7524 A Fort Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 20, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Charles Wolinski 9019 Cuckold Point Road Baltimore MD 21219

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

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

Date: 6/26/19

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

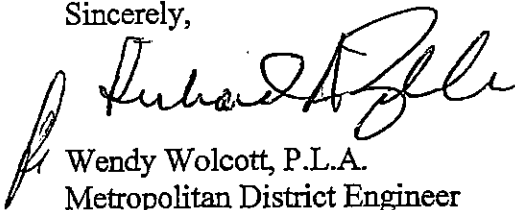
Dear Ms. Lewis:

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. *2019-0374-A*

*Variance
Chesapeake Custom Properties, LLC
7524 A. Fort 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,



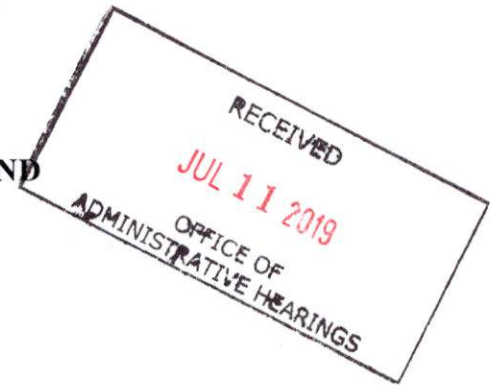
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

8-16-19 11am

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: July 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0374-A
Address 7524-A Fort Avenue
(Chesapeake Custom Properties,
LLC)

Zoning Advisory Committee Meeting of **June 24, 2019,**

The Department of Environmental Protection and Sustainability has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

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. The applicant is proposing to permit a new single family dwelling with lot width of 50 feet in lieu of the required 55 feet on existing lots of record. The lot is not waterfront. Any proposed development must meet all LDA requirements, including lot coverage limits and afforestation requirements. Lot coverage is limited to a maximum of 25% + 500 square feet (2,062.5 square feet), with mitigation required for any lot coverage between 25% and 25% + 500 square feet. Proposed lot coverage information was not provided. 15% afforestation (2 trees) is required. If the lot coverage and afforestation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront and must meet all lot coverage and afforestation requirements. If lot coverage and afforestation requirements are met, this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

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

This is a grandfathered lot. Provided that the applicants meet their lot coverage and afforestation requirements, then the relief requested will be consistent with the established land-use policies.

Additional Comments:

Reviewer: Libby Errickson

BALTIMORE COUNTY, MARYLAND

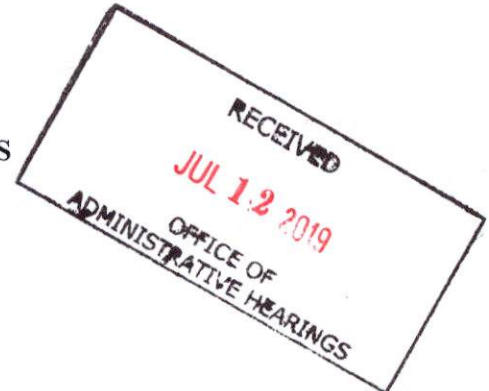
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 7/11/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-374



INFORMATION:

Property Address: 7524A Fort Avenue
Petitioner: Charles Wolinski
Zoning: DR 5.5
Requested Action: Variance

PROPOSED LTM 7/12/19

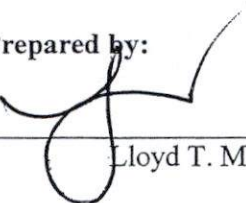
The Department of Planning has reviewed the petition for to permit a lot width of 50 feet in lieu of the required 55 feet for an existing dwelling on an existing lot of record.

A site visit was conducted on Friday, June 28, 2019. The subject site is vacant. Current zoning case # 19-373 is associated with the adjoining property at 7524 Fort Avenue.

The Department of Planning has no objections to granting the petitioned zoning relief.

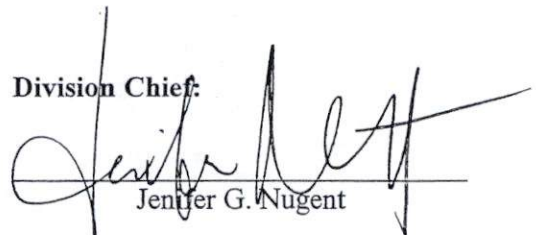
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

CPG/JGN/LTM/

c: Krystle Patchak
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 7/11/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-374

INFORMATION:

Property Address: 7524A Fort Avenue

Petitioner: Charles Wolinski

Zoning: DR 5.5

Requested Action: Variance

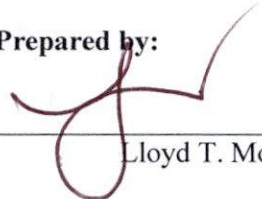
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A site visit was conducted on Friday, June 28, 2019. The subject site is vacant. Current zoning case # 19-373 is associated with the adjoining property at 7524 Fort Avenue.

The Department of Planning has no objections to granting the petitioned zoning relief.

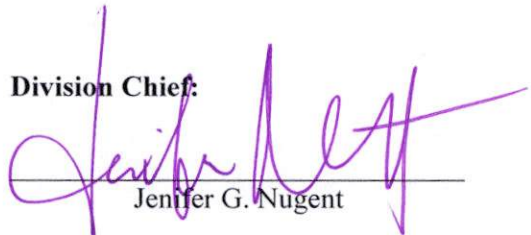
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

CPG/JGN/LTM/

c: Krystle Patchak
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

8-26-19
Sen

**PETITIONER'S EXHIBITS
7524 AND 7524A FORT AVENUE
CASE NOS. 2019-0373-A AND 2019-0374-A**

1. PLAT TO ACOMPANY PETITION DATED MAY 6, 2019 (NO CHANGES)
2. REAL PROPERTY DATA SEARCH FOR 7524 FORT AVENUE
3. DEED OF RECORD FOR 7524 FORT AVENUE L.39047 F.181 (MAY 24, 2017)
4. REAL PROPERTY DATA SEARCH FOR 7524A FORT AVENUE
5. DEED OD RECORD FOR 7524A FORT AVENUE L.40103 F.331 (AUGUST 14, 2017)
6. PLAT OF NORTH POINT TERRACE PB 6 F 155 (OCTOBER 3, 1918)
7. AERIAL PHOTO
- 8 A-D. PHOTOS

Search Result for BALTIMORE COUNTY

PETITIONER'S
EXHIBIT NO. **2**

R&P Settlement Group, LLC
 File No. 17-10942-NC
 Tax ID # 15 15-1519850680

This Deed, made this 24th day of May, 2017, by and between **MaryAnn Siford**, GRANTOR, and **CMW Properties, LLC**, a Maryland Limited Liability Company, GRANTEE.

Witnesseth –

That in consideration of the sum of Ninety-Two Thousand Five Hundred and 00/100 Dollars (\$92,500.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lots No. twenty-two (22), twenty-three (23), twenty-four (24) and twenty-five (25), Section "D" as shown on Amended Plat of North Point Terrace-Property Belonging to The Baltimore-Steelton Development Company which said Plat is recorded among the Plat Records of Baltimore County in Plat Book 6, folio 155.

The improvements thereon being known as 7524 Fort Avenue.

BEING the fee simple property which, by DEED dated August 7, 2000, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 14644, Folio 681, was granted and conveyed by LILLIAN SULLIVAN, WESLEY E. SULLIVAN, JOHN A. SULLIVAN, KATHLEEN H. DEWIT, MAUREEN E. GOULD, DANIEL C. SULLIVAN BY MAUREEN E. GOULD, HIS ATTORNEY-IN-FACT, AND MICHAEL T. SULLIVAN BY JOHN SULLIVAN, HIS ATTORNEY-IN-FACT unto MARYANN SIFORD.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said CMW Properties, LLC, in fee simple.

And the Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant Specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

LR - Deed (w Taxes)
 Recording only ST20.00
 Name: CMW PROPERTIES
 LLC
 Ref:
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 462.50
 LR - NR Tax - 1kd 0.00
 SubTotal: 522.50
 Total: 522.50
 06/08/2017 10:35
 CC03-SAF
 #B524282 CC0301 -
 Baltimore
 County/CC03.01.05 -
 Register 05

PETITIONER'S
 EXHIBIT NO. **3**

Search Result for BALTIMORE COUNTY

PETITIONER'S
EXHIBIT NO. 4

NO TITLE EXAMINATION
NO CONSIDERATION

Transfer taxes are based
on full assessed value
of \$72,200

This Deed, made this 14th day of August, 2017, by and between CMW Properties, LLC, party of the first part, GRANTOR; and Chesapeake Custom Properties LLC, a Maryland Limited Liability Company, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of Zero Dollars (\$-00-), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said Chesapeake Custom Properties LLC, its successors and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland, and described as follows, that is to say:

Being Known and Designated as Lots No. Twenty-four (24) and Twenty-five (25), Section "D" as shown on Amended Plat of North Point Terrace-Property Belonging to The Baltimore-Steelton Development Company which said Plat is recorded among the Plat Records of Baltimore County in Plat Book 6, folio 155.

The improvements thereon being known as 7524 Fort Avenue.

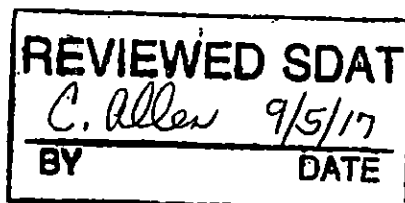
Being part of the fee simple property which, by Deed dated May 24, 2017, and recorded in the Land Records of Baltimore County, Maryland, in Liber 39047, Folio 181 was granted and conveyed by MaryAnn Siford unto CMW Properties, LLC.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto, and to the proper use and benefit of the said Chesapeake Custom Properties LLC, its successors and assigns, in fee simple.

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

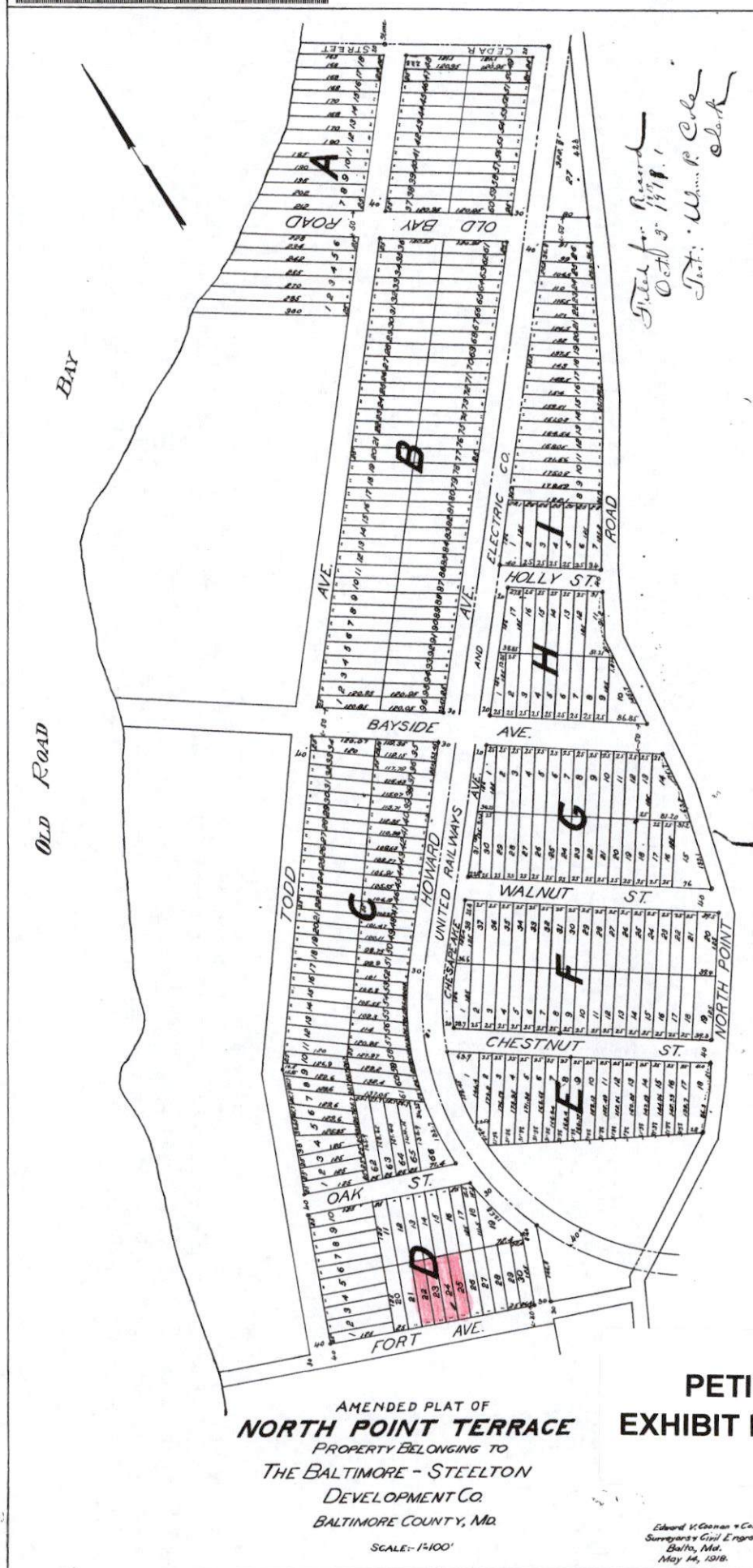
Grantor hereby declares and affirms under the penalties of perjury that Grantor is a Maryland entity established or registered more than 90 days prior to settlement, and therefore exempt from the income tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.



Total: 421.200
04/03/2018 12:11
#10092116 CC0301 -
Baltimore
County/CC03.01.06 -
Register 06

SubTotal:
LR - Deed (w
Recording on
Name: CMW
PROPERTIES/C
CUSTOM
Ref:
LR - Deed (w
Surcharge
LR - Deed St
Transfer Tax
LR - MR Tax

PETITIONER'S
EXHIBIT NO. **5**



BALTIMORE COUNTY CIRCUIT COURT (Pipes) Plat Book WPC B, p. 155, MSA, C2138, 4305. Date available: 1915/11/03. Printed: 06/27/2017.

PETITIONER'S
EXHIBIT NO. 6

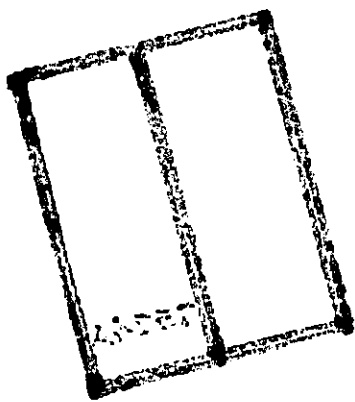
Edward V. Coonan & Co.
Surveyors & Civil Engineers
Baltimore, Md.
May 14, 1918.

MIA 2136-4395

7524 - 7524A FORT AVENUE



PETITIONER'S
EXHIBIT NO. 7



Aug 11, 2019 9:13:33 AM



A

CONTINUED

5525

A



[Sent from Yahoo Mail on Android](#)

Q

4527 =

4527 =



[Sent from Yahoo Mail on Android](#)

2527#

2527#

2527#

C

(No Subject)

From: David Billingsley (dwb0209@yahoo.com)

To: dwb0209@yahoo.com

Date: Sunday, August 11, 2019, 10:31 AM EDT



D

#1254

#1250

#1258

D

DATE 8/16/19

PETITIONER'S SIGN-IN SHEET

E - MAIL

BALTO MD 21219

Search Result for BALTIMORE COUNTY

8/20/2019

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 _____)	_____
<u>7-11</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
<u>7-12</u>	PLANNING (if not received, date e-mail sent _____)	<u>No objection</u>
<u>6-26</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>7-26-19</u> <u>Daily Record</u>	
SIGN POSTING (1 st)	Date: <u>7-26-19</u> by <u>B. Benigay</u>	
SIGN POSTING (2 nd)	Date: <u>8-11-19</u> by <u>"</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 15 Account Number - 1519850680							
Owner Information									
Owner Name:		CMW PROPERTIES LLC				Use:		RESIDENTIAL	
						Principal Residence:		NO	
Mailing Address:		9015 CUCKOLD POINT RD SPARROWS POINT MD 21219-				Deed Reference:		/39047/ 00181	
Location & Structure Information									
Premises Address:		7524 FORT AVE FORT HOWARD 21052-				Legal Description:		0.143AC LOTS 22 & 23 7524 FORT AV NS NORTH POINT TERRACE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0115	0011	0021		0000	D		22	2018	Plat Ref: 0006/0155
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1954		1,165 SF				0.1434 AC		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1 1/2	YES	STANDARD UNIT		SIDING	2 full				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2018		As of 07/01/2019		As of 07/01/2020	
Land:		72,200		72,200					
Improvements		77,700		92,900					
Total:		149,900		165,100		160,033		165,100	
Preferential Land:		0						0	
Transfer Information									
Seller: SIFORD MARYANN				Date: 06/08/2017			Price: \$92,500		
Type: NON-ARMS LENGTH OTHER				Deed1: /39047/ 00181			Deed2:		
Seller: SULLIVAN LILLIAN ET,AL				Date: 08/17/2000			Price: \$77,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /14644/ 00681			Deed2:		
Seller: SULLIVAN WESLEY E,JR				Date: 04/20/1993			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /09717/ 00725			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020			
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:

JB 8-16-19
w/
Denial + Denial Cont
8-26-19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Jenifer Nugent
Development Review Section
Department of Planning

DATE: September 3, 2019

FROM: Krystle Patchak
Eastern Sector



PROJECT NAME: 7524A Fort Avenue

PROJECT NO.: ZAC# 19-374

The Department of Planning has reviewed the architecture submitted to the Department on September 2, 2019 (attached). The Department finds that the site design and architecture of the proposed dwelling are compatible with the context of the neighborhood. There have recently been two dwellings constructed in the same area that are similar architecture to what is proposed.

Krystle Patchak

From: David Billingsley <dwb0209@yahoo.com>
Sent: Monday, September 2, 2019 9:57 AM
To: Krystle Patchak
Cc: Charles S. Wolinski
Subject: 7524A FORT AVENUE CASE NO. 2019-0374-A
Attachments: Scan_0324.pdf

RECEIVED

SEP 4 2019

DEPARTMENT OF PLANNING

CAUTION: This message from dwb0209@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 Krystle

The ALJ recently approved our request to construct a single family dwelling on the referenced site. As a condition of the approval, he asked that we obtain a finding that the site design and architecture of the proposed dwelling will be compatible in the context of the neighborhood.

I have attached a copy of that portion of the order, a copy of your original ZAC comments and building elevations / layout for the proposed dwelling.

Please keep in mind that the petitioner recently constructed two new dwellings across the street at 7517 and 7519 Fort Avenue utilizing the same building design.

Let me know if you need any additional information

Thanks

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

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 7/11/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-374

INFORMATION:

Property Address: 7524A Fort Avenue
Petitioner: Charles Wolinski
Zoning: DR 5.5
Requested Action: Variance

" PROPOSED LTM 7/12/19

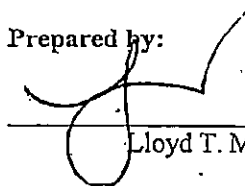
The Department of Planning has reviewed the petition for to permit a lot width of 50 feet in lieu of the required 55 feet for an existing dwelling on an existing lot of record.

A site visit was conducted on Friday, June 28, 2019. The subject site is vacant. Current zoning case # 19-373 is associated with the adjoining property at 7524 Fort Avenue.

The Department of Planning has no objections to granting the petitioned zoning relief.

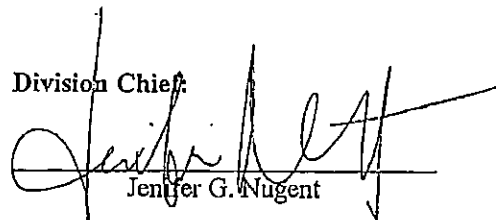
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

CPG/JGN/LTM/

c: Krystle Patchak
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

compatible in the context of the neighborhood.

THEREFORE, IT IS ORDERED, this 26th day of **August, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations ("BCZR") to permit a lot width of 50 ft. in lieu of the required 55 ft. for a proposed dwelling on existing lots on record, be and is hereby DENIED.

IT IS FURTHER ORDERED that Petitioner shall be permitted to erect a one-family detached dwelling on the subject property pursuant to BCZR Section 304.

The relief granted herein shall be expressly subject to the following conditions:

1. Prior to issuance of permits Petitioner must comply with critical area regulations as determined in the sole discretion of the DEPS.
2. Prior to issuance of permits Petitioner must obtain from the DOP a finding that the site design and architecture of the proposed dwelling will be compatible in the context of the neighborhood.

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:slm

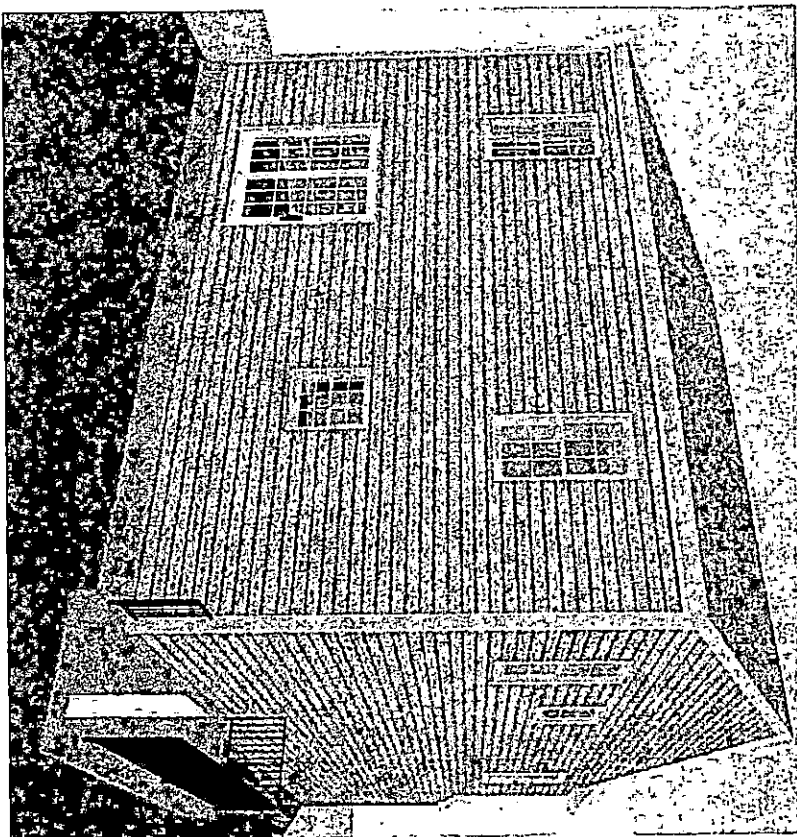
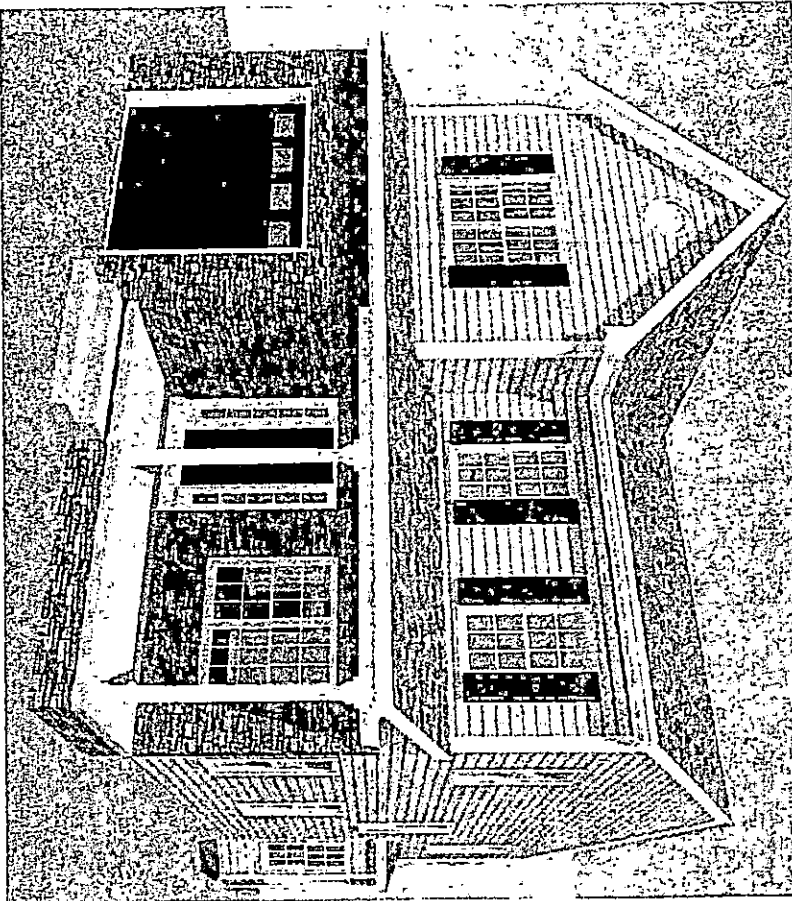
CHESAPEAKE CUSTOM PROPERTIES LLC

9005 MILLERS ISLAND BLVD.
SPARROWS POINT, MD. 21219
443-850-9431 MHB# 7640

RECEIVED

SEP 4 2019

DEPARTMENT OF PLANNING



4th Generation
Designs &
Consulting

CHESAPEAKE CUSTOM
PROPERTIES LLC

SHEET TITLE:

PERSPECTIVES

4TH GENERATION DESIGNS LLC
7603 OLD HARFORD ROAD
BALTIMORE, MD. 21231
443-425-0941
WILLIAM ISKIP STORM

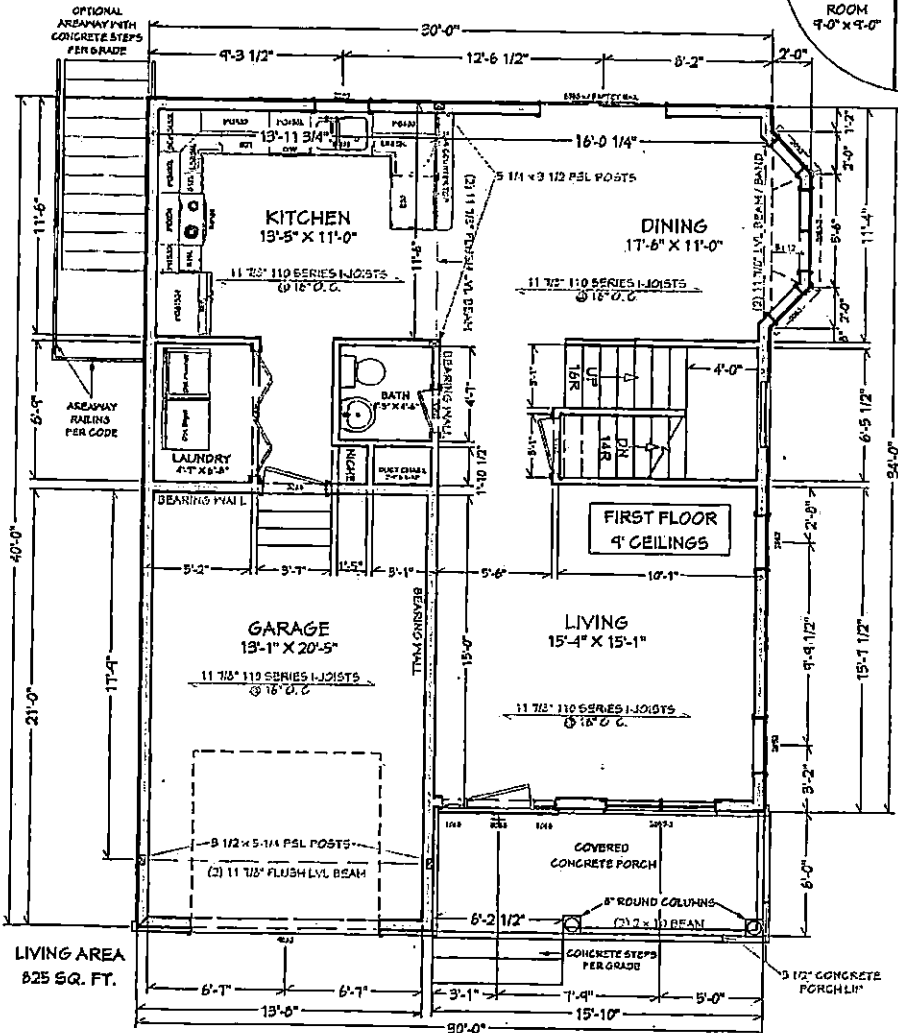
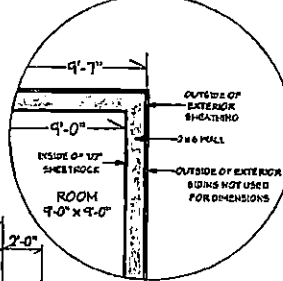
DATE
10/6/2016

SCALE

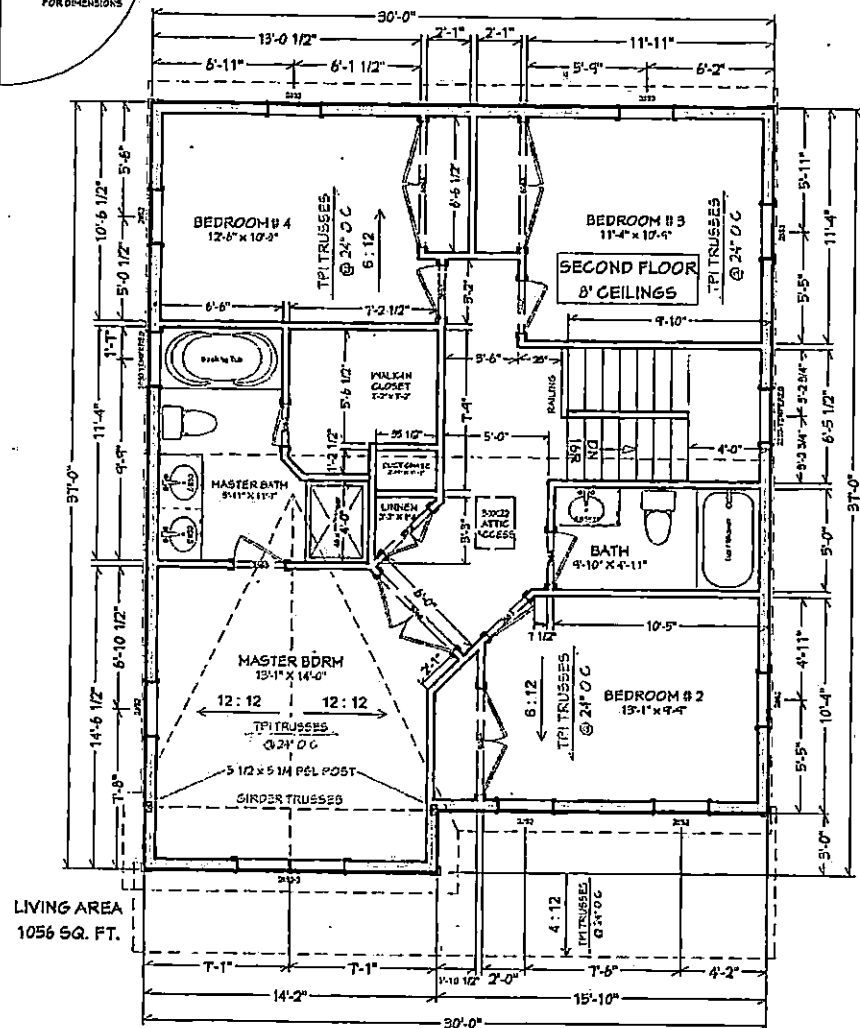
Scale: As Shown
on 1/8" x 11" Paper
SHEET

C-2

DIMENSIONS WITH ROOM NAMES ARE
MEASURED TO INSIDE OF THE SHEETROCK
DIMENSIONS WITH LINES MEASURE
TO THE OUTSIDE OF WALL SHEATHING



FIRST FLOOR PLAN
& FRAMING PLAN



SECOND FLOOR PLAN
& FRAMING PLAN

SHEETLINE
FLOOR PLANS
& FRAMING DETAILS

CHESAPEAKE CUSTOM
PROPERTIES LLC

4TH GENERATION DESIGNS LLC
7603 OLD HARFORD ROAD
BALTIMORE, MD. 21234
443-425-0941
WILLIAM SKIP STORM

DATE
10/6/2016

SCALE

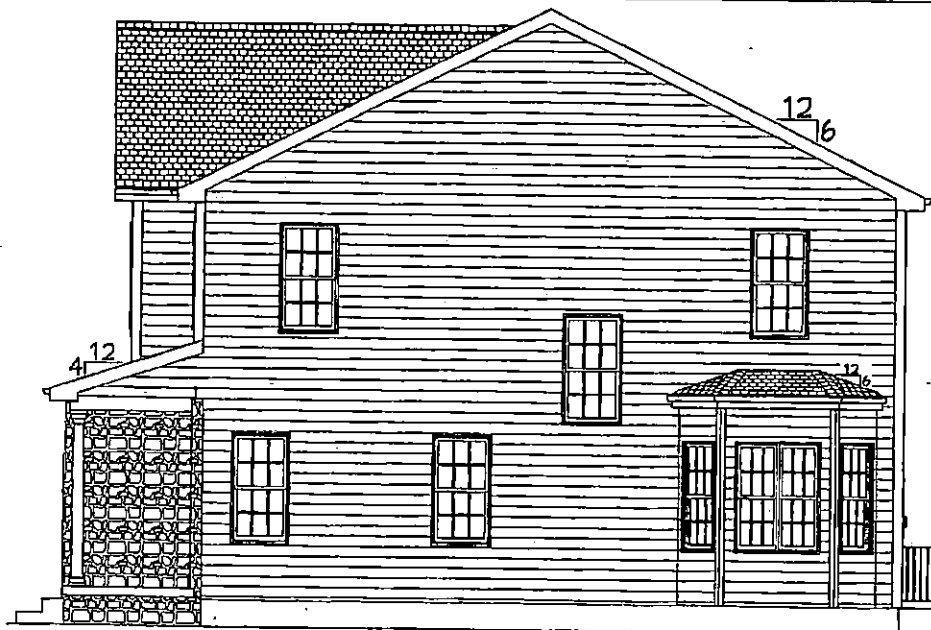
1/4" = 1'
Scale Applicable
on 18 x 24 Paper

SHEET

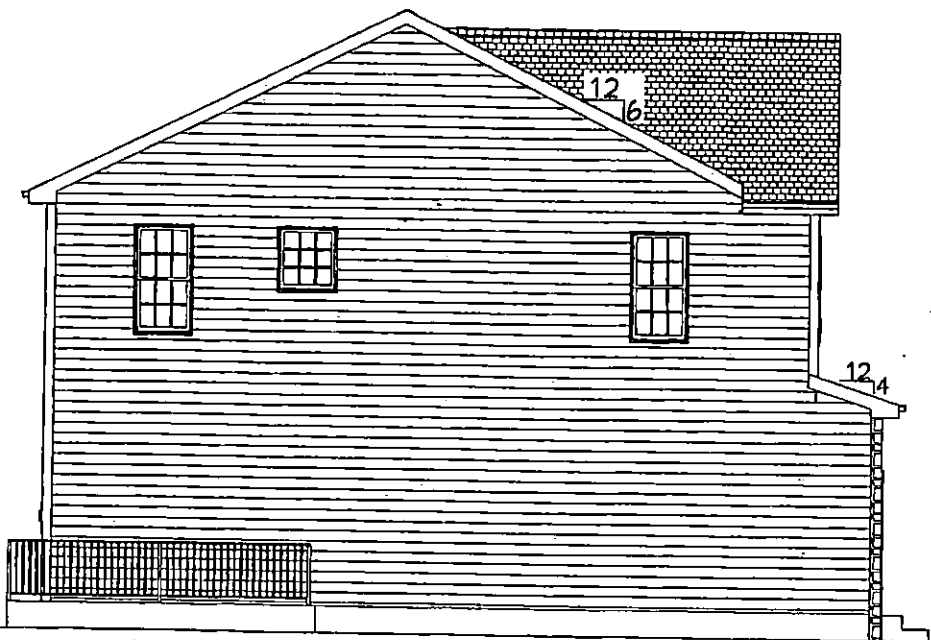
A-1



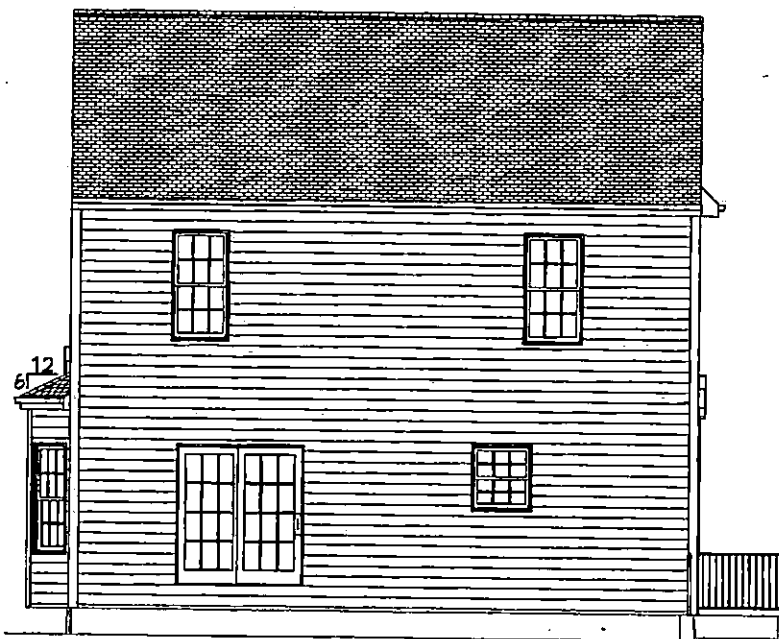
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

ELEVATIONS

CHESAPEAKE CUSTOM
PROPERTIES LLC

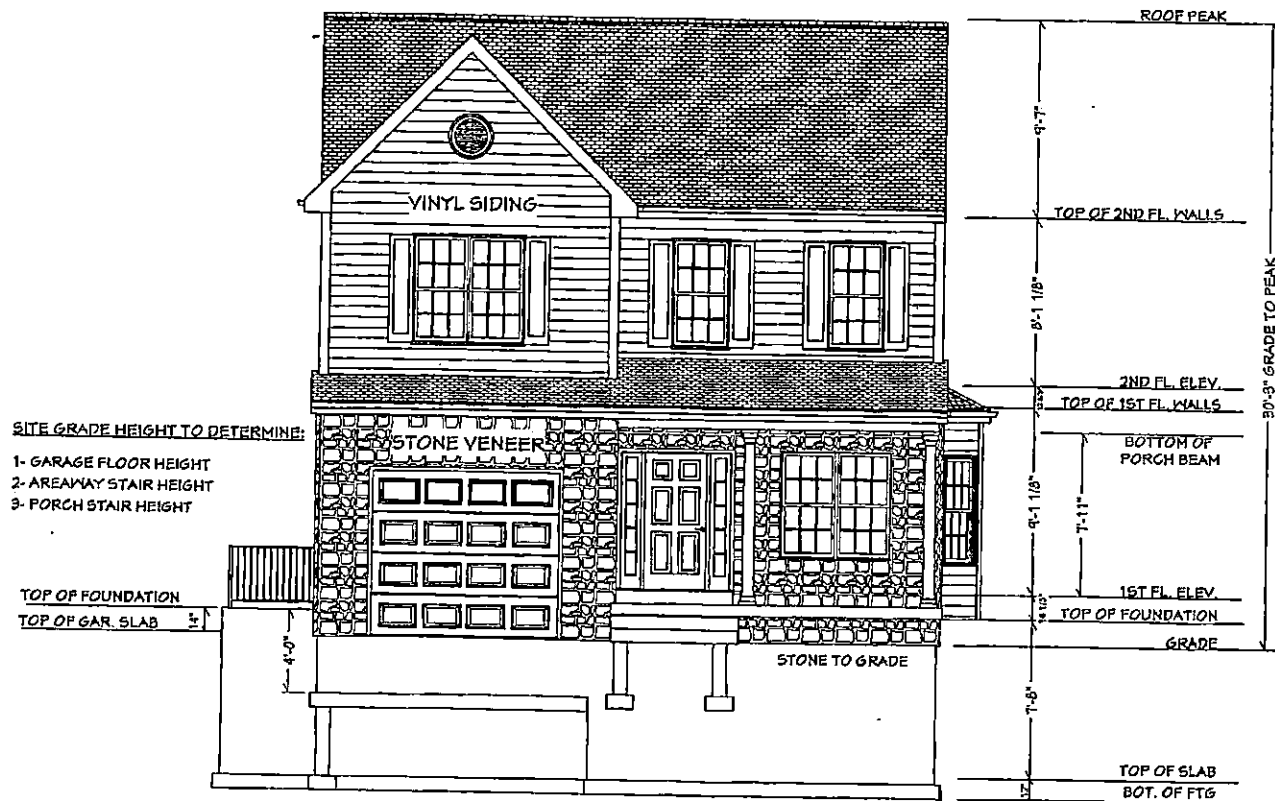
4TH GENERATION DESIGNS, LLC
7603 OLD HARBOR ROAD
BALTIMORE, MD, 21234
410-423-0941
WILLIAM GRIN STORM

DATE
10/6/2016

SCALE

Scale Applicable
on 10 x 24 Paper
SHEET

A-3



FRONT ELEVATION DETAILS

SHEET TITLE:
FRONT ELEVATION
DETAIL

CHESAPEAKE CUSTOM
PROPERTIES LLC

4TH GENERATION DESIGNS LLC
7603 OLD HARTFORD ROAD
BALTIMORE, MD. 21231
410-423-0941
WILLIAM SKIPP STORM

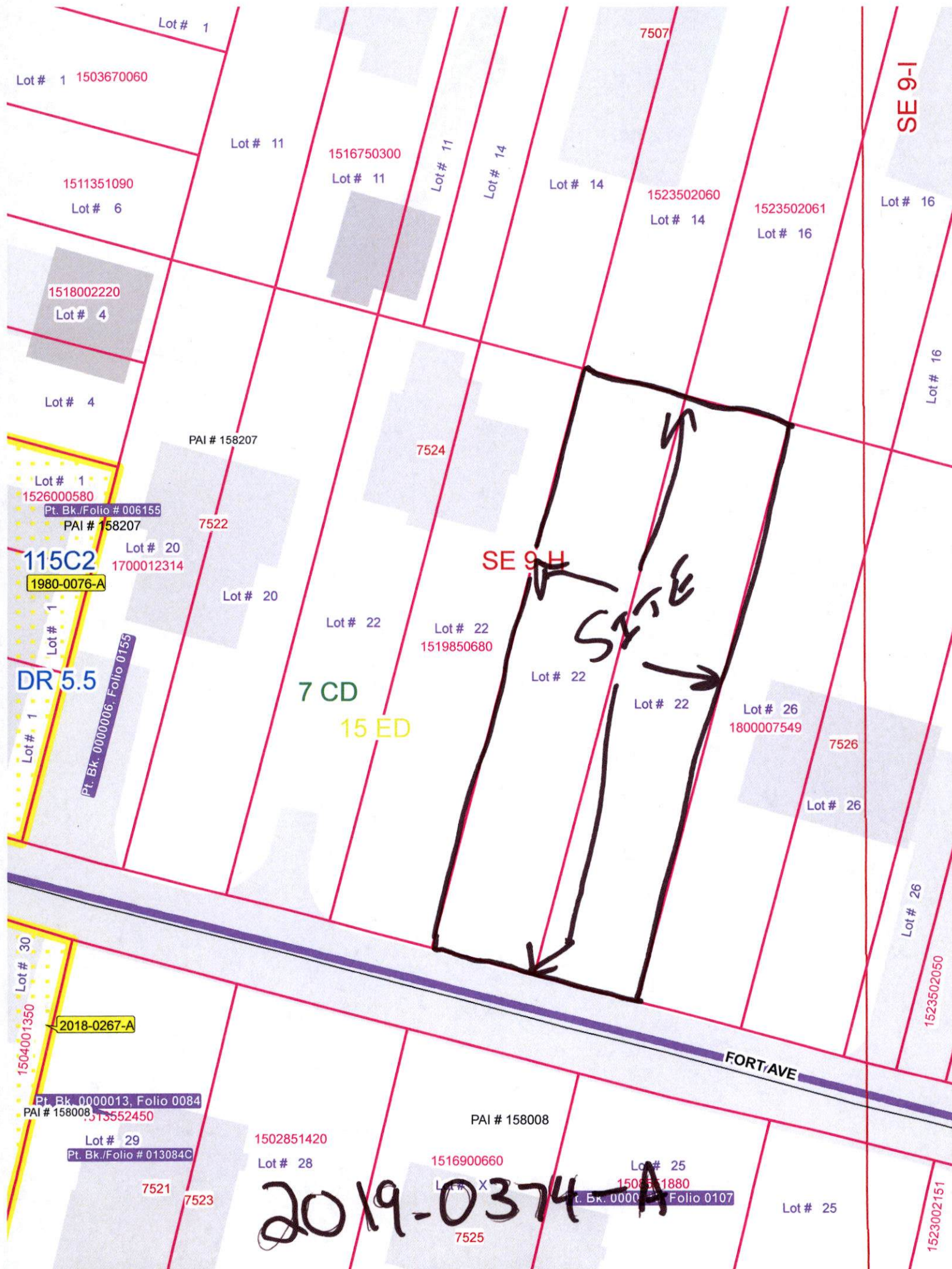
DATE
10/6/2016

SCALE

Scale Applicable
on 18" x 24" Paper

SHEET

S - 2



Lot # 1 1503670060

Lot # 11

1516750300

Lot # 11

Lot # 11

Lot # 14

Lot # 14

1523502060

Lot # 14

1523502061

Lot # 16

Lot # 16

SE 9-I

1511351090

Lot # 6

1518002220

Lot # 4

Lot # 4

PAI # 158207

7524

7522

Lot # 1

1526000580

Pt. Bk./Folio # 006155

PAI # 158207

Lot # 20

1700012314

115C2

1980-0076-A

Lot # 1

Lot # 20

Lot # 22

Lot # 22

1519850680

Lot # 22

Lot # 22

Lot # 26

1800007549

7526

Lot # 26

Lot # 26

1523502050

DR 5.5

Pt. Bk. 0000006, Folio 0155

Lot # 30

1504001350

2018-0267-A

Pt. Bk. 0000013, Folio 0084

PAI # 158008

Lot # 29

Pt. Bk./Folio # 013084C

7521

7523

1502851420

Lot # 28

PAI # 158008

1516900660

Lot # 25

150851880

Pt. Bk. 0000000, Folio 0107

Lot # 25

1523002151

2019-0374-A

MILLER, KIRSCHNER
TRUSTEES
37608 - 206
1516750300

FITZPATRICK
11975-57
1523502060

WILLIAMS
10977-268
1523502061

CHILDERS/CLIFT
37463-464
1700012314

EX. SFD
#7524 CONC

THACKER
13301-331
1800007540
NORTH POINT TERRACE
6/155

EX SFD
#7522

PROP. 2 STY
DWLG
#7524A
G

EX. SFD
#7526

GRAVEL
DRIVE

EX WALK

BEG. PT.

PROP. DRIVE

DRIVE

250' TO TODD AVE

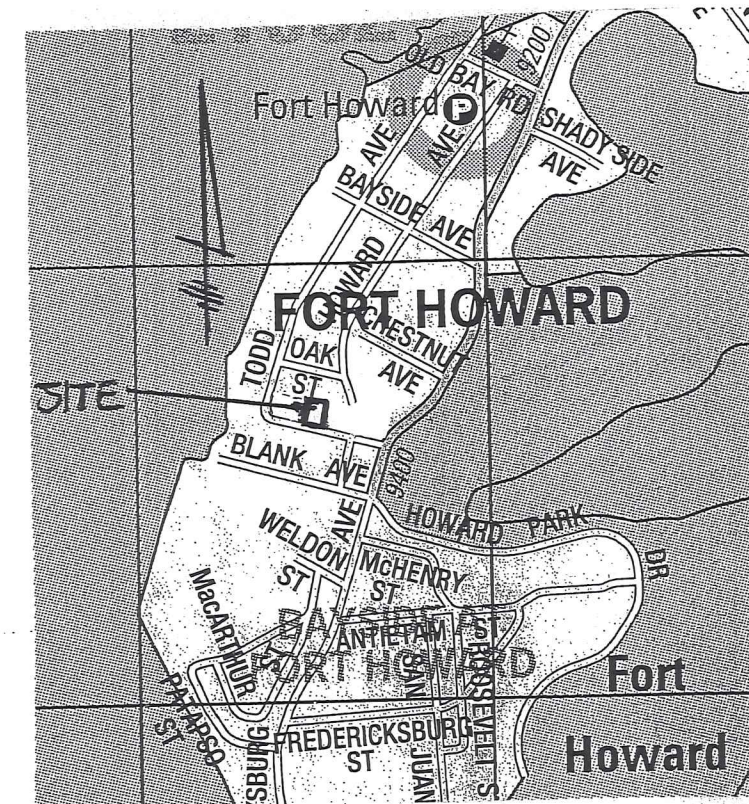
EX. PAVING

EX. 8" W

EX. 8" S

FORT

AVENUE



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING.....DR 5.5 (MAP NO. 115C2)
2. LOT AREAS.....7524 FORT AVENUE = 6250 S.F. = 0.143 ACRE +/-
7524A FORT AVENUE = 6250 S.F. = 0.143 ACRE +/-
3. SITE IS LOCATED IN THE CBCA
4. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE
5. PUBLIC WATER AND SEWER
6. NO PREVIOUS ZONING HISTORY OF VIOLATIONS ARE KNOWN TO EXIST
7. NO HISTORIC STRUCTURES, ARCHEOLOGICAL SITES, OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST

OWNERS

7524 FORT AVENUE
CMW PROPERTIES LLC
9019 CUCKOLD POINT ROAD
BALTIMORE, MD. 21219
DEED REF: L.39047 F.181
ACCT. NO. 1519850680

7524A FORT AVENUE
CHESAPEAKE CUSTOM PROPERTIES LLC
9019 CUCKOLD POINT ROAD
BALTIMORE, MD. 21219
DEED REF: L.40103 F.331
ACCT. NO. (BEING ASSIGNED)

PHOTOS

PLAT TO ACCOMPANY PETITION FOR VARIANCES

7524 AND 7524A FORT AVENUE

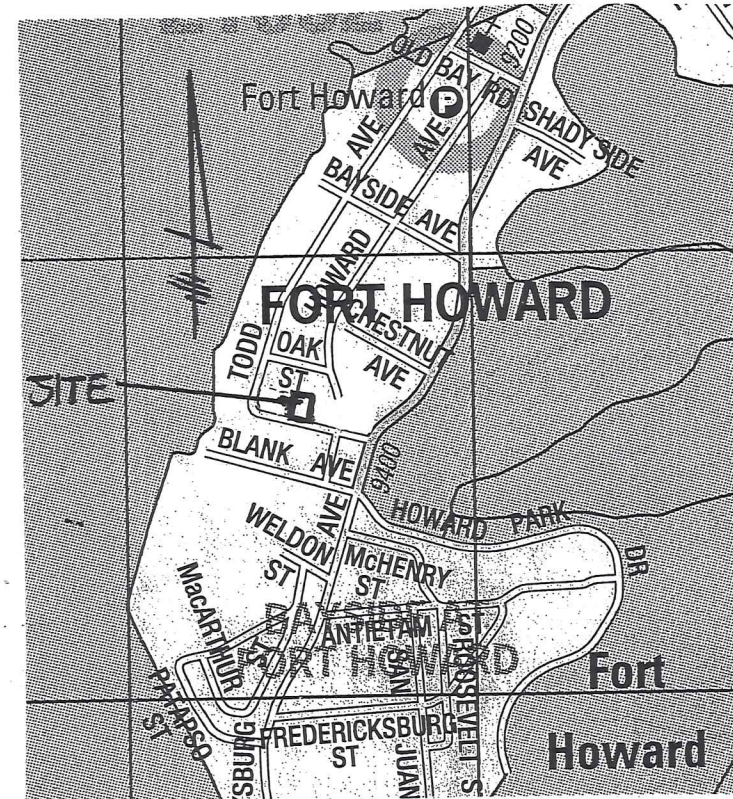
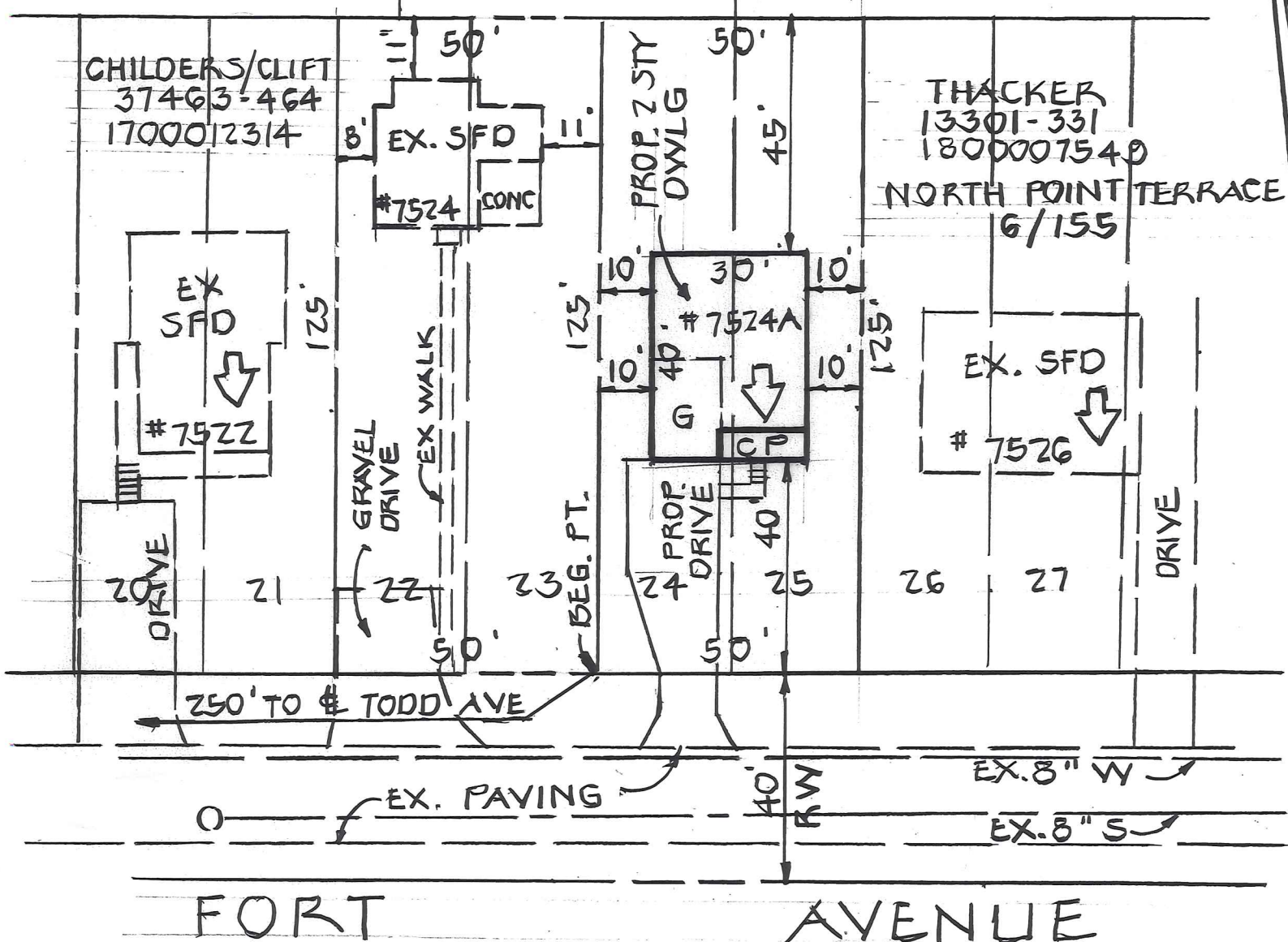
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 30 FEET MAY 6, 2019

MILLER, KIRSCHNER
TRUSTEES
37608 - 206
1516750300

FITZPATRICK
11915-57
1523502060

WILLIAMS
10977-268
1523502061



VICINITY MAP
SCALE: 1" = 1000'

NOTES

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CMW PROPERTIES LLC
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BALTIMORE, MD. 21219
DEED REF: L.39047 F.181
ACCT. NO. 1519850680

7524A FORT AVENUE
CHESAPEAKE CUSTOM PROPERTIES LLC
9019 CUCKOLD POINT ROAD
BALTIMORE, MD. 21219
DEED REF: L.40103 F.331
ACCT. NO. (BEING ASSIGNED)

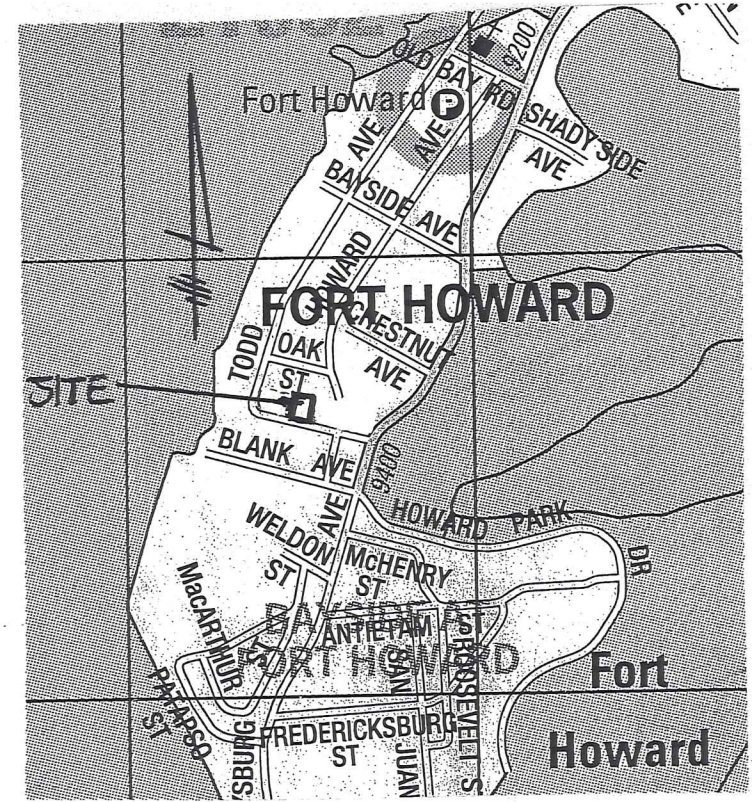
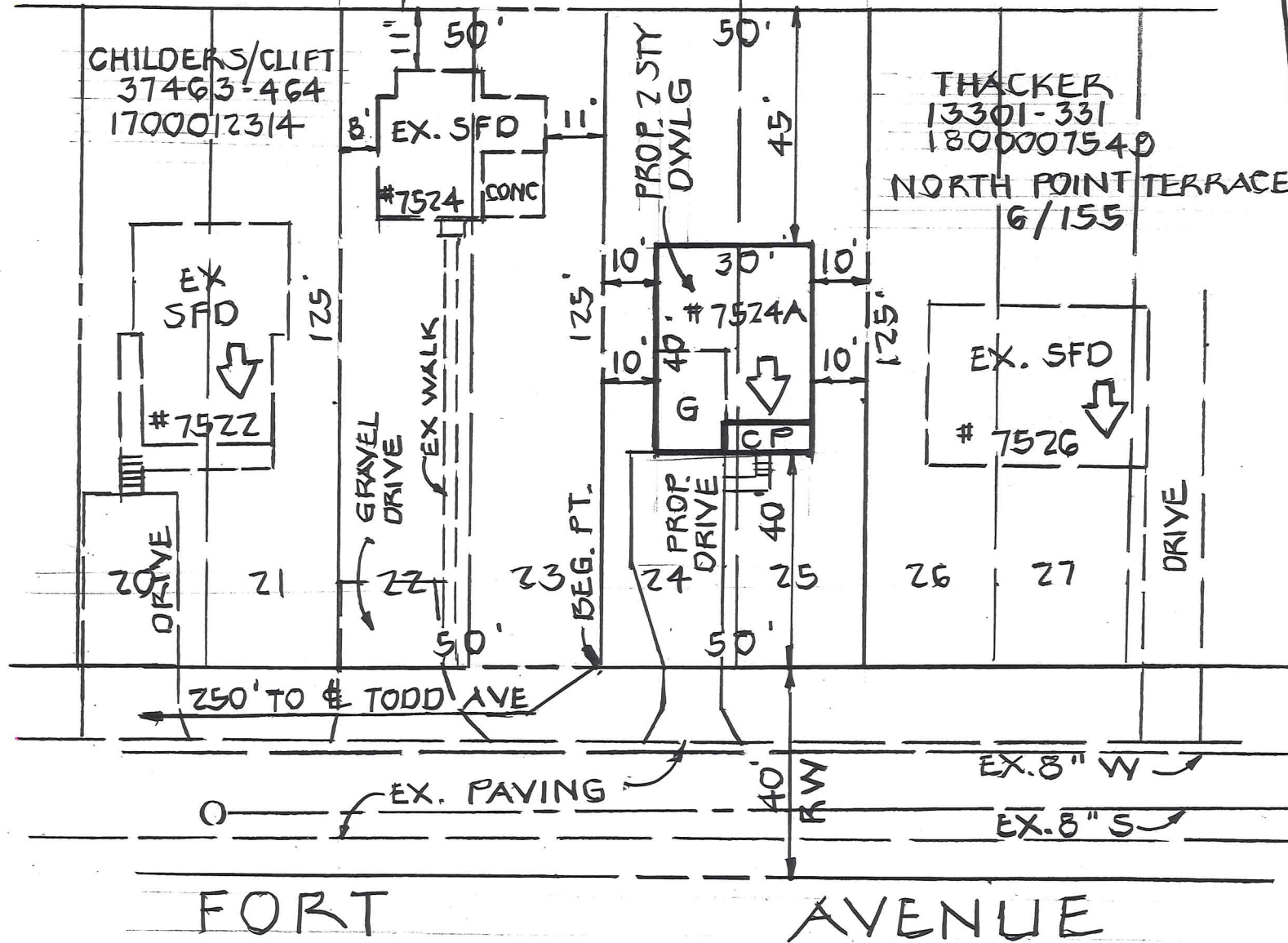
**PLAT TO ACCOMPANY PETITION FOR VARIANCES
7524 AND 7524A FORT AVENUE
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET MAY 6, 2019**

2019-0374-A

MILLER, KIRSCHNER
TRUSTEES
37608 - 206
1516750300

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VICINITY MAP
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7524A FORT AVENUE
CHESAPEAKE CUSTOM PROPERTIES LLC
9019 CUCKOLD POINT ROAD
BALTIMORE, MD. 21219
DEED REF: L.40103 F.331
ACCT. NO. (BEING ASSIGNED)

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

PETITIONER'S
EXHIBIT NO. 1

PLAT TO ACCOMPANY PETITION FOR VARIANCES
7524 AND 7524A FORT AVENUE
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET MAY 6, 2019