

M E M O R A N D U M

DATE: December 2, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0475-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 27, 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
(916 Academy Avenue)
4th Election District
2nd Council District
Jayesh & Priti Shah
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2019-0475-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, Jayesh and Priti Shah (“Petitioners”). The Petitioners are requesting Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (“BCZR”), to permit a rear setback of 16 ft. in lieu of the required 22.5 ft. for a deck. 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 reviewing County agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 5, 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 10-28-19

By lw

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.

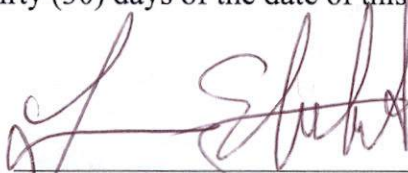
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 28th day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("BCZR"), to permit a rear setback of 16 ft. in lieu of the required 22.5 ft. for a deck, 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 10-28-19

By 100



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 916 Academy Ave Owings Mills MD 21117 Currently zoned DR 3.5
Deed Reference 27330100194 10 Digit Tax Account # 2400009590
Owner(s) Printed Name(s) Jayesh Shah and Priti Shah

(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) 1 B01.2.C.1.b; BcZR TO PERMIT
A REAR SETBACK OF 16FT IN LIEU OF THE REQUIRED 22.5 Ft
FOR A DECK.

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):

Jayesh Shah, Priti Shah

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

[Signature]

Signature #1

Signature #2

916 Academy Ave Owings Mills MD

Mailing Address

City

State

21117

201-628-5869

JSHAH11@Holma

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0475-A

Filing Date 9/24/19

Estimated Posting Date 10/6/19

Reviewer JCM

Rev 5/5/2016

Affidavit in Support of Administrative Variance

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

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

Address: 916 Academy Ave Owings Mills MD 21117
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)

My mom is 82 years old and she lives with us. She
has hearing problems, lost one eye and has limited mobility
since we lost our dad two years ago. She has been feeling lonely
so we want to create outdoor space for her so she can spend
some quiet & relaxing time outdoor on bigger deck

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

Jayesh Shah
Signature of Owner (Affiant)
Jayesh Shah
Name- Print or Type

Preeti Shah
Signature of Owner (Affiant)
PREETI SHAH
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:

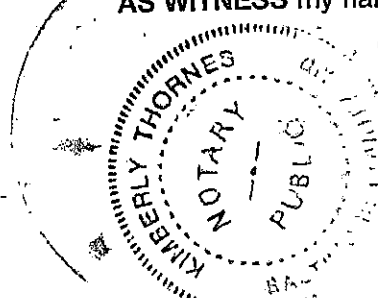
I HEREBY CERTIFY, this 6th day of September, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jayesh Shah and Preeti Shah

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

AS WITNESS my hand and Notaries Seal

Kimberly Thornes
Notary Public
September 1, 2021
My Commission Expires



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.

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Print or Type Address of property City State Zip Code

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has hearing problems, lost one eye and has limited mobility.
Since we lost our dad two years ago, she has been feeling lonely
so we want to create outdoor space for her so she can
spend some quiet & relaxing time outdoor on bigger deck

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

Jayesh Shah
Signature of Owner (Affiant)
Jayesh Shah
Name- Print or Type

Priti Shah
Signature of Owner (Affiant)
PRITI SHAH
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 6th day of September, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared.

Print name(s) here: Jayesh Shah and Priti Shah

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

AS WITNESS my hand and Notaries Seal

Kimberly Thorne
Notary Public
September 1, 2021
My Commission Expires



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
 To be filed with the Department of Permits, Approvals and Inspections

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

Address 916 Academy Ave Owings Mills MD 21117 Currently zoned DR 3.5
 Deed Reference 27330100194 10 Digit Tax Account # 2400009890
 Owner(s) Printed Name(s) Jayesh Shah and Priti Shah

(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) 1 B01.2.C.1.b; BCZR, To PERMIT
A REAR SETBACK OF 16ft IN LIEU OF REQUIRED 22.5ft FOR
A DECK

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):

<u>Jayesh Shah</u>	<u>Priti Shah</u>
Name #1 – Type or Print	Name #2 – Type or Print
<u>[Signature]</u>	<u>[Signature]</u>
Signature #1	Signature #2
<u>916 Academy Ave Owings Mills MD</u>	
Mailing Address	City State
<u>21117</u>	<u>201-628-5869</u> <u>JSHAH11@Hotmail.com</u>
Zip Code	Telephone # Email Address

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

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

Representative to be contacted:

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

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0475-A Filing Date 10/6/19 Estimated Posting Date 10/6/19 Reviewer KM

Rev 5/5/2016

Zoning Property Description for 916 Academy Ave
Beginning at a point on the south side of
Academy which is 35' Feet wide at a distance
of 250 ft. of the centerline of the nearest improved
intersecting street Brushwood Drive which is 35 Feet wide

Being Lot #17 Block Section # in the subdivision
of Roland Property as recorded in Baltimore County
Plat Book # 77/145 Folio # c containing 6500 sq ft
Located in the 4th Election District, 3rd Council District

CERTIFICATION OF POSTING

RE: Case No. 2019-0475- A

Petitioner: Jayesh Shah

Closing Date: 10/21/19

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

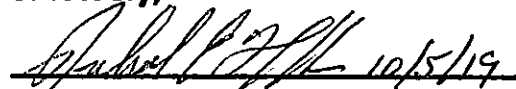
916 Academy Avenue - NW side of property (1 of 2)

916 Academy Avenue - SE side of property (2 of 3)

916 Academy Avenue - (enlargement of sign wording) (3 of 3)

_____ on 10/5/19

Sincerely,

 10/5/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

CERTIFICATION OF POSTING

RE: Case No. 2012-0475-A

Portioner: Joseph Smith

Closing Date: 10/21/12

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)

were posted conspicuously on the property located at

916 Academy Avenue - NW side of property (1 of 3)

916 Academy Avenue - SE side of property (2 of 3)

916 Academy Avenue - (enlargement of sign wording) (3 of 3)

on 10/21/12

Sincerely,

Richard E. Hoffman

804 Delwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Case No 2019-0475-A



916 Academy Avenue – NW side of property (1of 3)

Richard E. Hoffman 10/5/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Publication of Positive

Case No 2019-075-A

(E to E) proceeding to this WPA - summary version of 2019

_____ JACQUES H. A. B. 2019

_____ 2019-075-A 2019

_____ 2019-075-A 2019

_____ 2019-075-A 2019

Certification of Posting

Case No 2019-0475-A



916 Academy Avenue – SE side of property (2 of 2)

Richard E. Hoffman 10/5/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

Certification of Posting

Case No 2019-0475-A



916 Academy Avenue – enlargement of wording (3 of 3)

Richard E. Hoffman 10/5/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 311: CLASSICAL MECHANICS

LECTURE 1: INTRODUCTION

LECTURE 2: KINEMATICS

LECTURE 3: DYNAMICS

LECTURE 4: ENERGY

LECTURE 5: ANGULAR MOMENTUM

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0475 -A Address 916 ACADEMY Ave.
Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/24/19 Posting Date: 10/6 Closing Date: 10/21

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

- 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.
- 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.
- 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.
- 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 FORMAT

Case Number 2019- 0475 -A Address 916 ACADEMY Ave.
Petitioner's Name JAYESH Shah Telephone 201-628-5869
Posting Date: 10/6/19 Closing Date: 10/21/19
Wording for Sign: To Permit A REARYARD SETBACK OF 16 FT. IN
LIEU OF THE REQUIRED 22.5 FT. FOR A DECK.

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/neighbor 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: 2019-0475-A

Property Address: 916 ACADEMY

Property Description: THAT PROPERTY LOCATED ON THE SOUTH/SIDE
OF ACADEMY AVE., 250 FT[±] WEST OF E of Brushwood Dr.

Legal Owners (Petitioners): JAYESH & PRITI SHAH

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Company/Firm (if applicable): _____

Address: _____

Telephone Number: 201-628-5869



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 22, 2019

Jayesh Shah
916 Academy Ave
Owings Mills MD 21117

RE: Case Number: 2019-0475-A, 916 Academy Ave

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 September 24, 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.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

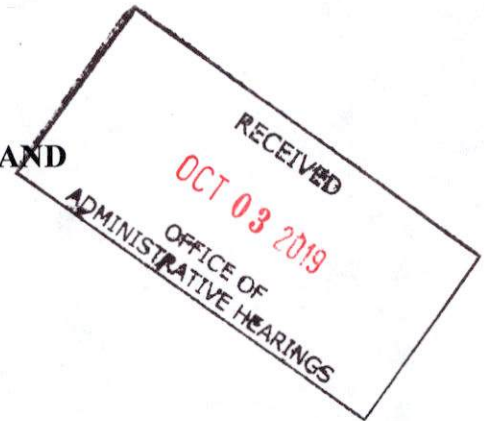
Enclosures

c: People's Counsel

10-21-19

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: October 3, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0475-A
Address 916 Academy Avenue
(Shah Property)

Zoning Advisory Committee Meeting of **September 27, 2019.**

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

Reviewer: Steve Ford

Date: 10/2/19

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. *2019-0475-A*

*Administrative Variance
Fayesh Shah & Priti Shah
416 Academy 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

Debra Wiley

From: Debra Wiley
Sent: Friday, October 25, 2019 12:14 PM
To: 'jayesh shah'
Subject: RE: Administrative Variance Case No. 2019-0475-A

Mr. Shah,

I have received this email as well as the email with attached photos.

I can now start to process and then give it to the judge for his review.

Thank you and have a great weekend !

From: jayesh shah <jshah11@hotmail.com>
Sent: Friday, October 25, 2019 11:50 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Re: Administrative Variance Case No. 2019-0475-A

CAUTION: This message from jshah11@hotmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good morning Debra,
I spoke to Joe and he said he received photo from me. But
Somehow missing.
I attached new copy of photos that might help
For petition.
Please contact me if you need anything.
Thank you
Jayesh Shah
201-628-5869

Sent from my iPhone

On Oct 25, 2019, at 10:59 AM, Debra Wiley <dwiley@baltimorecountymd.gov> wrote:

Good Morning,

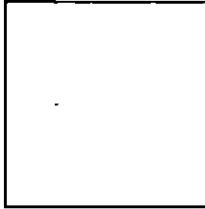
Our office is in receipt of your administrative variance. Unfortunately, we are unable to process due to missing photos. Mr. Merrey, who took in your petition, attempted to reach you via telephone number listed on petition but has indicated it's not working.

Please provide to Joe Merrey the required photos in order for this office to complete.

Thank you.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

CONNECT WITH BALTIMORE COUNTY



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www.baltimorecountymd.gov

Debra Wiley

From: jayesh shah <jshah11@hotmail.com>
Sent: Friday, October 25, 2019 11:50 AM
To: Debra Wiley
Subject: Re: Administrative Variance Case No. 2019-0475-A

CAUTION: This message from jshah11@hotmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good morning Debra,
I spoke to Joe and he said he received photo from me. But
Somehow missing.
I attached new copy of photos that might help
For petition.
Please contact me if you need anything.
Thank you
Jayesh Shah
201-628-5869

Sent from my iPhone

On Oct 25, 2019, at 10:59 AM, Debra Wiley <dwiley@baltimorecountymd.gov> wrote:

Good Morning,

Our office is in receipt of your administrative variance. Unfortunately, we are unable to process due to missing photos. Mr. Merrey, who took in your petition, attempted to reach you via telephone number listed on petition but has indicated it's not working.

Please provide to Joe Merrey the required photos in order for this office to complete.

Thank you.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

ATT00002

Good morning Debra,
Here is attached picture of property.
Thank you
Jayesh Shah
201-628-5869
Sent from my iPhone

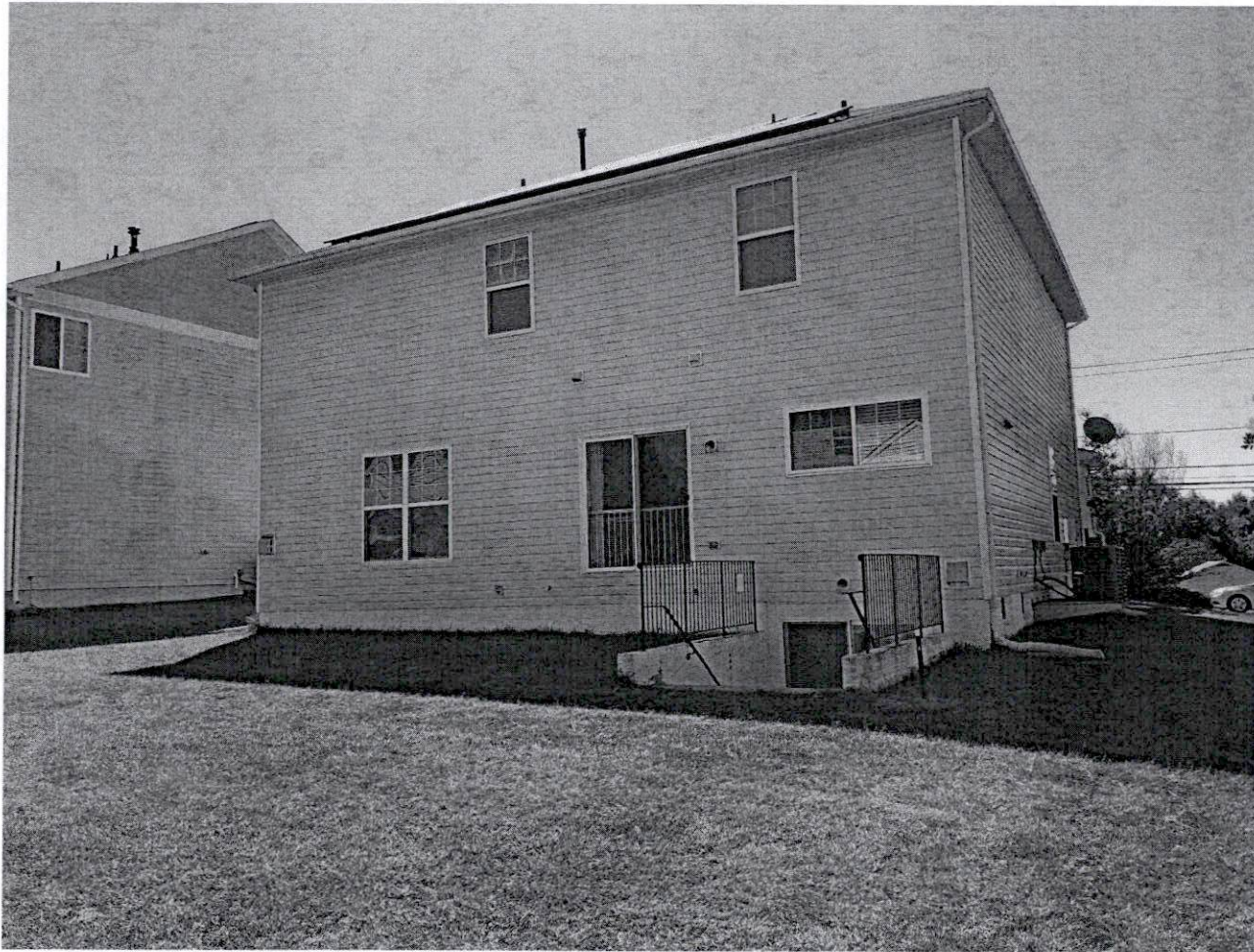




RECEIVED

OCT 25 2019

OFFICE OF
ADMINISTRATIVE HEARINGS



RECEIVED

OCT 25 2019

OFFICE OF
ADMINISTRATIVE HEARINGS

Debra Wiley

From: Debra Wiley
Sent: Friday, October 25, 2019 11:00 AM
To: 'jshah11@hotmail.com'
Subject: Administrative Variance Case No. 2019-0475-A

Good Morning,

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Please provide to Joe Merrey the required photos in order for this office to complete.

Thank you.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

10-25 11:30
Sp. to Mr. Shah.
He gave Mr. Merrey photos.
I advised him of above.
He asked to speak to Mr. Merrey &
I transferred him to x3391.
D. Wiley

Debra Wiley

From: Joseph C Merrey
Sent: Friday, October 25, 2019 9:40 AM
To: Debra Wiley
Subject: RE: Administrative Variance Case No. 2019-0475-A (Closing date: 10/21/19)

Debra:

The number the Petitioner (Mr. Shah) provided on the Petition form is not a working number for him. When he contacts us I will advise re the missing pictures. Joe

From: Debra Wiley
Sent: Thursday, October 24, 2019 10:04 AM
To: Joseph C Merrey <JMerrey@baltimorecountymd.gov>
Cc: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: Administrative Variance Case No. 2019-0475-A (Closing date: 10/21/19)

Joe,

The above-referenced file is missing the required photos.

As we cannot process without them, please obtain asap.

Thank you.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

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>10-3</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-2</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 (1st) Date: 10-5-19 by T. Hoffman

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: Missing Photos (Left bag w/ basket for Jones 10/24/19 9:55 AM)

Real Property Data Search

You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

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 - 04 Account Number - 2400009890
Owner Information		
Owner Name:	SHAH JAYESH SHAH PRITI	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	916 ACADEMY AVE OWINGS MILLS MD 21117-2104	Deed Reference: /27330/ 00194
Location & Structure Information		
Premises Address:	916 ACADEMY AVE 0-0000	Legal Description: .1492 AC 916 ACADEMY AVE ES ROLAND PROPERTY
Map: 0058	Grid: 0002	Parcel: 0155
Neighborhood: 4050042.04	Subdivision: 0000	Section: 17
Block: 17	Assessment Year: 2019	Plat No: 0077/ 0145
Special Tax Areas: None		Town: None
		Ad Valorem: None
		Tax Class: None
Primary Structure Built: 2007	Above Grade Living Area: 2,640 SF	Finished Basement Area: 1098 SF
		Property Land Area: 6,499 SF
		County Use: 04
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 5	Full/Half Bath: 3 full/ 1 half
		Garage: 1 Attached
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	109,800	109,800
Improvements	328,900	354,200
Total:	438,700	464,000
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		447,133
		455,567
Transfer Information		
Seller: K HOVNANIAN HOMES OF	Date: 09/17/2008	Price: \$405,990
Type: NON-ARMS LENGTH OTHER	Deed1: /27330/ 00194	Deed2:
Seller: GORDON DEVELOPMENT CO INC	Date: 12/27/2005	Price: \$170,000
Type: ARMS LENGTH IMPROVED	Deed1: /23125/ 00694	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
		0.00 0.00
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Homestead Application Information		

Homestead Application Status: Approved 10/09/2008

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0474-A **Reviewer:** Aaron Tsui
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Tina & Jeff Gilmore
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 9428 OAK WHITE RD

Location: WS of Oak White Road; SW Corner of the intersecting streets of Oak White Road; Klausmier Road.

Existing Zoning: DR 5.5

Area: 400.1

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.1 of BCZR to permit a proposed storage shed and a detached carport building on a corner lot and to be located in the third of the lot in the rear yard closet from the street side, in lieu of the required in the third of lot farthest removed from any street.

Attorney: Not Available

Prior Zoning Cases: 1993-0400-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/21/2019

Miscellaneous Notes:

Case Number: 2019-0475-A **Reviewer:** Joseph Merrey
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jayesh Shah & Priti Shah
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 916 ACADEMY AVE

Location: The property located on the South side of Academy Ave, 250 feet West of the centerline of Brushwood Drive.

Existing Zoning: DR 3.5

Area: 6,499 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B01.2.C.1b; BCZR To permit a rear setback of 16 feet in lieu of the required 22.5 feet for a deck.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/21/2019

Miscellaneous Notes:

914

Map data not
yet available

Map data not
yet available

Map data not
yet available

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yet available

Map data not
yet available

Map data not
yet available

DR 3.5⁹¹⁶

Map data not
yet available

Map data not
yet available

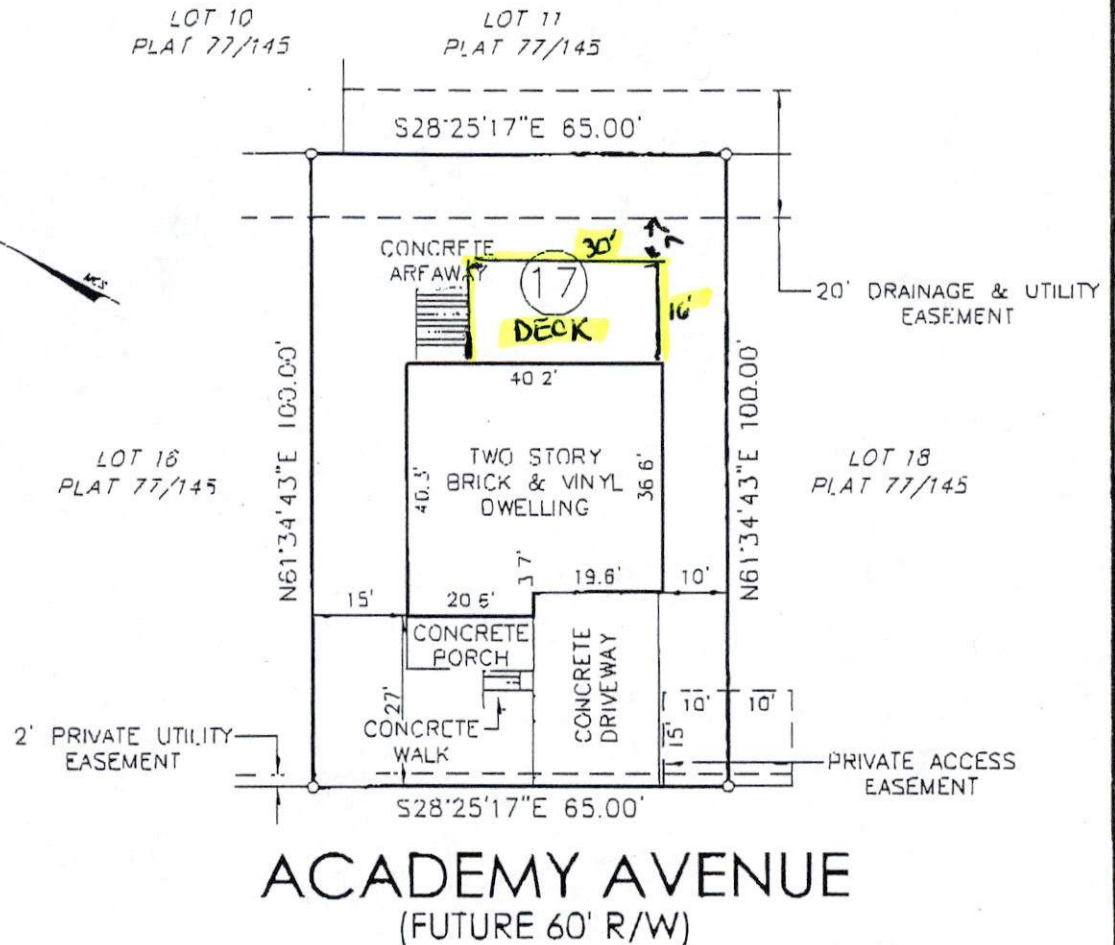
Map data not
yet available

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yet available

918



THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND RESTRICTIONS WHICH MAY AFFECT THE SUBJECT PROPERTY WAS TAKEN FROM THE CURRENT RECORD PLAT AND/OR DEED

BEING KNOWN AND DESIGNATED AS LOT 17, AS SHOWN ON A PLAT ENTITLED "PLAT OF ROLAND PROPERTY" AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK S.M. 77 FOLIO 145.

THIS IS TO CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON WERE LOCATED ACCORDING TO THE STATE OF MARYLAND MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS EFFECTIVE DATE AUGUST 1, 2005.

NOTES:

- (A) THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES AND DOES NOT CONSTITUTE A BOUNDARY SURVEY
- (B) THIS PLAT IS OF BENEFIT TO THE CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
- (C) THIS PLAT SHOULD NOT BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
- (D) THE ACCURACY OF APPARENT SETBACK DIMENSIONS FROM THE PROPERTY LINES TO THE IMPROVEMENTS IS WITHIN 1 FOOT OF BEING GREATER THAN OR LESS THAN THE DIMENSION SHOWN.
- (E) THIS PROPERTY LIES WITHIN AN AREA IDENTIFIED AS ZONE "C", "AREAS OF MINIMAL FLOODING", AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240010 0210 B.

Pattianne Smith
REGISTERED NO. 21267

LITTLE & ASSOCIATES, INC.
ENGINEERS-SURVEYORS-LAND PLANNERS
1053 TAYLOR AVENUE SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636

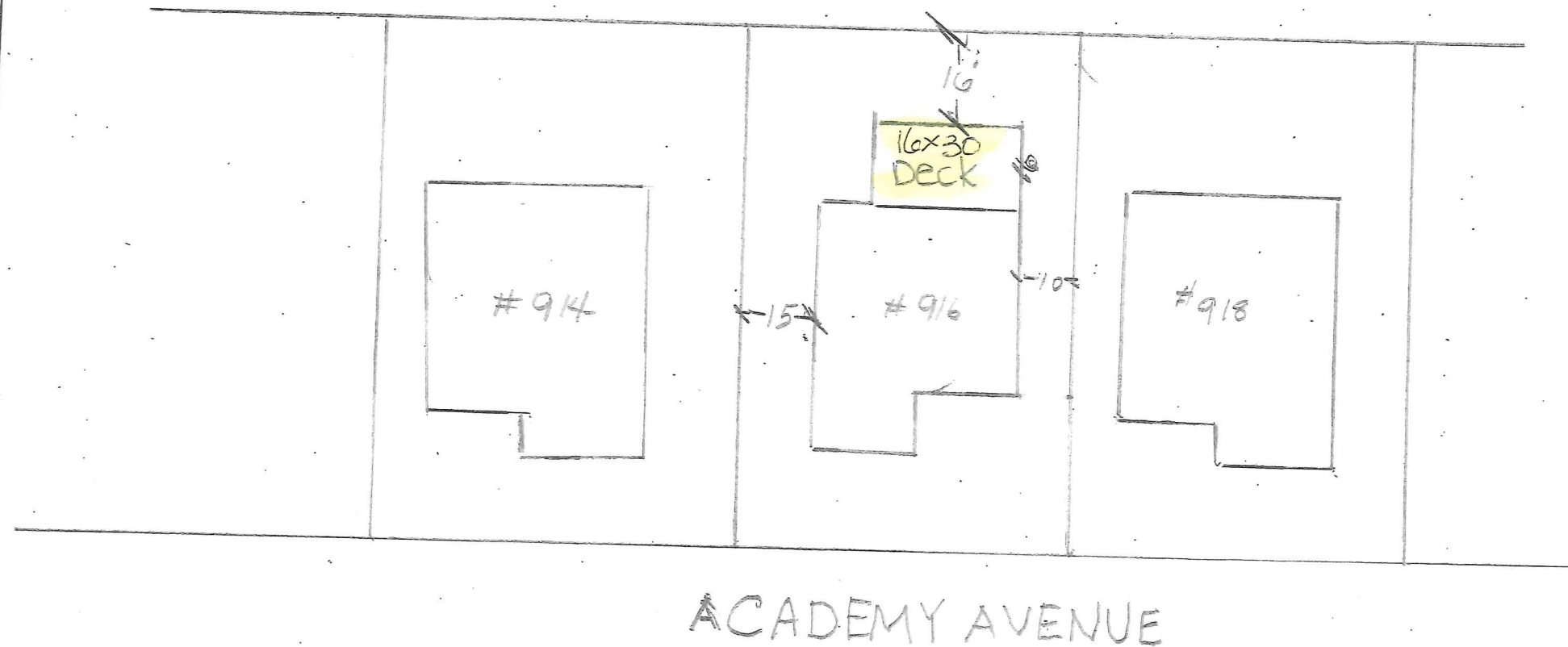


LOCATION DRAWING OF 916 ACADEMY AVENUE

4TH ELECTION DISTRICT, 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' SEPTEMBER 7, 2007.

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 916 Academy Ave OWNER(S) NAME(S) Jayesh Shah & Priti Shah

SUBDIVISION NAME Roland Property LOT # 17 BLOCK # / SECTION # /
PLAT BOOK # 0077 FOLIO # 0145 10 DIGIT TAX # 2400009890 DEED REF. # 27330/00194

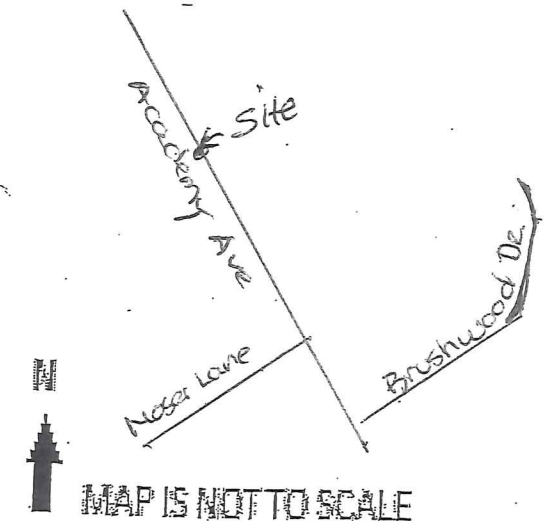


PLAN DRAWN BY Shah

DATE 9-23-19

SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP# 054A1

SITE ZONED DR 3.5

ELECTION DISTRICT 4th

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE 0.1

OR SQUARE FEET 6,499

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

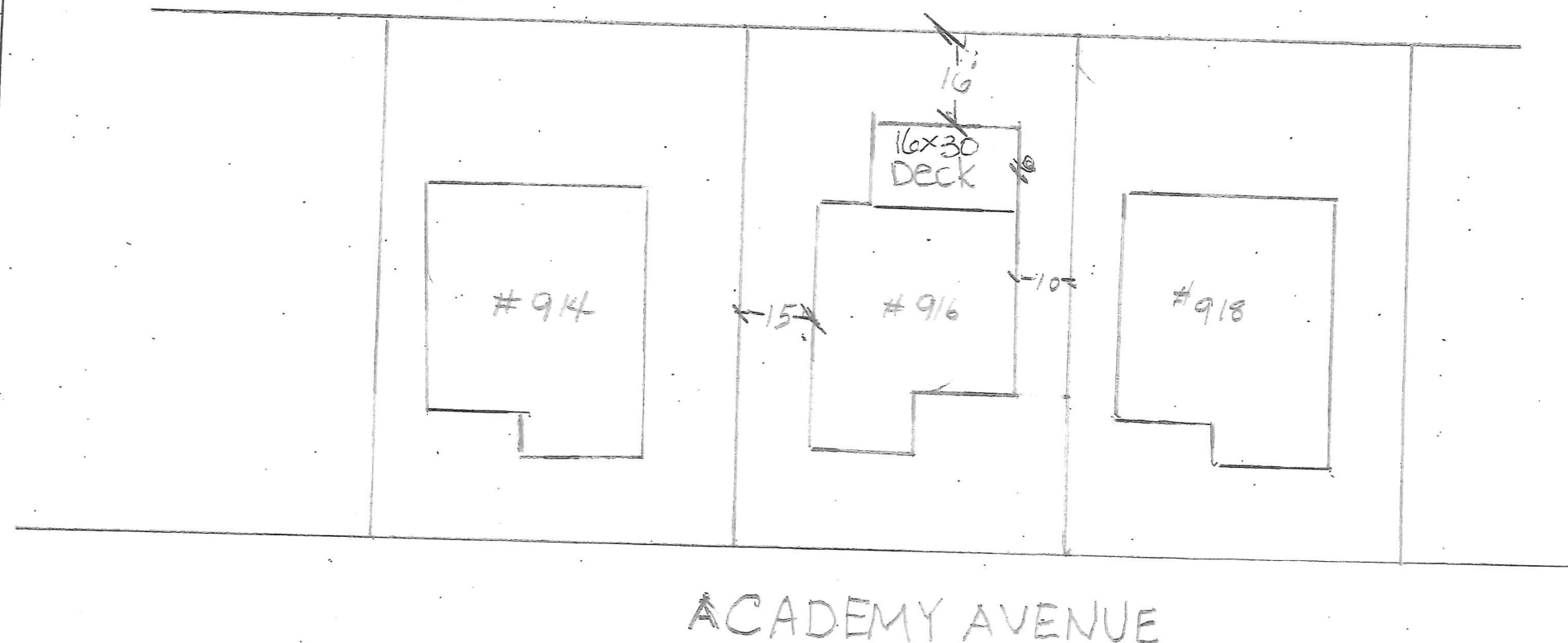
No

Per. Exh. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 916 Academy Ave OWNER(S) NAME(S) Jayesh Shah & Priti Shah

SUBDIVISION NAME Roland Property

LOT # 17 BLOCK # / SECTION # /
PLAT BOOK # 0077 FOLIO # 0145 10 DIGIT TAX # 2400009890 DEED REF. # 27330100194

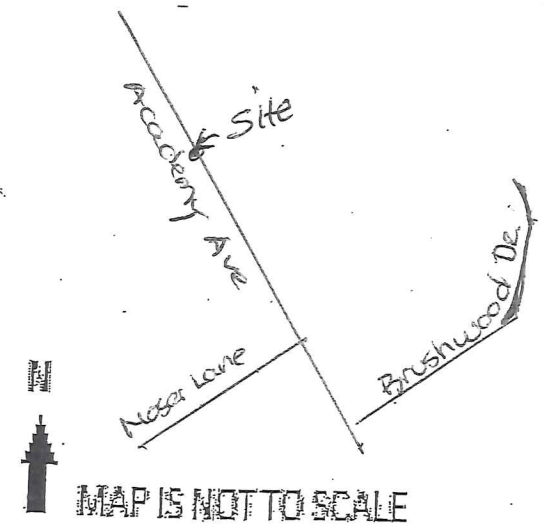


PLAN DRAWN BY Shah

DATE 9-23-19

SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP # 056A1

SITE ZONED DR 3.5

ELECTION DISTRICT 4th

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE 0.11

OR SQUARE FEET 6,499

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

No

Existing Zoning and Maximum Density Permitted

SITE DEVELOPMENT PROPOSAL

OPEN SPACE PROPOSAL

ADDITIONAL INFORMATION

Special Exceptions	NONE
Other	
Consistency with design manuals	YES

Single Family Detached, Two-Family Alternative Site Design Dwellings		ALTERNATIVE SITE DESIGN DWELLINGS			
	D.R.1 & 2 ZONES (FEET)	D.R. 3,5, 5.5, 10.5, & 15 ZONES (FEET)	ZERO & ZIPPER LOTS ALL D.R. ZONES (FEET)	WED-TRADITIONAL ZONES (FEET)	
FROM FRONT BUILDING FACE TO: PUBLIC STREET RIGHT-OF-WAY OR PROPERTY LINE ARTERIAL OR COLLECTOR	25	25	25	15	
	—	—	—	25	
FROM SIDE BUILDING FACE TO: SIDE BUILDING FACE	30	16-20 HIGH 20-20	16	16-20 HIGH 20-20	
PUBLIC STREET RIGHT-OF-WAY PAYING OF A PRIVATE ROAD TRACT BOUNDARY	25	HIGH 15	15	HIGH 15	
	30	25	25	25	
	25	15	15	15	
FROM REAR BUILDING FACE TO: REAR PROPERTY LINE PUBLIC STREET RIGHT-OF-WAY	30	30	20	50	
	30	30	20	50	
ADDITIONAL SETBACKS:					
SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET					
MAXIMUM BUILDING HEIGHT	50	50	50	50	

ENVELOPES OR TYPICAL DWELLINGS AS SHOWN DICTATE A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT.

NET TRACT AREA:
ALLOWANCE FOR ROAD FRONTAGE $[(0' \times 0') / 43560]$:
GROSS AREA:

5.92 ACRES
0.00 ACRES
5.92 ACRES

HEARING OFFICER'S ORDER
PDM # IV-602

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 9th day of August, 2003 that the red-lined development plan for the Roland Property, identified herein as Developer's Exhibit 1, be and is hereby APPROVED, subject to the following restrictions:

- 1) The Tyler model will only have a two-car garage. There will be no three-car garages on any of the proposed dwellings.
- 2) No permits can be issued until either a dedication of the storm water management facility on the Gwynnbrook Property has been made to Baltimore County, or, the Developer and the owners of the Gwynnbrook Property reach an agreement, to be approved by DEPRM and Land Acquisition, which allows a connection to that storm water management facility.

IT IS FURTHER ORDERED that the requested waiver of road improvements to Gwynnbrook Avenue along the property's frontage must be denied and the road improvements as shown on the plan shall be required.

Any appeal of this decision must be taken in accordance with Section 26-209 of the
County Code.

LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

SCALE: 1"=1000'

- APPLICANT: GORDON DEVELOPMENT COMPANY INC.
103 SUDROCK ROAD
SUITE 10
BALTIMORE MD, 21208
410-466-9290
2. SITE LOCATION
ELECTION DISTRICT NO. 4
COUNCILMANIC DISTRICT NO. 3
WATERSHED NO. GWYNNS FALLS
SUBWATERSHED NO. 67
CENSUS TRACT 4042
REGIONAL PLANNING DISTRICT 306B
DEED REFERENCES: 3811/604
TAX ACCOUNT NO.: 04188460
TAX MAP 58 GRID 2, PARCEL 155
3. PROPERTY INFORMATION:
OWNERSHIP: JAMES C. & LUCILLE M. ROLAND
920 ACADEMY LANE
OWINGS MILLS, MD 21117
4. REFERENCES FOR EXISTING FEATURES SHOWN ON PLAN:
A. TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE COUNTY 200 SCALE GIS TILES 58A1 & 58B1.
B. PROPERTY OUTLINE IS TAKEN FROM BOUNDARY SURVEY PREPARED BY DBS & ASSOCIATES, LLC. DATED AUGUST 15, 2002.
C. EXISTING ZONING IS DR 3.5, 200 SCALE MAP NW 13-1 AND 14-1.
D. LAND LINES AND FEATURES SHOWN ARE TAKEN FROM BALTIMORE COUNTY USDA SOILS MAP NO. 27.
5. GENERAL INFORMATION:
A. EXISTING USE ON SITE: RESIDENTIAL.
B. STORMWATER MANAGEMENT IS PROVIDED TO BE PROVIDED ON SITE.
C. EXISTING LAND USE WITHIN 200' OF SITE IS SINGLE FAMILY RESIDENTIAL.
D. THERE ARE NO KNOWN WETLANDS ONSITE.
E. THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES, OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.
F. TOTAL AVERAGE DAILY TRIPS (A.D.T.'S) FOR THIS SITE IS 190.
G. SIDEWALK TO BE PROVIDED ADJACENT TO ALL PUBLIC ROADS PER DPW PLATE 100A.
H. SCHOOL DISTRICTS: TIMMER GROVE ELEMENTARY SCHOOL
FRANKLIN MIDDLE SCHOOL
FRANKLIN HIGH SCHOOL
I. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE PRIOR TO 1971. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THE PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFFSET DWELLING.
J. AS THE PROPOSED UNITS ARE SINGLE FAMILY DWELLINGS, RTA DOES NOT APPLY.
K. AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
L. SIGHT LINES ARE DRAWN FROM THE CENTERLINE OF THE PROPOSED ACCESS AT A POINT 10 FEET BEHIND THE EXTENSION OF THE MAIN ROAD CURB LINE TO THE CENTERLINE OF THE NEAREST APPROACH LANE ON THE MAIN ROAD.
M. THIS SITE HAS NO PRIOR ZONING HISTORY.
N. THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THIS SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
O. ALL ROADS AND DRIVEWAYS ADJACENT TO THIS SITE AS SPECIFIED IN THE DEED TO BE DEDICATED TO BALTIMORE COUNTY, MARYLAND AT NO COST TO THE COUNTY.
P. SITE SIGNAGE, IF ANY, WILL COMPLY WITH SECTION 4.05 OF THE BCZR AND ALL ZONING SIGNAGE POLICY.
Q. THERE ARE NO KNOWN WELLS OR UNDERGROUND STORAGE TANKS ON-SITE.
R. FOREST CONSERVATION REQUIREMENTS WILL BE MET BY BUYING INTO AN APPROVED FOREST CONSERVATION BANK.
S. EXISTING STRUCTURE INDICATED TO BE RAZED WILL BE RAZED BY THE DEVELOPER PRIOR TO THE START OF THE GRADING OPERATION.
T. LOCAL OPEN SPACE NOTE: OPEN SPACE REQUIRED-12,350 SF ACTIVE AND 6,850 SF PASSIVE OPEN SPACE THEREOF AS SPECIFIED IN SECTION III.D.3; OPEN SPACE PROVIDED-0-SF; WAIVER REQUESTED AND FEE IN LIE TO BE PAID.
U. PRIOR TO ISSUANCE OF GRADING PERMIT, THE EXISTING SEPTIC SYSTEM IN LOT 19 MUST BE PUMPED AND REMOVED OR BACKFILLED, AND THE EXISTING HOUSE SHALL BE VACATED. WHEN PUBLIC SEWER BECOMES AVAILABLE, THE EXISTING HOUSE SHALL BE CONNECTED TO PUBLIC SEWER AT THE DEVELOPER'S EXPENSE AND EXPENSE BEFORE BEING REOCCUPIED.
V. DECKS IN THE REAR YARD ARE PERMITTED TO BE A MINIMUM OF 22.5 FEET FROM THE REAR PROPERTY LINE (25K INTO THE REAR YARD PRINCIPAL STRUCTURE SETBACK OF 30 FEET). DECKS PROPOSED BY PROPERTY OWNERS WHICH WOULD BE LESS THAN 22.5 FEET FROM THE REAR PROPERTY LINE WOULD REQUIRE A ZONING VARIANCE. PARTICULAR REFERENCE IS MADE TO LOTS 4 AND 5.
W. A LANDSCAPE PLAN WILL BE APPROVED PRIOR TO BUILDING PERMITS.
X. ALL LOTS ARE FOR SALE.
Y. BRUSHWOOD DRIVE SHALL NOT BE USED BY CONSTRUCTION VEHICLES.

BUILDING ENVELOPE NOTE

ENVELOPES OR TYPICAL HOUSE LOCATIONS ON SINGLE FAMILY LOTS MAY DICTATE A SPECIFIC BUILDING ORIENTATION. THE SETBACKS REQUIRED BY THE BALTIMORE COUNTY ZONING REGULATIONS MUST BE MET.

DIRECTOR OF PDM NOTE

THE DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PDM BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY OTHER USE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

ACCESSORY STRUCTURE NOTE

BUILDING ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)

WALKWAY AND ACCESS EASEMENTS (WHERE APPLICABLE)
IF DRAINAGE, UTILITY AND WALKWAY ACCESS EASEMENTS ARE FENCED, THEN AT
LEAST 5- FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.

NOV 15 2004

FINAL DEVELOPMENT PLAN

ROLAND PROPERTY

DISTRICT 4C3 BALTIMORE COUNTY, MD
SCALE: 1"=60' SEPTEMBER 29, 2003
PDM FILE # IV-602 REV. NOVEMBER 12, 2004

LITTLE & ASSOCIATES, INC.
ENGINEERS~~LAND PLANNERS~~SURVEYORS
 1055 TAYLOR AVENUE, SUITE 307
 TOWSON, MARYLAND 21286
 PHONE: (410) 296-1636 FAX: (410) 296-1639

