

MEMORANDUM

DATE: November 8, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0444-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 7, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(3205 Marnat Road) *
3rd Election District * OFFICE OF ADMINISTRATIVE
2nd Council District * HEARINGS FOR
Avraham & Ayala A. Gross * BALTIMORE COUNTY
Petitioners *
* CASE NO. 2019-0444-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Avraham & Ayala A. Gross (“Petitioners”). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a rear yard deck with a rear setback of 17 ft. in lieu of the required 30 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 8, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 10-8-19

By [Signature]

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

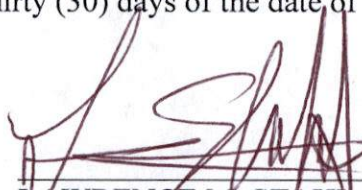
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 8th day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a rear yard deck with a rear setback of 17 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said 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 10-8-19

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 3205 MARNAT RD BALTIMORE MD 21208

Currently zoned DR 5.5

Deed Reference 36414 / 00179

10 Digit Tax Account # 0311016325

Owner(s) Printed Name(s) AVRAHAM & AYALA GROSS

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

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

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

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s)

1B02.3C.1. → To permit a rear yard deck with a rear setback of 17 feet in lieu of the required ~~20~~^{30'} feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

AVRAHAM GROSS

AYALA GROSS

Name #1 – Type or Print

Name #2 – Type or Print

Avraham Gross

Ayala Gross

Signature #1

Signature #2

3205 MARNAT ROAD BALTIMORE MD

Mailing Address

City

State

21208

610-203-8723

Zip Code

Telephone #

Email Address

RABBIAGROSS@GMAIL.COM

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

DANIEL "DONNY" ANKRI

Name – Type or Print

D. Ankr

Signature

6803 CHEROKEE DR BALTIMORE MD

Mailing Address

City

State

21209

443-929-2377

Zip Code

Telephone #

Email Address

DONNYANKRI@GMAIL.COM

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 31 day of August, 2019, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0444-A

Filing Date 8/29/19

Estimated Posting Date 9/8/19

Reviewer JS

Affidavit in Support of Administrative Variance

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

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

Address: 3205 MARNAT RD BALTIMORE MD 21208
Print or Type Address of property City State Zip Code

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

AN ADMINISTRATIVE VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING LOT
PROVIDES A PRACTICAL DIFFICULTY FOR THE GROSS FAMILY. A NEW DECK IS BEING
PROPOSED ON THE LOT AND THE DEPTH OF THE LOT DOES NOT ALLOW PROPER SETBACKS FOR THE DECK.
AN ADDITION IS UNDER CONSTRUCTION BECAUSE THE ORIGINAL HOUSE WAS TOO SMALL FOR THE GROWING
FAMILY.

THANK YOU FOR YOUR CONSIDERATION.

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

Avraham Gross
Signature of Owner (Affiant)

AVRAHAM GROSS
Name- Print or Type

Ayala Gross
Signature of Owner (Affiant)

AYALA GROSS
Name- Print or Type

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

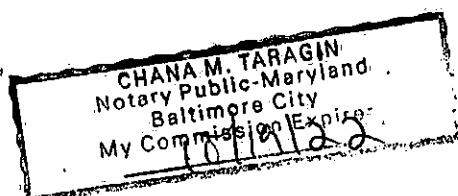
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of August, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Avraham Gross & Ayala Gross

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

AS WITNESS my hand and Notaries Seal



Chana M. Taragin
Notary Public
10/19/22
My Commission Expires

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 3205 Marnat Road Baltimore MD 21208

Beginning at a point on the South side of Marnat Rd which is 40 feet wide at the distance of 127 feet West of the centerline of the nearest improved intersecting street Labyrinth Road which is 50 feet wide.

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot #41, Block #N/A Section #N/A in the subdivision of Shelbourne Heights as recorded in Baltimore County Plat Book #7, Folio #169 containing 6,125 square feet, located in the 3rd Election District and the 2nd Council District.

2019-0444-A

CERTIFICATE OF POSTING



Date: 9-8-19

JOHN A. OLSZEWSKI, JR.
County Executive

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

RE: Case Number: 2019-0444-A

Petitioner/Developer: GROSS

Date of Hearing/Closing: 9-23-19

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 3205 Marnat Rd

The signs(s) were posted on 9-8-19
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2019-0444 - A

TO PERMIT A REAR YARD DECK WITH A
REAR SETBACK OF 17 FEET IN LIEU OF THE
REQUIRED 30 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

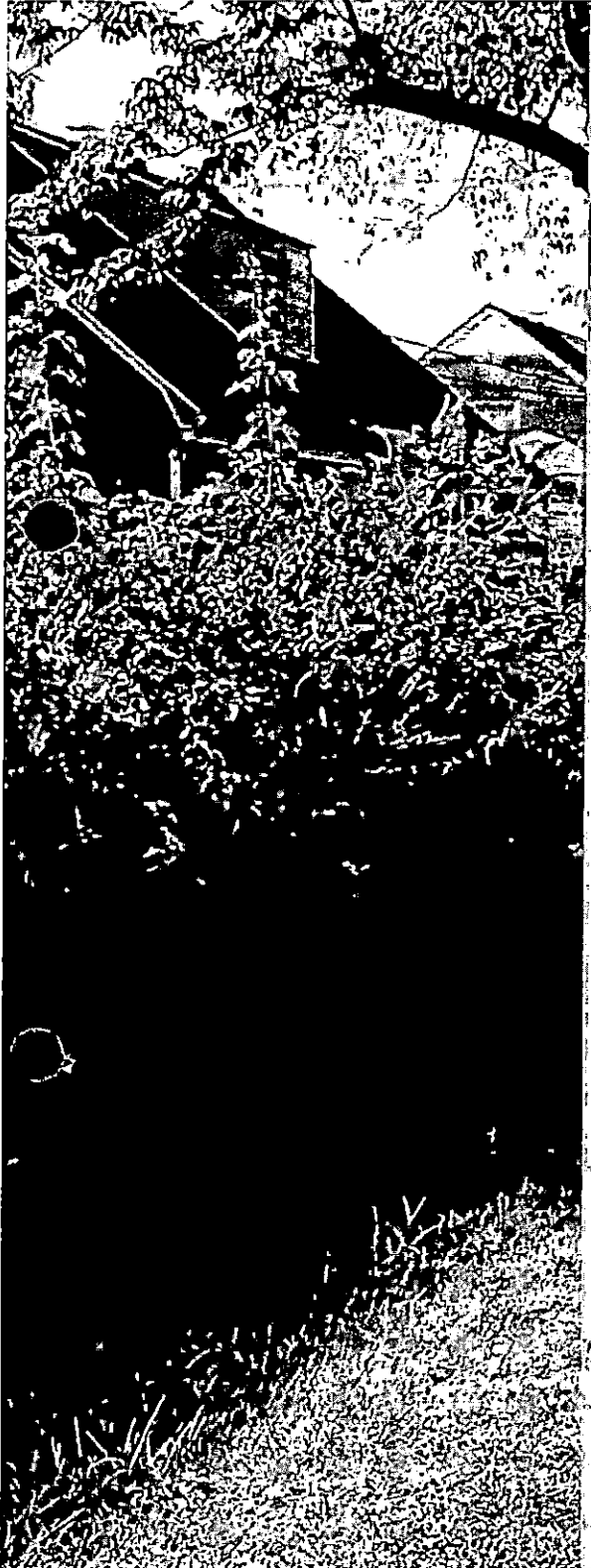
REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 9/23/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204. (410) 887-2201



ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2019-0444-A

**TO PERMIT A REAR YARD DECK WITH A
REAR SETBACK OF 17 FEET IN LIEU OF THE
REQUIRED 30 FEET**

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE**

5:00 P.M. ON 9/23/19

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING.**



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0444 -A Address 3205 MARNAT ROAD, 21208Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 8/29/19 Posting Date: 9/8/19 Closing Date: 9/23/19

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMATCase Number 2019- 0444 -A Address 3205 MARNAT ROAD 21208Petitioner's Name GROSS Telephone 610-203-8723Posting Date: 9/8/19 Closing Date: 9/23/19Wording for Sign: To Permit A REAR YARD DECK WITH A REAR SETBACK OF 17 FEET IN LIEU OF THE REQUIRED 30 FEET.

Revised 6/30/2019

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0444-A

Property Address: 3205 Marnat Road Baltimore MD 21208

Property Description: _____

Legal Owners (Petitioners): Avraham Gross, Ayala Gross

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Donny Ankr Architects

Company/Firm (if applicable): _____

Address: 6803 Cherokee Dr. Baltimore MD 21209

Telephone Number: 443-929-2377

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 24, 2019

Daniel Ankri
6803 Cherokee Dr
Baltimore MD 21209

RE: Case Number: 2019-0444-A, 3205 Marnat 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 August 29, 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
Avraham Gross 3205 Marnat Road Baltimore MD 21208

Date: 9/4/19

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

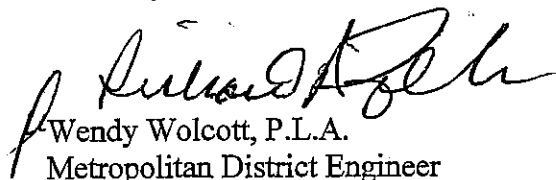
Dear Ms. Lewis:

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. 2019-0444-A

*Administrative Variance
Abraham Gross
3205 Marshall 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,

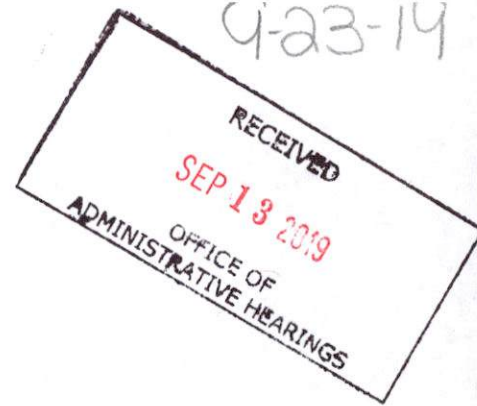


Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

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: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0444-A
Address 3205 Marnat Road
(Gross Property)

Zoning Advisory Committee Meeting of **August 30, 2019**.

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

Reviewer: Steve Ford

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>9-13</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-4</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: _____	
SIGN POSTING (1 st)	Date: <u>9-8-19</u>	by <u>Pilson</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: 10/2 D.W. Spoke to Jason, Pet. + sign post. reflect
2 different relief Pet ~ 17 ft. in lieu of 22.5
Sign " " 30
Jason changed pet. to reflect 30 on 10-4-19

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 - 03 Account Number - 0311016325	
Owner Information		
Owner Name:	GROSS AVRAHAM GROSS AYALA A	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	3205 MARNAT RD BALTIMORE MD 21208-4506	Deed Reference: /36414/ 00179
Location & Structure Information		
Premises Address:	3205 MARNAT RD 0-0000	Legal Description: 3205 MARNAT RD SHELBOURNE HEIGHTS
Map:	Grid:	Parcel:
0078	0010	0450
Neighborhood:	Subdivision:	Section:
3050067.04	0000	
Block:	Lot:	Assessment Year:
	41	2020
		Plat No:
		Plat Ref:
		0007/ 0169
Special Tax Areas: None		Town: None
		Ad Valorem: None
		Tax Class: None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1952	1,377 SF	460 SF
Property Land Area	County Use	
6,125 SF	04	
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	95,600	95,600
Improvements	151,400	151,400
Total:	247,000	247,000
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
Transfer Information		
Seller: GOLOSKOV STEVEN	Date: 07/14/2015	Price: \$260,000
Type: ARMS LENGTH IMPROVED	Deed1: /36414/ 00179	Deed2:
Seller: KERSTEN SANFORD	Date: 11/10/2004	Price: \$250,000
Type: ARMS LENGTH IMPROVED	Deed1: /20962/ 00066	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
		0.00
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Homestead Application Information		
Homestead Application Status: Approved 07/27/2017		
Homeowners' Tax Credit Application Information		

ZAC AGENDA

Case Number: 2019-0443-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Quaroopome Roger
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: 11536 GARRISON FOREST RD
Location: West side of Garrison Forest Road North 106 feet to the centerline of Carroll Ave.

Existing Zoning: DR 1 **Area:** 1.9 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
400.3 BCZR To permit a proposed pole barn (accessory structure) with a height of 20 feet in lieu of the maximum height of 15 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 09/23/2019

Miscellaneous Notes:

Case Number: 2019-0444-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Avraham Gross
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 3205 MARNAT RD
Location: S/S of Marnat Road (40') 128' West of the centerline of the intersection with Labyrinth Road (50').

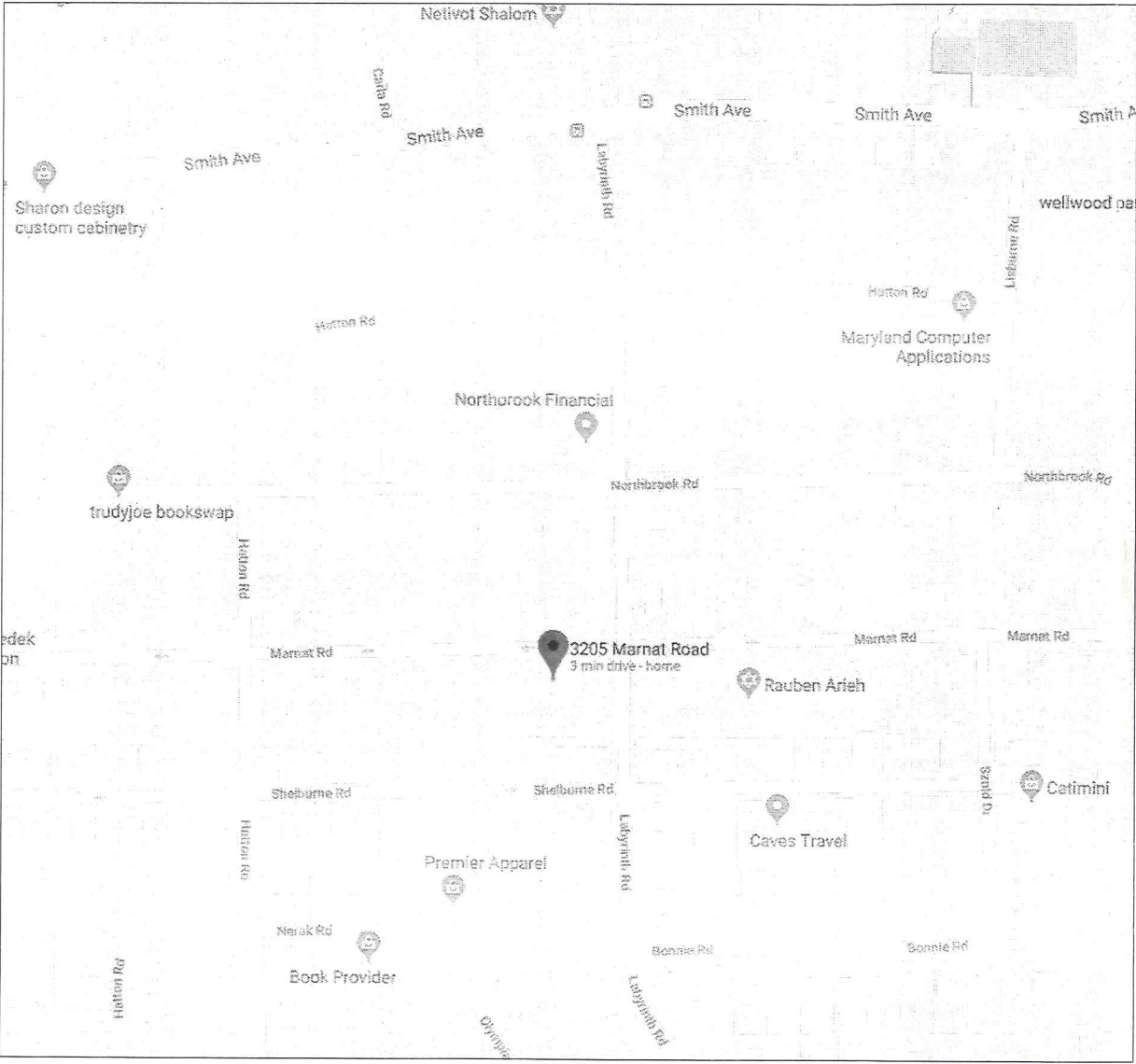
Existing Zoning: DR 5.5 **Area:** 6,125 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
1B02.3C.1. To permit a rear yard deck with a rear setback of 17 feet in lieu of the required 22.5 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 09/23/2019

Miscellaneous Notes:

STAPLE EDGE

STAPLE EDGE

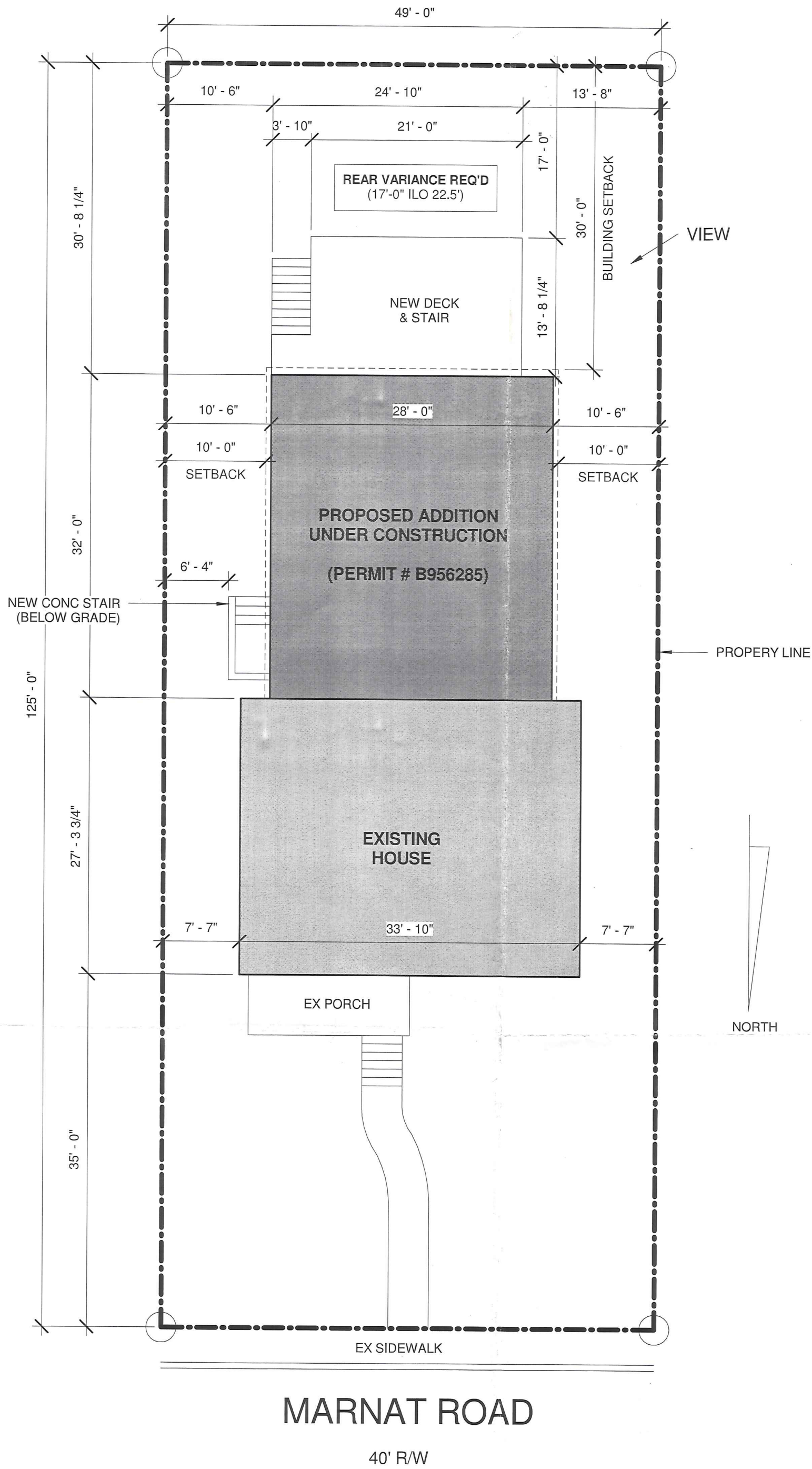
NOTES
1) SITE PLAN SHOWN HAS BEEN GENERATED USING
INFORMATION FROM CLIENT-PROVIDED SURVEY.
2) DIMENSIONS ARE APPROXIMATE.



VICINITY MAP
(FROM GOOGLE EARTH, NORTH UP, NOT TO SCALE)



REAR PHOTO



A1 SITE PLAN
1" = 10'-0"

ADDRESS: 3205 MARNAT RD, BALTIMORE MD 21208
OWNER'S NAME: AVRAHAM & AYALA GROSS
SUBDIVISION NAME: SHELBOURNE HEIGHTS
LOT#: 41
BLOCK#: N/A
SECTION#: N/A
PLAT BOOK#: 0007
POLIC#: 0169
10 DIGIT TAX#: 0311016325
DEED REF#: 36414 / 00179

ZONING MAP# 078
SITE ZONED DR 5.5
NOT VESTED IN OLDER PLAT
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 6,125 SQ. FT.
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS:
PUBLIC ☒ PRIVATE ☐
SEWER IS:
PUBLIC ☒ PRIVATE ☐

REAR DECK SETBACK = 22.5 FT
SIDE DECK SETBACK = 7.5 FT

GROSS DECK

3205 MARNAT ROAD
BALTIMORE MD
21208

REVISIONS		
NUMBER	DESCRIPTION	DATE

VARIANCE SUBMISSION

Date	8/28/2019
Scale	1" = 10'-0"
Job No.	XXXX
Drawn By	DA

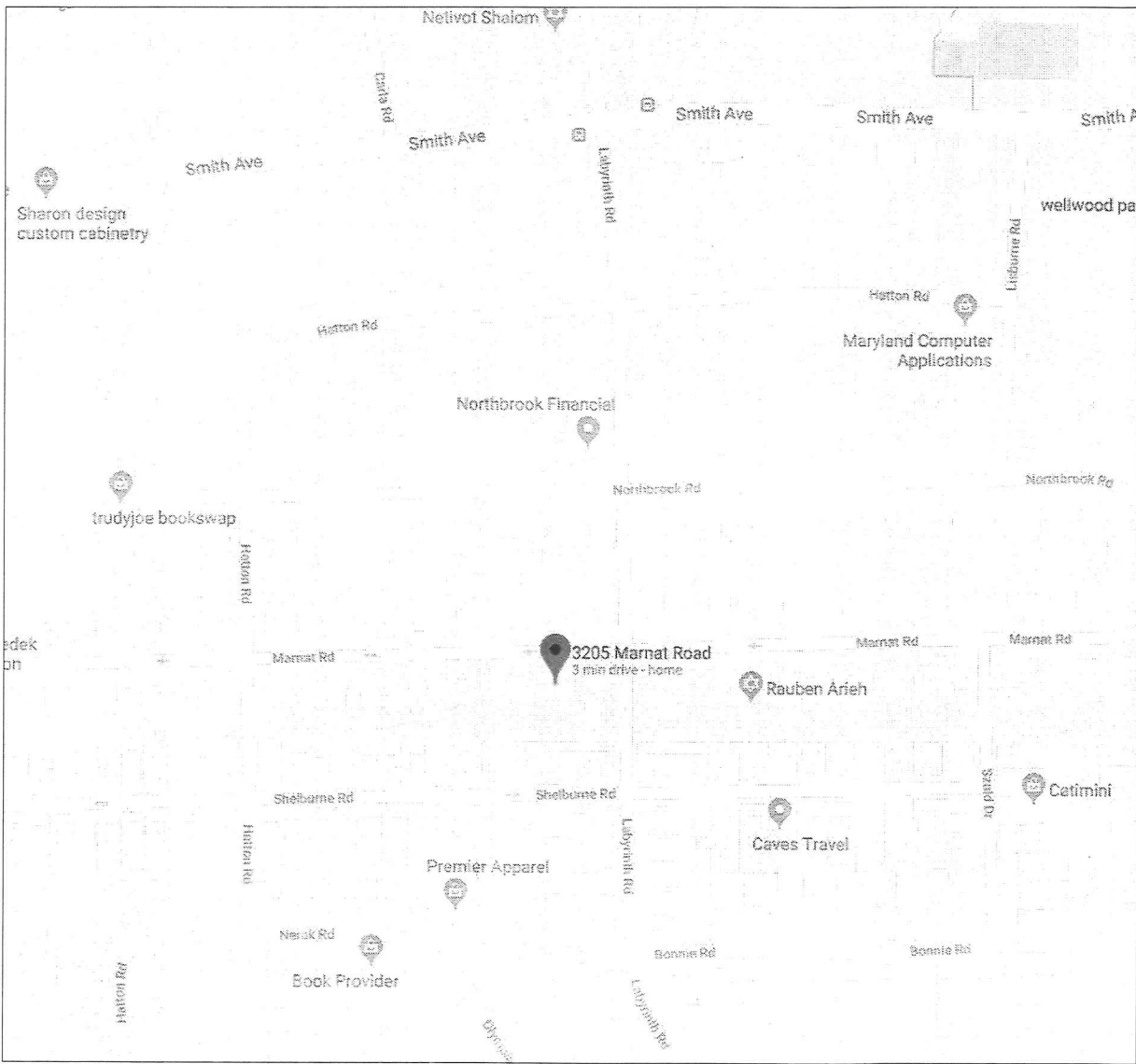
SITE PLAN

2019-0444-A
Pet. Eas. 1
Drawing No. **A0.01**

STAPLE EDGE

STAPLE EDGE

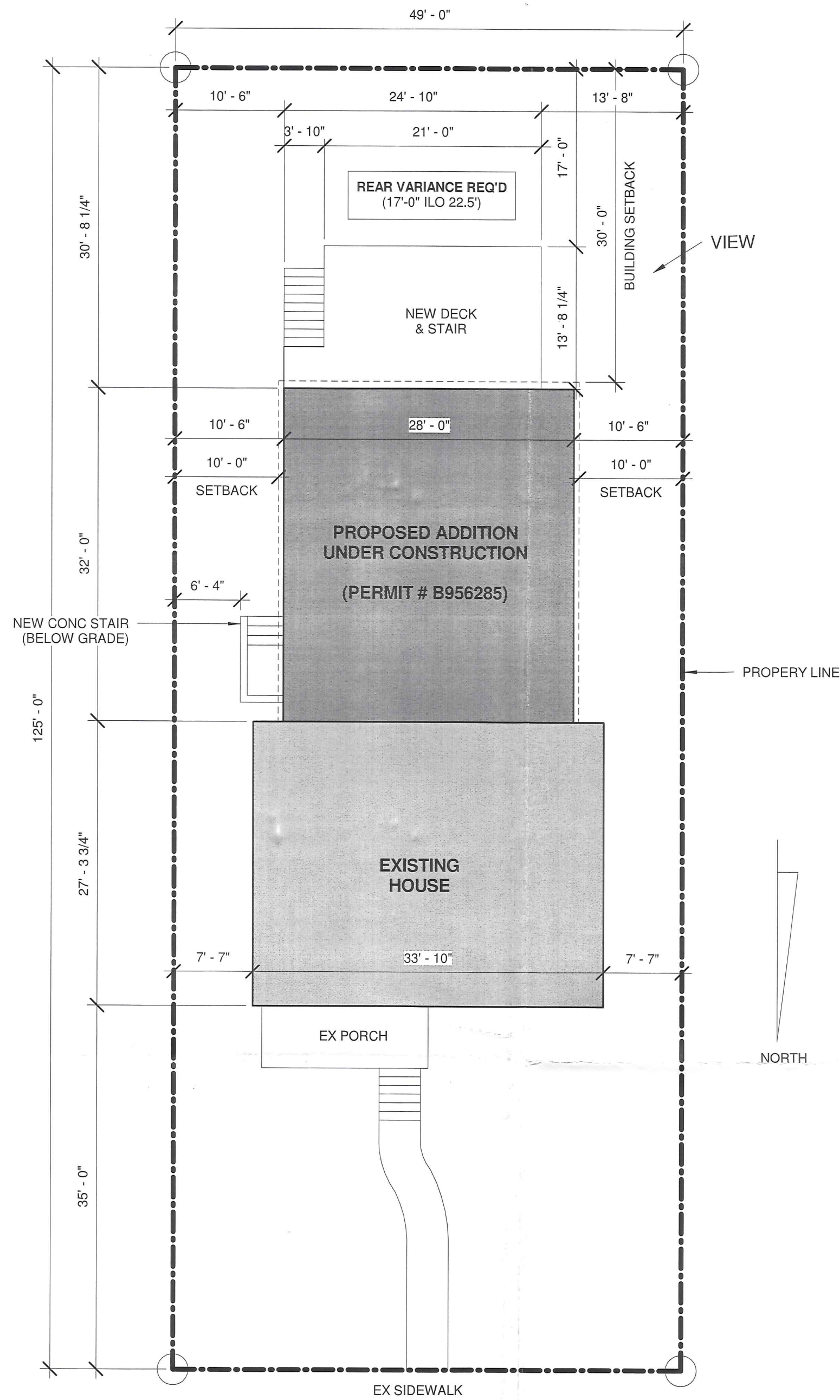
NOTES
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INFORMATION FROM CLIENT-PROVIDED SURVEY.
2) DIMENSIONS ARE APPROXIMATE.



VICINITY MAP
(FROM GOOGLE EARTH, NORTH UP, NOT TO SCALE)



REAR PHOTO



A1 SITE PLAN
1" = 10'-0"

ADDRESS: 3205 MARNAT RD, BALTIMORE MD 21208
OWNER'S NAME: AVRAHAM & AYALA GROSS
SUBDIVISION NAME: SHELBOURNE HEIGHTS
LOT#: 41
BLOCK#: N/A
SECTION#: N/A
PLAT BOOK#: 0007
FOLIO#: 0169
10 DIGIT TAX#: 0311016325
DEED REF#: 36414 / 00179

ZONING MAP# 078
SITE ZONED DR 5.5
NOT VESTED IN OLDER PLAT
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 6,125 SQ. FT.
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS:
PUBLIC ☒ PRIVATE ☐
SEWER IS:
PUBLIC ☒ PRIVATE ☐

REAR DECK SETBACK = 22.5 FT
SIDE DECK SETBACK = 7.5 FT

GROSS DECK

3205 MARNAT ROAD
BALTIMORE MD
21208

REVISIONS		
NUMBER	DESCRIPTION	DATE

VARIANCE SUBMISSION

Date	8/28/2019
Scale	1" = 10'-0"
Job No.	XXXX
Drawn By	DA

SITE PLAN