

MEMORANDUM

DATE: December 16, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0383-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 13, 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

(30 Compass Road)
15th Election District
6th Council District
Danny Forbes,
Legal Owner
Petitioner

*
*
*
*
*

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0383-A

* * * * *

OPINION AND ORDER ON MOTION FOR RECONSIDERATION

Now pending is a Motion for Reconsideration filed in the above noted matter by Petitioner's counsel Christopher D. Mudd, Esq., seeking a reconsideration of my Order, dated October 8, 2019, denying Petitioner's request for a variance.

At the hearing in which the Petitioner appeared without counsel and at which no protestants appeared, a Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP") in which that agency opposed the request.

After the above Order was issued, the Petitioner sought counsel, who provided new information to the DOP that the agency did not possess when determining its original comment. After a review of that new information, the DOP altered its position opposing the variance; instead taking what it referred to in its email to counsel, dated November 7, 2019, as a "neutral position" on the variance request.

In addition, counsel researched and has presented evidence previously unrecognized by the Petitioner that his home and its placement on the subject property rendered him unable, by its width, to accommodate the traversing of vehicles and/or trailers from the front yard to his rear yard. This is a unique inability, not shared by many other properties in the neighborhood. Counsel produced a Google street view supporting the uniqueness of the Petitioner's property in this regard.

ORDER RECEIVED FOR FILING

Date 11-13-19

By low

Moreover, as I stated in my Opinion and Order of October 8, 2019, the Petitioner's requested variance has the written submitted support of his neighbors.

In view of the above noted change of position by the DOP, the documentation demonstrating uniqueness, which was clearly not realized by the Petitioner in his pro se presentation, as well as the continued support of his request by his neighbors, the Motion for Reconsideration will be granted.

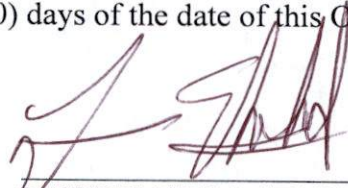
THEREFORE, IT IS ORDERED, this 13th day of **November, 2019**, by the Administrative Law Judge for Baltimore County, that the Motion for Reconsideration, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance from Sections 415A.1 and 415.1A of the Baltimore County Zoning Regulations ("BCZR") to permit the storage of two (2) recreational vehicles in lieu of the permitted one, and allow the vehicles storage in the front yard or at least eight (8) ft. to the rear of a lateral projection of the front foundation line of the dwelling, be and is hereby GRANTED.

The relief granted herein shall be subject to the following condition:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner 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.



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 11-13-19 2

By DLW

IN RE: PETITION FOR VARIANCE

(30 Compass Road)
15th Election District
6th Council District

Danny Forbes
Legal Owner
Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2019-0383-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Theresa Foster, legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief from Sections 415A.1 & 415.1.A of the Baltimore County Zoning Regulations ("BCZR") to permit the storage of two (2) recreational vehicles in lieu of the permitted one, and allow the vehicles storage in the front yard or at least eight (8) ft. to the rear of a lateral projection of the front foundation line of the dwelling. A site plan was marked as Petitioner's Exhibit 1.

Danny Forbes appeared in support of the petition. No protestants or interested citizens were in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP"). That agency opposed the request. A previous citation for violation of BCZR §415A was issued on May 9, 2019.

The site is approximately 4,888 square feet in size and is zoned DR 5.5.

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

ORDER RECEIVED FOR FILING

Date

By

10/8/19
sen

or hardship.

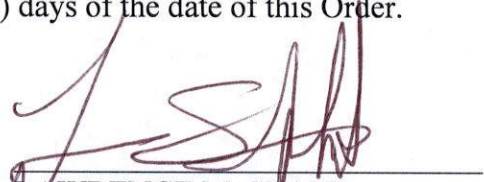
Cromwell v. Ward, 102 Md. App. 691 (1995).

The Petitioner conceded that his lot is the same in size and configuration as others in the area and on his street. He stated that the recreational vehicles in question are never there more than approximately a week. He also presented a petition including both of his adjacent neighbors, approving his request.

While I am sympathetic to Petitioners plight, the requirements for variance relief are not satisfied in this case. No evidence was presented to show the subject property or improvements are unique or unlike those in the community. Under Maryland law, variances can only be granted “sparingly” since it is “an authorization for [that]...which is prohibited by a zoning ordinance.” *Cromwell*, 102 Md. App. At 699. In the absence of such evidence the petition for variance must be denied.

THEREFORE, IT IS ORDERED, this 8th day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations to permit the storage of two (2) recreational vehicles in lieu of the permitted one, and allow the vehicles storage in the front yard or at least eight (8) ft. to the rear of a lateral projection of the front foundation line of the dwelling, be and is hereby DENIED.

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


LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS/sln

ORDER RECEIVED FOR FILING

Date 10/8/19

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 30 COMPASS ROAD

which is presently zoned OR, S, S

Deed References: 37832/00392

10 Digit Tax Account # 1502471120

Property Owner(s) Printed Name(s) DANNY FORBES

(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)

*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)

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):

DANNY FORBES

Name #1 - Type or Print

Name #2 - Type or Print

Danny Forbes

Signature #1

Signature #2

30 COMPASS ROAD MIDDLE RIVER MD

Mailing Address

City

State

21220

443-762-2229

dforbes97@gmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

DANNY FORBES

Name - Type or Print

Danny Forbes

Signature

30 COMPASS ROAD MIDDLE RIVER MD

Mailing Address

City

State

21220

443-762-2229

dforbes97@gmail.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2019-0383-A

Filing Date 7/1/19

Do Not Schedule Dates:

Reviewer gh

2019-0383-A

Variance For Section; 415A.1 & 415.1.A of the BCZR,

To permit the storage of 2 recreational vehicles in lieu of the permitted one, and allow the vehicles storage in the front yard in lieu of the rear yard or at least eight feet to the rear of a lateral projection of the front foundation line of the dwelling.

ZONING PROPERTY DESCRIPTION FOR 30 Compass Road

Beginning at a point on the west side of Compass Road which is 100 feet wide at a distance of 330 feet north of the centerline of the nearest improved intersecting street, Cord Street, which is 50 feet wide.

Being Lots 369 in the subdivision of Victory Villa, Section 2, as recorded in Baltimore County Plat Book 22 Folio 111, containing 4888 square feet or 0.11 acres of lot. Located in the 15th Election District and 6th Council District.

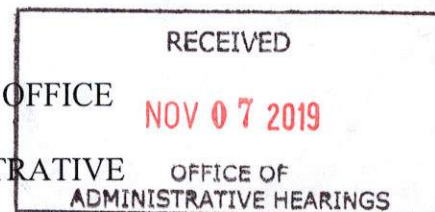
2019-0383-A

IN RE: PETITION FOR VARIANCE

(30 Compass Road)
15th Election District
6th Council District

Danny Forbes
Legal Owner
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* Case No.: 2019-0383-A



* * * * *

MOTION FOR RECONSIDERATION

Petitioner Danny Forbes, by and through Christopher D. Mudd and C. Andrew Robinson with Venable LLP, his attorneys, who respectfully enter their appearances and submit this Motion for Reconsideration, as follows:

1. The Office of Administrative Hearings (“OAH”) for Baltimore County issued an Opinion and Order on October 8, 2019 denying a Petition for Variance (the “Petition”) filed by Petitioner, Danny Forbes. In denying the Petition, OAH noted that a “substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). That agency opposed the request.” (*See* Office of Administrative Hearings Opinion and Order, p. 1).

2. Following the issuance of the ZAC comment opposing the Petition, new information has been provided to Planning that it did not have when making the initial comment. Petitioner’s attorney has provided letters to Planning demonstrating that Petitioner’s immediate neighbors have no objections to the variance request. Those letters are attached as Exhibit A hereto and made a part hereof.

3. The variance request was the result of a Baltimore County Code Enforcement complaint made by an anonymous individual. The Code Enforcement Complaint records indicate that the complainant lives approximately 2.4 miles away from the subject property, and they did not attend or otherwise participate in the variance hearing when it was held.

4. In light of the immediate neighbors’ support and the non-participation of the complainant, Planning has agreed to revise their position on the request to “neutral”

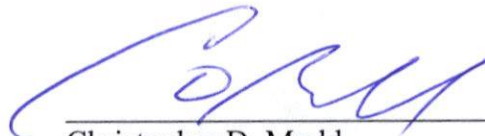
and, accordingly, no longer oppose the variance request. The email from Planning revising their position is attached as Exhibit B hereto and made a part hereof.

5. Additionally, in denying the Petition, the OAH noted that, "no evidence was presented to show the subject property or improvements are unique or unlike those in the community." After Counsel was retained, it has investigated the subject property and surrounding neighborhood and realized that there are facts and circumstances demonstrating the uniqueness of the Petitioner's property. Specifically, the Petitioner's home appears to be wider than other neighboring homes, such that, while plenty of other properties in the neighborhood can accommodate the traversing of vehicles or trailers from the front to the rear yard, the width of the Petitioner's home, vis-à-vis the property boundaries, does not provide the petitioner with the same opportunity. A review of Google Street View demonstrates this anomaly and uniqueness. These pictures were not shown at the hearing and are attached as Exhibit C hereto and made a part hereof.

6. The rules of the Zoning Commissioner and the Maryland Rules of Civil Procedure give the Administrative Law Judge broad authority to reconsider and reissue orders upon request within thirty days. In light of the letters, Planning's revised position, lack of community opposition and the property pictures, we request that you exercise that authority.

WHEREFORE, Petitioner respectfully requests that the Office of Administrative Hearings for Baltimore County reconsider its October 8, 2019 Opinion and Order and approve the requested variance.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'C. Mudd', is written over a horizontal line.

Christopher D. Mudd
C. Andrew Robinson
Venable LLP
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204
(410) 494-6200
Attorneys for Petitioner

Ex. A

October 28, 2019

To whom it may concern,

I live at 32 Compass Road, Middle River, MD and am aware of the zoning variance my next door neighbor Danny Forbes has requested. I read the request he asked for and I do not have any objection to him being able to park 2 recreational vehicles in his front driveway.

Sincerely,

Irma Muñoz
32 Compass Road

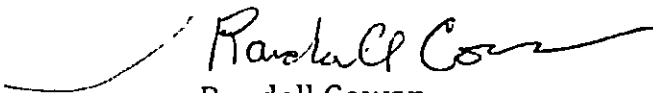
10/28/19

Randall Cowan
28 Compass Road
Middle River, MD 21220

To Baltimore County:

I have read the zoning variance Danny Forbes has requested for his property and I have no problem with what he is asking for in the variance.

Regards,



Randall Cowan

Ex: B

Robinson, Drew

From: Jenifer G. Nugent <jnugent@baltimorecountymd.gov>
Sent: Thursday, November 7, 2019 11:15 AM
To: Mudd, Christopher D.
Cc: Robinson, Drew
Subject: RE: 30 Compass Drive - Code Complaints

Chris,

In light of these new pieces of information, the Department is willing to take a neutral position on the request. Since the hearing already occurred and an order was issued, we will not be able to amend our original comments.

Jenifer German Nugent

Division Chief, Development Review Division
Baltimore County Department of Planning
105 West Chesapeake Avenue, Suite 101
Towson, MD 21204
(410) 887-3480
(410) 887-7499 direct

From: Mudd, Christopher D. <CDMudd@Venable.com>
Sent: Tuesday, November 5, 2019 4:07 PM
To: Jenifer G. Nugent <jnugent@baltimorecountymd.gov>
Cc: Robinson, Drew <CARobinson@Venable.com>
Subject: FW: 30 Compass Drive - Code Complaints

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

Jen,

As discussed on our call, attached are the three Complaint Reports from this year. The oldest complaint was received on April 8th (Record ID CC1903340), and a correction notice was issued for violations relating to the total number and parking of recreational vehicles on the property. This complaint was closed on 4/18/19 as the property was brought into compliance. The second complaint was received on May 6th (Record ID CC1905001), and a correction notice was issued for having a recreational vehicle (boat) in the front yard. This complaint was closed on 5/14/19 as the property was brought into compliance. The current complaint was received on August 7th (Record ID CC1911617), and a correction notice was issued for an illegally parked boat. The boat was removed, but the complaint was placed into a "monitor" status after our client indicated to the code enforcement officer that he would be pursuing a variance (as indicated in the file record). As we have discussed, Planning initially opposed the variance request, but I have since provided you with evidence that the immediate neighbors to the property owner have no objections to the variance request. This was information your Department did not have when making your initial comments. I am now asking that you revise your comment to "neutral" or "no objection," in light of the immediate neighbors' support. The Code Enforcement Complaint records indicate that the complainant lives over 2.5 miles away from the subject property, and they did not bother to participate in the variance hearing when it was held (even though they would have known about it, based upon the Code Enforcement records and notations).

I intend to file a Motion for Reconsideration with Judge Stahl tomorrow, and I would very much appreciate it if you could provide me with a copy of Planning's revised comment for my use in that filing, should you be inclined to revise the comment.

Please let us know if you have any questions or need any further information.

Thanks,

Chris

C. Andrew Robinson, Esq. | Venable LLP

t 410.494.6279 | f 410.821.0147 | m 443.600.0302

210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CARobinson@Venable.com | www.Venable.com

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

JS 10-7-19
10 Am

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Wednesday, October 2, 2019 7:14 PM
To: Administrative Hearings
Subject: Recertification's For 2019-0383-A
Attachments: Re-Cert 1 2019-0383-A.doc; Re-Cert 2 2019-0383-A.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 30 Compass Road. Thanks.



CERTIFICATE OF POSTING

2019-0383-A

RE: Case No.: _____

Petitioner/Developer: _____

Danny Forbes

October 7, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

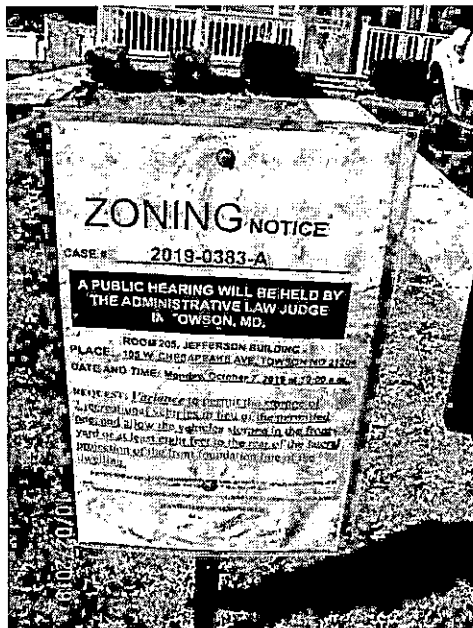
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

30 Compass Road

SIGN 1 Recertification

September 17, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 October 2, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0383-A

RE: Case No.: _____

Petitioner/Developer: _____

Danny Forbes

October 7, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

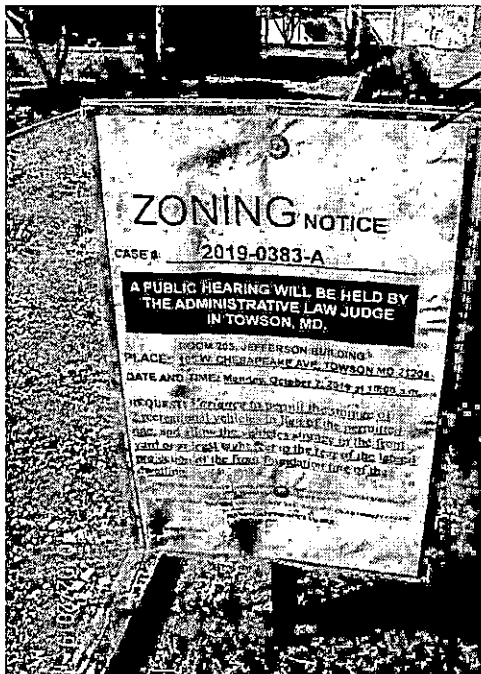
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

30 Compass Road

SIGN 2 Recertification

September 17, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

October 2, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0383-A

RE: Case No.: _____

Petitioner/Developer: _____

Danny Forbes

October 7, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

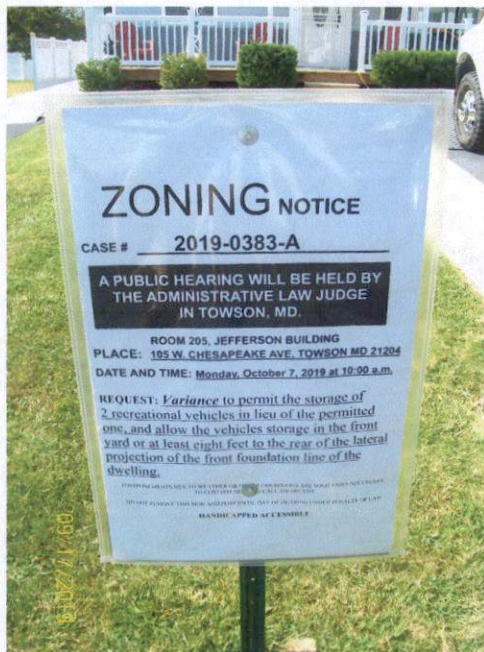
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

30 Compass Road

SIGN 1

September 17, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

September 17, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0383-A

RE: Case No.: _____

Petitioner/Developer: _____

Danny Forbes

October 7, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

30 Compass Road

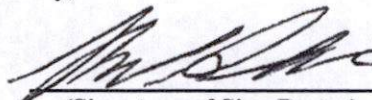
SIGN 2

September 17, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 September 17, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

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:

9/17/2019

Order #: 11789635
Case #: 2019-0383-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0383-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: 2019-0383-A 30 Compass Road W/s Compass Road, north of Cord Street 15th Election District - 6th Councilmanic District Legal Owners: Danny Forbes Variance to permit the storage of 2 recreational vehicles in lieu of the permitted one, and allow the vehicles storage in the front yard or at least eight feet to the rear of a lateral projection of the front foundation line of the dwelling, Hearing: Monday, October 7, 2019 at 10:00 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 410-887-3368. (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391. sl7

CERTIFICATE OF POSTING

2019-0383-A

RE: Case No.: _____

Petitioner/Developer: _____

Danny Forbes

October 7, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

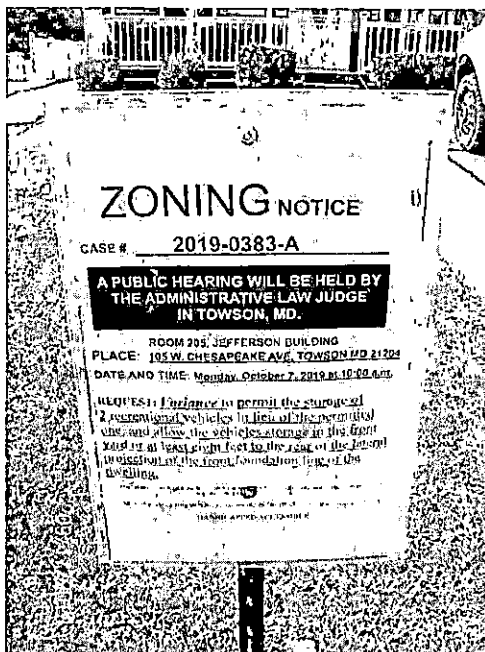
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

30 Compass Road

SIGN 1

September 17, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

September 17, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0383-A

RE: Case No.: _____

Petitioner/Developer: _____

Danny Forbes

October 7, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

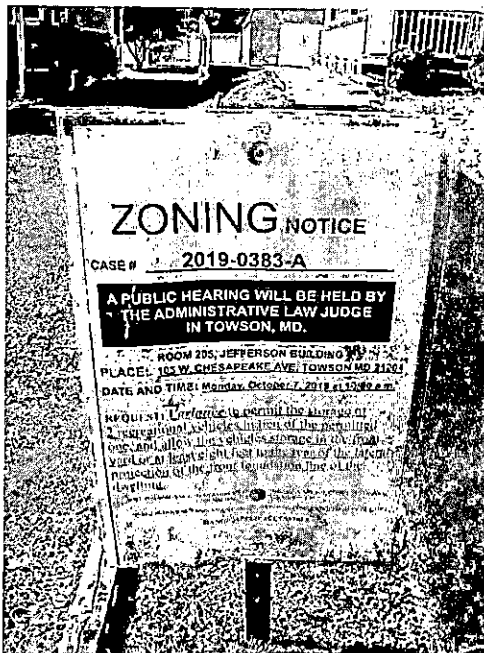
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

30 Compass Road,

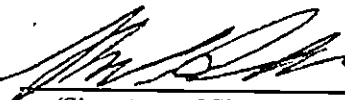
SIGN 2

September 17, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 September 17, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

RE: PETITION FOR VARIANCE
30 Compass Road; W/S Compass Road,
300' N of c/line of Cord Street
15th Election & 6th Councilmanic Districts
Legal Owner(s): Danny Forbes

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-383-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED
JUL 11 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of July, 2019, a copy of the foregoing Entry of Appearance was mailed to Danny Forbes, 30 Compass Road, Middle River, Maryland 21220, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 4, 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: 2019-0383-A

30 Compass Road

W/s Compass Road, north of Cord Street

15th Election District – 6th Councilmanic District

Legal Owners: Danny Forbes

Variance to permit the storage of 2 recreational vehicles in lieu of the permitted one, and allow the vehicles storage in the front yard or at least eight feet to the rear of a lateral projection of the front foundation line of the dwelling.

Hearing: Monday, October 7, 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 "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Danny Forbes, 30 Compass Road, Middle River 21220

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUES., SEPTEMBER 17, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Tuesday, September 17, 2019 - Issue

Please forward billing to:
Danny Forbes
30 Compass Road
Middle River, MD 21220

443-762-2229

NOTICE OF ZONING HEARING

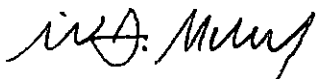
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0383-A

30 Compass Road
W/s Compass Road, north of Cord Street
15th Election District – 6th Councilmanic District
Legal Owners: Danny Forbes

Variance to permit the storage of 2 recreational vehicles in lieu of the permitted one, and allow the vehicles storage in the front yard or at least eight feet to the rear of a lateral projection of the front foundation line of the dwelling.

Hearing: Monday, October 7, 2019 at 10:00 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.

**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: 2019-0383-A
Property Address: 30 COMPASS ROAD, MIDDLE RIVER, MD, 21220
Property Description: SINGLE FAMILY LOT, 50'W X 105'L, WITH DWELLING,
LOCATED 330' NORTH OF CORD STREET.
Legal Owners (Petitioners): DANNY FORBES
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DANNY FORBES
Company/Firm (if applicable): —
Address: 30 COMPASS ROAD
MIDDLE RIVER, MD, 21220

Telephone Number: 443-762-2229



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 02, 2019

Danny Forbes
30 Compass Road
Middle River MD 21220

RE: Case Number: 2019-0383-A, 30 Compass 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 July 1, 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 words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

10-7-19

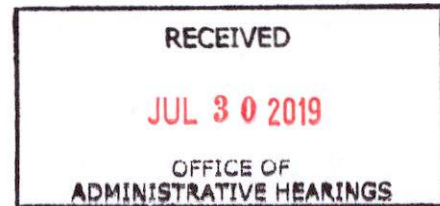
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 7/26/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-383



INFORMATION:

Property Address: 30 Compass Road
Petitioner: Danny Forbes
Zoning: DR 5.5
Requested Action: Variance

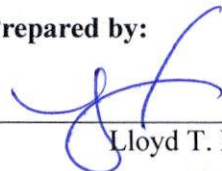
The Department of Planning has reviewed the petition for variance to permit the storage of 2 recreational vehicles in lieu of the permitted one, and allow the vehicles storage in the front yard in lieu of the rear yard or at least eight feet to the rear of a lateral projection of the front foundation line of the dwelling.

A site visit was conducted on Monday, July 15, 2019. No recreational vehicles were observed. The property is the subject of Code Enforcement Case# CC1903340.

The Department of Planning does not support granting the petitioned zoning relief. The existing dwellings along the street are in close proximity to one another. Locating the recreational vehicles as per the plan creates an enclosed, stockade wall effect thereby adversely impacting the adjacent property located at 28 Compass Road.

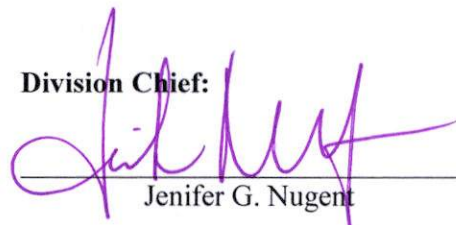
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

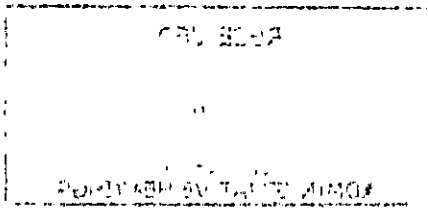
Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

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



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 10, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0383-A
Address 30 Compass Road
(Forbes Property)

Zoning Advisory Committee Meeting of **July 8, 2019**.

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

Reviewer: Steve Ford



STATE HIGHWAY
ADMINISTRATION

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

Date: 7/9/19

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

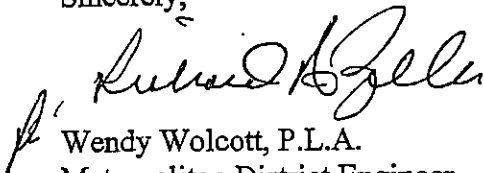
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0383-A

*Variance
Danny Fortes
30 Compass 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

CHECKLIST

<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 _____)	_____
7/10	DEPS (if not received, date e-mail sent _____)	No Comment
7/26	FIRE DEPARTMENT PLANNING (if not received, date e-mail sent _____)	Opposed w/Comment
7/9	STATE HIGHWAY ADMINISTRATION	No Objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION

(Case No. CC1903340)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT	Date:	9/17/19	THE Daily Record
SIGN POSTING (1 st)	Date:	9/17/19	by SSG Black
SIGN POSTING (2 nd)	Date:	10/2/19	by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Account Identifier:		District - 15 Account Number - 1502471120			
Owner Information					
Owner Name:		FORBES DANNY		Use:	RESIDENTIAL
Mailing Address:		30 COMPASS RD BALTIMORE MD 21220-4502		Principal Residence:	YES
				Deed Reference:	/37832/ 00392
Location & Structure Information					
Premises Address:		30 COMPASS RD BALTIMORE 21220-4502		Legal Description:	30 COMPASS RD WS VICTORY VILLA
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0090	0009	0581	15040034.04	0000	2
					Block:
					369
					Lot:
					2018
					Assessment Year:
					Plat No:
					0022/
					Plat Ref:
					0111
Special Tax Areas: None			Town: None		
			Ad Valorem: None		
			Tax Class: None		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1942		721 SF		4,888 SF	
				Property Land Area	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	NO	STANDARD UNIT	SIDING/	3	1 full
					Garage
					Last Notice of Major Improvements
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	
			01/01/2018	07/01/2019	
				As of	
				07/01/2020	
Land:		52,800	52,800		
Improvements		59,400	87,400		
Total:		112,200	140,200	130,867	140,200
Preferential Land:		0			0
Transfer Information					
Seller: KRAUSE RONALD A		Date: 08/04/2016		Price: \$165,000	
Type: ARMS LENGTH IMPROVED		Deed1: /37832/ 00392		Deed2:	
Seller: BANK OF AMERICA N A		Date: 11/03/2015		Price: \$61,500	
Type: NON-ARMS LENGTH OTHER		Deed1: /36831/ 00416		Deed2:	
Seller: DERUSSY TRICIA L		Date: 08/06/2015		Price: \$61,600	
Type: NON-ARMS LENGTH OTHER		Deed1: /36503/ 00105		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: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					

Case No.: 2019-0383-A 30 Compass Rd.

Exhibit Sheet

Petitioner/Developer

Protestants

No. 1	Neighbor Support Petition	
No. 2	Site view	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

190
12-16-19

190
10-31-19

per
25
10-31-19

Neighbors Approval of Zoning Variance

We, the undersigned, do not object to the requested zoning variance that Danny Forbes of 30 Compass Road, Middle River, MD is requesting in regards to the storage of (2) recreational vehicles.

PETITIONER' S

Zoning Variance Case #: 2019-0383-A

EXHIBIT NO. 1

Date and Time: October 7, 2019 at 10:00AM

Printed Name: <u>Bobby R Bostic</u>	Address: <u>29 COMPASS rd</u>
Signature: <u>Bobby R Bostic</u>	Date: <u>10-2-19</u>

Printed Name: <u>Anthony Kucinski</u>	Address: <u>34 COMPASS Rd</u>
Signature: <u>Anthony Kucinski</u>	Date: <u>10-2-2019</u>

Printed Name: <u>CORNELIO FELICIANO</u>	Address: <u>31 COMPASS RD</u>
Signature: <u>[Signature]</u>	Date:

Printed Name: <u>Randall Cewan</u>	Address: <u>28 COMPASS Rd.</u>
Signature: <u>Randall Cewan</u>	Date: <u>10/2/19</u>

Printed Name: <u>ORVILLE HORTON</u>	Address: <u>26 COMPASS ROAD</u>
Signature: <u>Orville Horton</u>	Date: <u>10/2/19</u> 21220

Printed Name: <u>John Rea</u>	Address: <u>101 COMPASS Rd</u>
Signature: <u>John Rea</u>	Date: <u>10-02-19</u>

Printed Name: <u>IRMA MUNOZ</u>	Address: <u>38 COMPASS Rd</u>
Signature: <u>Irma Munoz</u>	Date: <u>10-6-19</u>

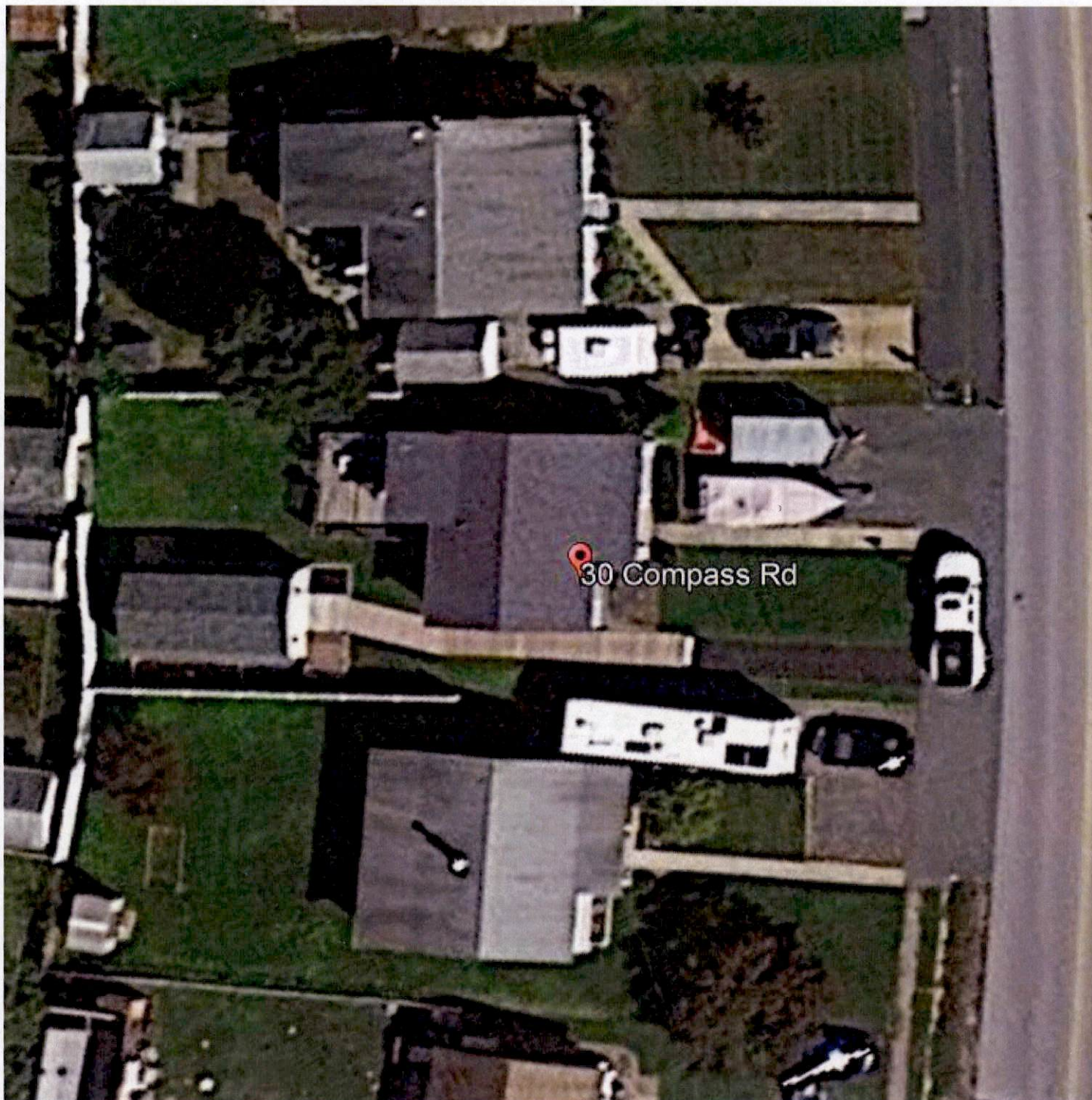
Printed Name:	Address:
Signature:	Date:

Printed Name:	Address:
Signature:	Date:

Printed Name:	Address:
Signature:	Date:



PETITIONER'S
EXHIBIT NO. 2



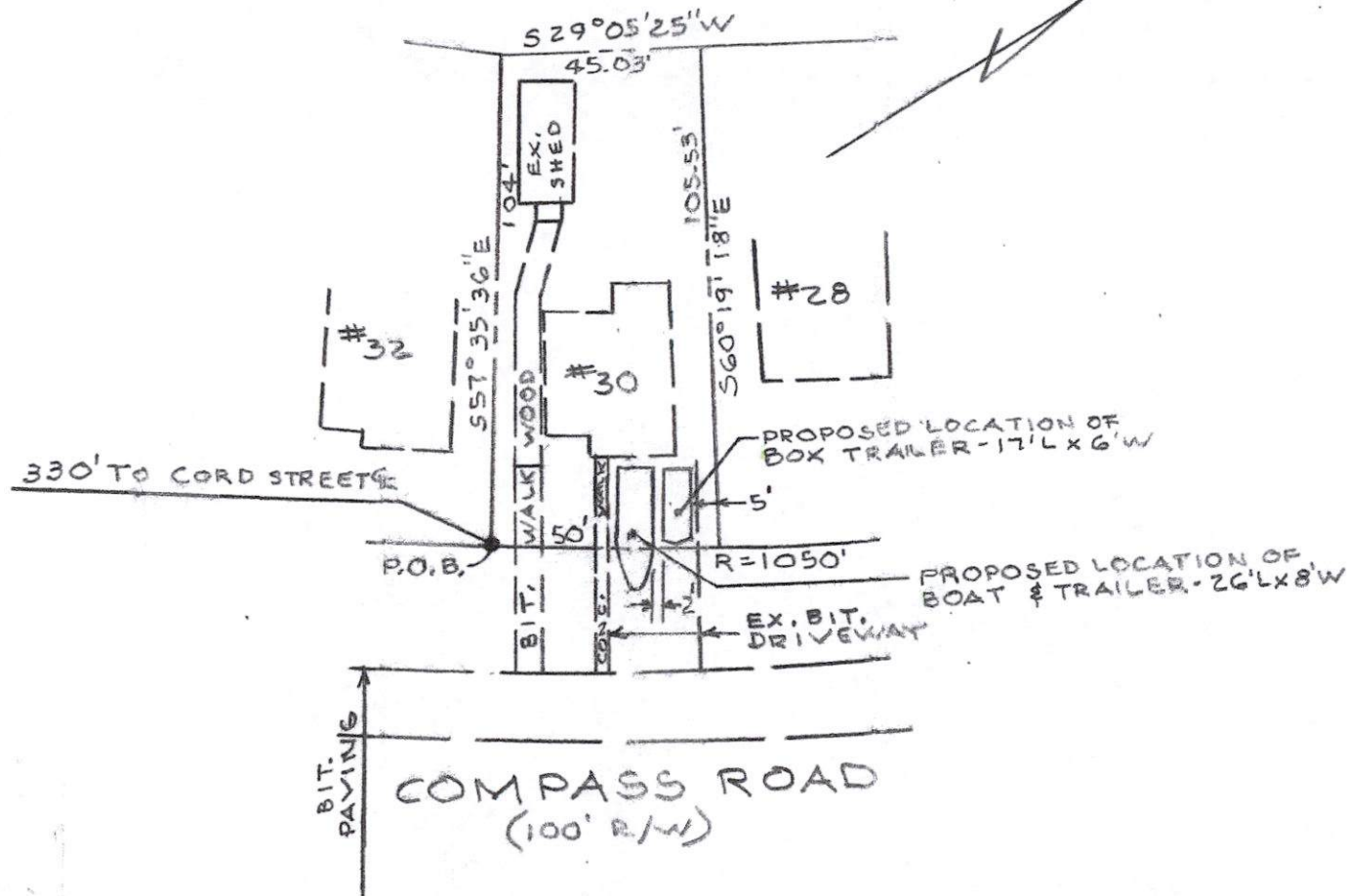
2019-0383-A

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 30 COMPASS ROAD OWNER(S) NAME(S) DANNY FORBES

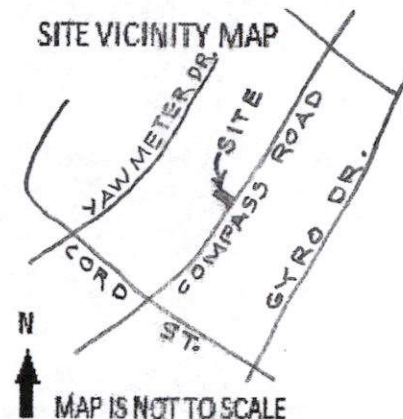
SUBDIVISION NAME VICTORY VILLA SECTION 2 LOT# 369 BLOCK# _____ SECTION# 2

PLAT BOOK # 22 FOLIO # 111 10 DIGIT TAX # 1302471120 DEED REF. # 31832/00392



PLAN DRAWN BY DANNY FORBES DATE 5-20-19 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



ZONING MAP# 09082

SITE ZONED DR 3.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE 0.11

OR SQUARE FEET 4888

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

2019-0383-A VIOLATION CASE INFO:

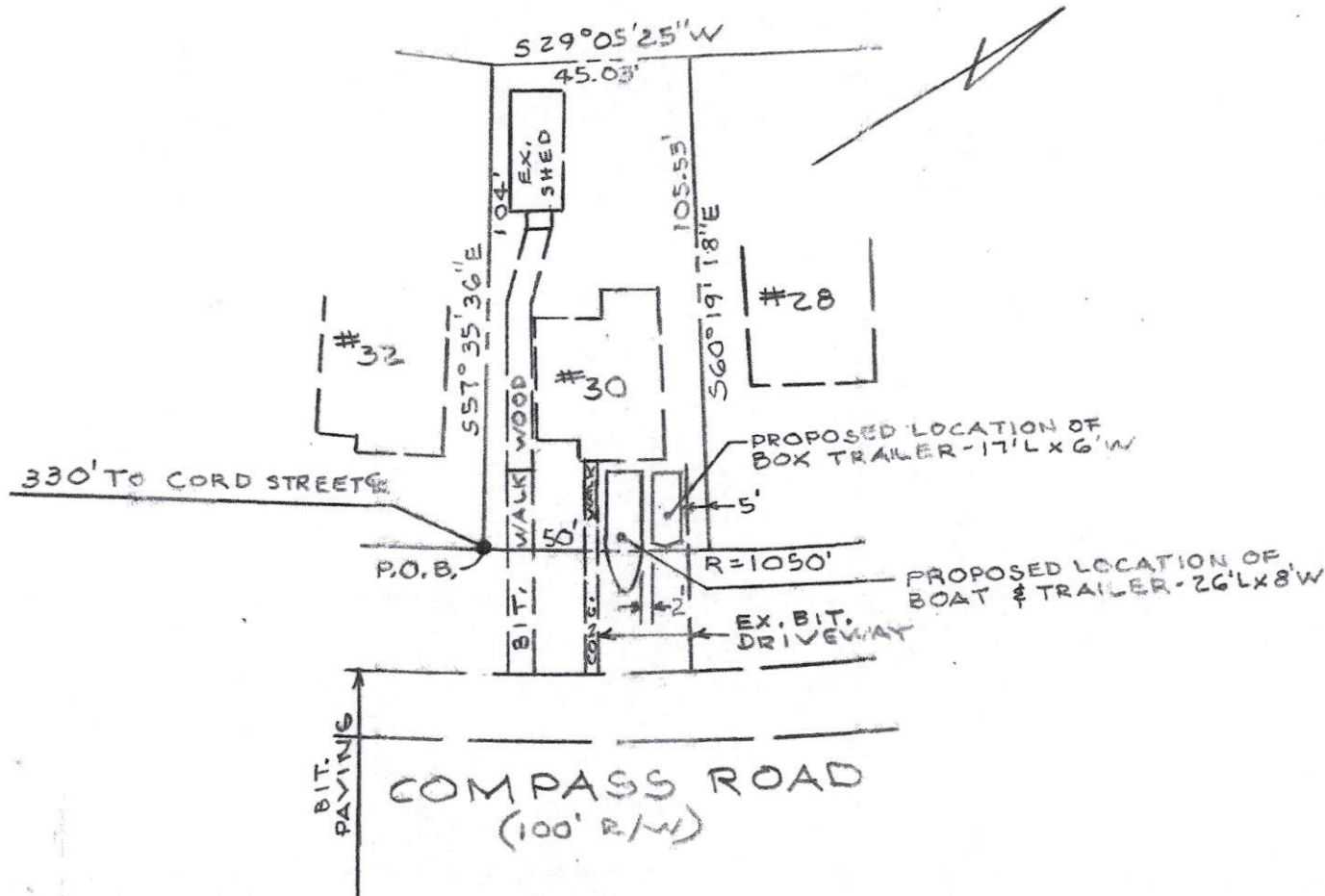
1905001

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 30 COMPASS ROAD OWNER(S) NAME(S) DANNY FORBES

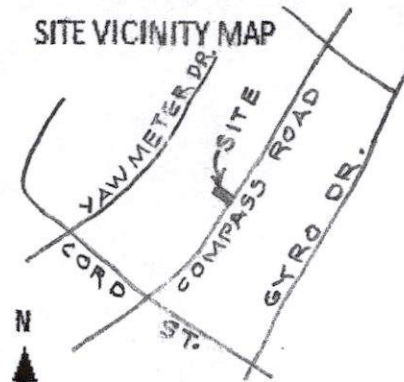
SUBDIVISION NAME VICTORY VILLA SECTION 2 LOT # 369 BLOCK # _____ SECTION # 2

PLAT BOOK # 22 FOLIO # 111 10 DIGIT TAX # 1502411120 DEED REF. # 31832/00392



PLAN DRAWN BY DANNY FORBES DATE 5-20-19 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP # 090BZ

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE 0.11

OR SQUARE FEET 4888

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

1905001

Permits, Approvals, and Inspections
 Code Inspections & Enforcement
 County Office Building, Rm. 213
 111 West Chesapeake Ave
 Towson, Maryland 21204
www.baltimorecountymd.gov/Agencies/permits/



Code Enforcement 410-887-3351
 Electrical Inspection 410-887-3960
 Plumbing Inspection 410-887-3620
 Building Inspection 410-887-3953

CODE ENFORCEMENT CORRECTION NOTICE

CASE NUMBER CC1905001	PROP.TAX ID
VIOLATION ADDRESS 30 Compass Rd Middle River, MD 21220	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
B.C.Z.R 415A: Improperly parked recreation vehicle	Recreational vehicle must be parked in rear yard. At least 8 feet behind front foundation. DR 10.5 zone.

Failure to comply with this correction notice, may result in a \$200.00 fine/penalty per day, per violation pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the Inspector for more information and details.

COMPLIANCE DATE: 05/11/2019	INSPECTOR ID: 129
	ISSUED DATE: 05/09/2019

IMPORTANT INFORMATION TO THE PERSON'S CHARGED

- It is important that you read this document carefully, as it charges you with the commission of a crime.
- If you fail to correct the violations noted by the date dictated, a citation may be issued, and a trial scheduled at which you may be penalized by a fine, imprisonment, or both.
- If the County is required to bring your property into compliance, all costs and fines shall become a lien and shall be collectible in the manner provided for collection of real estate taxes; or may be collected in the same manner as any civil money judgment or debt collected.
- A lawyer can give important assistance to you:
 - on how to correct the violation(s) in order to avoid trial or
 - at trial, if you failed to correct the violation(s) noted. Assistance may be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information, which could effect how you correct the violation(s).
- A conviction for each violation will subject you to potential fines of \$200, \$500, \$1000 per day per violation, depending on the violation, or 90 days in jail, or both Baltimore County Code section 1-2-217 and 32-3-602.
- It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
- Upon correction of these violation(s), contact the inspector for re-inspection. If you have any questions contact the inspector promptly.

2019-0383-A

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
lucky linda1954@yahoo.com

Mitch Kellman
Work: 410-296-3333
mkellman@dmw.com

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1ople@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 4, 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: 2019-0383-A

30 Compass Road
W/s Compass Road, north of Cord Street
15th Election District – 6th Councilmanic District
Legal Owners: Danny Forbes

Variance to permit the storage of 2 recreational vehicles in lieu of the permitted one, and allow the vehicles storage in the front yard or at least eight feet to the rear of a lateral projection of the front foundation line of the dwelling.

Hearing: Monday, October 7, 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 "Michael Mallinoff".

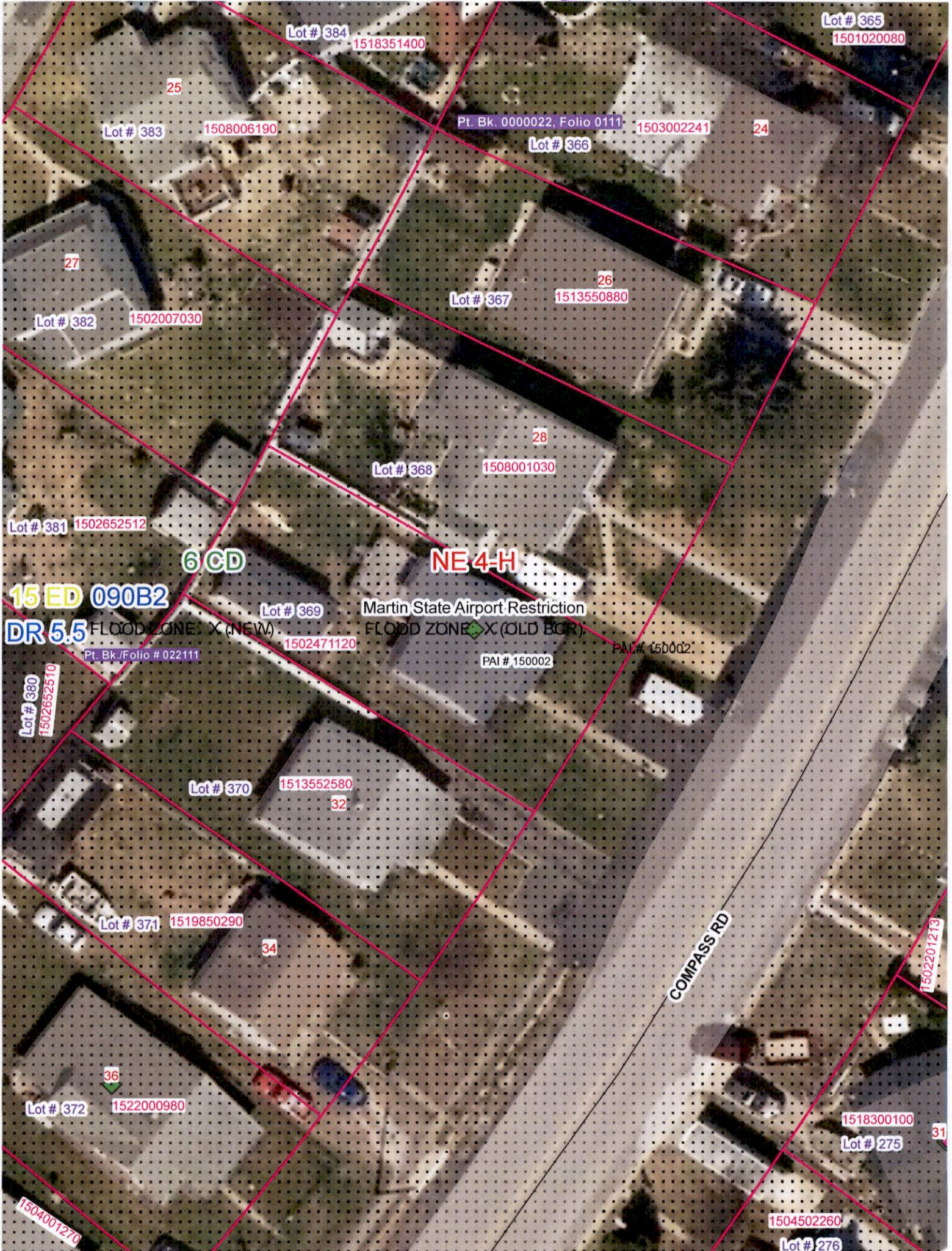
Michael Mallinoff
Director

MM:kl

C: Danny Forbes, 30 Compass Road, Middle River 21220

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUES., SEPTEMBER 17, 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.

2019-0585-1A



Baltimore County - My Neighborhood



Map data not yet available

Map data not yet available

Map data not yet available

Map data not yet available

29

27

26

28

Map data not yet available

Map data not yet available

Map data not yet available

DR55

30

32

33

34

Map data not yet available

Map data not yet available

Map data not yet available

36

Legend

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

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

1:564

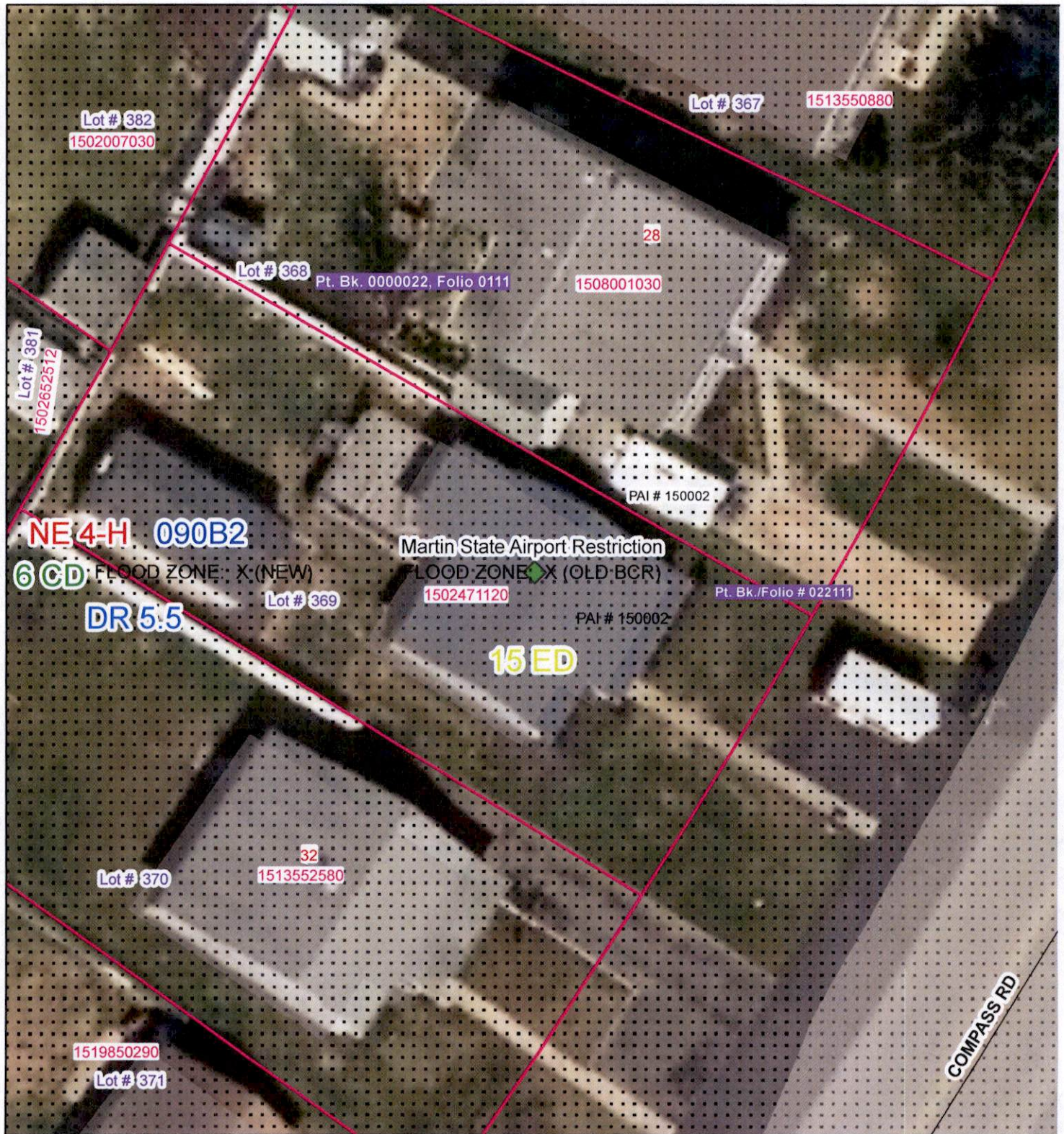
0 20 40 80 Feet

0 0.00425 0.0085 0.017 Miles

May 27, 2019

2019-0383-A

Enter Property Address Here



Publication Date: 6/11/2019



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 20 feet

2019-0383-A

Ex. C - 28 Compass Rd.



Ex. C - 32 Compass Rd.



32 Compass Rd
Middle River, Maryland

Google

Street View - Jul 2018

30 Comp

Her Dr
Gina Dr
Cord St
Hydroplane Dr
Proa

Mobile

Google

Navigation controls including a compass, a zoom in (+) button, and a zoom out (-) button.

Ex. C- 34 Compass Rd.

25 Compass Rd
Middle River, Maryland

Google

Street View - Jul 2018



34 Com

Mobile



Navigation controls including a compass and zoom in (+) / zoom out (-) buttons.

Ex. C - 36 & 38 Compass Rd.

