M E M O R A N D U M

DATE: January 13, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0487-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 10, 2020. 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 (8408 A Park Heights Avenue) 3rd Election District 2nd Council District Richard M. and Carolyn P. Susel *Legal Owners* Petitioners	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY
	*	**CASE NO. 2019-0487-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Richard and Carolyn Susel, legal owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR"): (1) to permit an existing garage with an attached deck in the side yard in lieu of the required rear yard; and (2) to permit an existing accessory building (garage) with a height of 20.6 ft. in lieu of the required 15 ft. A site plan was marked as Petitioners' Exhibit 1.

Landscape architect Matt Bishop appeared in support of the petition on behalf of the Petitioners. Timothy M. Kotroco, Esq. represented Petitioners. There were no protestants or interested citizens 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 Environmental Protection and Sustainability ("DEPS").

The site is approximately 12.31 acres in size and is zoned RC-5. Petitioners are in the process of a minor subdivision of this estate property into three parcels.

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

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Date 12/11/19
By Ser

variance relief; and

(2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

The lot is irregularly shaped and its perimeter is in floodplain and forest buffers. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would have to raze the existing garage structure which is architecturally compatible with the carriage house and main residence. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This relief will maintain the integrity of the estate and have no adverse impact on the surrounding properties or the environment.

THEREFORE, IT IS ORDERED, this **11th** day of **December, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations: (1) to permit an existing garage with an attached deck in the side yard in lieu of the required rear yard; and (2) to permit an existing accessory building (garage) with a height of 20.6 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

2. Prior to issuance of permits, Petitioners must comply with the ZAC comments of the DEPS, a copy of which is attached hereto and made a part hereof.

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Date 12/11/19

By

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/sln

ORDER RECEIVED FOR FILING
Date 12/11/19
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 8408A Park Heights Avenue, Pikesville, MD 21208 **which is presently zoned** RC 5

Deed References: J.L.E. 38505 / 42 10 Digit Tax Account # 1 6 0 0 0 1 4 3 2 3

Property Owner(s) Printed Name(s) Richard M. Susel and Carolyn P. Susel

(SELECT THE HEARING(S) BY MARKING X 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. X **a Variance** from Section(s)

See Attachment A

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

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

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Date 12/11/19
By

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Richard M. Susel / Carolyn P. Susel
Name #1 – Type or Print / Name #2 – Type or Print

Signature #1 / Carolyn P. Susel Signature #2

8410 Park Heights Ave. Pikesville, MD 21208
Mailing Address City State

21208 / 410-484-0514 / rmsusel@gmail.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy M. Kotroco
Name- Type or Print

Timothy Kotroco
Signature

305 Washington Ave, Ste. 502 Towson MD
Mailing Address City State

21204 / 410-299-2943 / tkotroco@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Matthew Bishop
Name – Type or Print

Matthew Bishop
Signature

2835 Smith Ave. Ste. G Pikesville MD
Mailing Address City State

21209 / 410-653-3838 / mbishop@cmrengineers.com
Zip Code Telephone # Email Address

CASE NUMBER 2019-0487-A **Filing Date** 10/9/19 **Do Not Schedule Dates:** _____ **Reviewer** _____

REV. 10/4/11

Attachment A

Requested Variance Relief for Proposed Lot 1 - 8408A Park Heights Avenue

1. Variance from BCZR Section 400.1 to permit an existing garage with an attached deck in the side yard in lieu of the required rear yard.
2. Variance from BCZR Section 400.3 to permit an existing accessory building (garage) with a height of 20.6' in lieu of the required 15 feet.

Colbert Matz Rosenfelt

Civil Engineers • Surveyors • Planners

ZONING PROPERTY DESCRIPTION FOR
8408A Park Heights Avenue
Baltimore, Maryland 21208

Beginning at a point on the west side of Park Heights Avenue, MD Route 129, variable width, at a distance of 4,700'+/- South from the center of Greenspring Valley Road (MD Route 130, 30 feet wide), and thence running with and binding on the west side of Park Heights Avenue and running for the following two courses and distances viz;

1. Northwesterly by a curve to the right having a radius of 1650.00 feet, for an arc length of 213.02 feet, said arc being subtended by a chord bearing North 12 degrees 10 minutes 21 seconds West for 212.88 feet, and

2. Northwesterly by a curve to the left having a radius of 1170.00 feet, for an arc length of 91.81 feet, said arc being subtended by a chord bearing North 10 degrees 52 minutes 17 seconds West for 91.79 feet, thence leaving the west side of said Park Heights Avenue and running for the following eight courses and distances viz;

3. South 60 degrees 24 minutes 54 seconds West 312.42 feet,

4. North 89 degrees 10 minutes 49 seconds West 141.12 feet,

5. South 32 degrees 06 minutes 17 seconds West 77.60 feet,

6. South 76 degrees 56 minutes 36 seconds West 137.15 feet,

7. South 04 degrees 38 minutes 15 seconds East 124.53 feet,

8. North 72 degrees 20 minutes 18 seconds East 128.30 feet,

9. South 76 degrees 54 minutes 28 seconds East 189.11 feet, and

10. North 76 degrees 42 minutes 31 seconds East 342.50 feet to the place of beginning.



10-9-2019

Containing 133,054 square feet or 3.0545 acres of land more or less.

Being a part of the parcel of land, which by a confirmatory deed dated December 5, 2016 and recorded among the land records of Baltimore County, Maryland in deed Liber J.L.E. 38505, folio 42, was conveyed by Carolyn P. Susel to Carolyn P. Susel, Trustee of the Irrevocable Trust Agreement Dated July 1, 2002 From Carolyn P. Susel.

Located in the 3rd Election District and 2nd Councilmanic District. Known as 8410 Park Heights Avenue.

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

Attachment A

Requested Variance Relief for Proposed Lot 1 - 8408A Park Heights Avenue

1. Variance from BCZR Section 400.1 to permit an existing garage with an attached deck in the side yard in lieu of the required rear yard.
2. Variance from BCZR Section 400.3 to permit an existing accessory building (garage) with a height of 20.6' in lieu of the required 15 feet.

JOHN A. OLSZEWSKI, JR.
County Executive

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

November 5, 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: 2019-0487-A
8408 A Park Heights Avenue
W/s Park Heights Avenue, south of centerline of Greenspring Valley Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Richard & Carolyn Susel

Variance to permit an existing garage with an attached deck in the side yard in lieu of the required rear yard. To permit an accessory building (garage) with a height of 20.6 ft. in lieu of the required 15 ft.

Hearing: Friday, December 6, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
Director

MM:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Mr. & Mrs. Susel, 8410 Park Heights Avenue, Pikesville 21208
Matthew Bishop, 2835 Smith Avenue, Ste. G, Pikesville 21208

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 16, 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
Friday, November 15, 2019 – Issue

Please forward billing to:
Richard Susel 410-484-0514
8410 Park Heights Avenue
Pikesville, MD 21204

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: 2019-0487-A
8408 A Park Heights Avenue
W/s Park Heights Avenue, south of centerline of Greenspring Valley Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Richard & Carolyn Susel

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Hearing: Friday, December 6, 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.

RE: PETITION FOR VARIANCE 8408A Park Heights Ave; W/S of Park Heights Ave, S 4700' c/line of Greenspring Valley Rd 3rd Election & 2nd Councilmanic Districts Legal Owner(s): Richard & Carolyn Susel Petitioner(s)	*	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2019-487-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

RECEIVED
OCT 22 2019

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of October, 2019, a copy of the foregoing Entry of Appearance was mailed to Matthew Bishop, 2835 Smith Avenue, Suite G, Pikesville, MD 21209 and Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PM 12-6-19
10AM

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Tuesday, December 3, 2019 11:50 PM
To: Administrative Hearings
Subject: Certifications
Attachments: Fox Land Rd. Cert..jpeg; Fox Land Rd. Photos.docx; 8408 A Park Heights Ave. Cert..jpeg; 8408 A Park Heights Ave. Photos.docx; 8410 Park Heights Ave. Cert..jpeg; 8410 Park Heights Ave. Photos.docx

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Debbie,

I have several Certs and photos for you of Case # 2019-0495-SPHA @ Fox Land Road ~ Case # 2019-0487-A @ 8408 A Park Heights Avenue & Case #2019-0488-A @ 8410 Park Heights Avenue.
Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

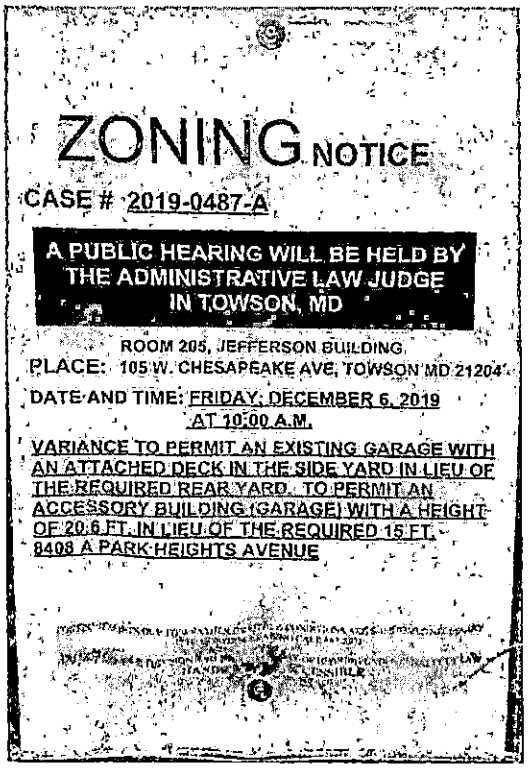
RECEIVED
DEC 04 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER
DATE: 12/3/2019
Case Number: 2018-0487-A
Petitioner / Developer: TIMOTHY KOTROCO, ESQ. ~ MR. & MRS. SUSEL ~ MATTHEW BISHOP
Date of Hearing: DECEMBER 6, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
8408 A PARK HEIGHTS AVENUE

The sign(s) were posted on: NOVEMBER 16, 2019
The sign(s) were re-photographed on: DECEMBER 2, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

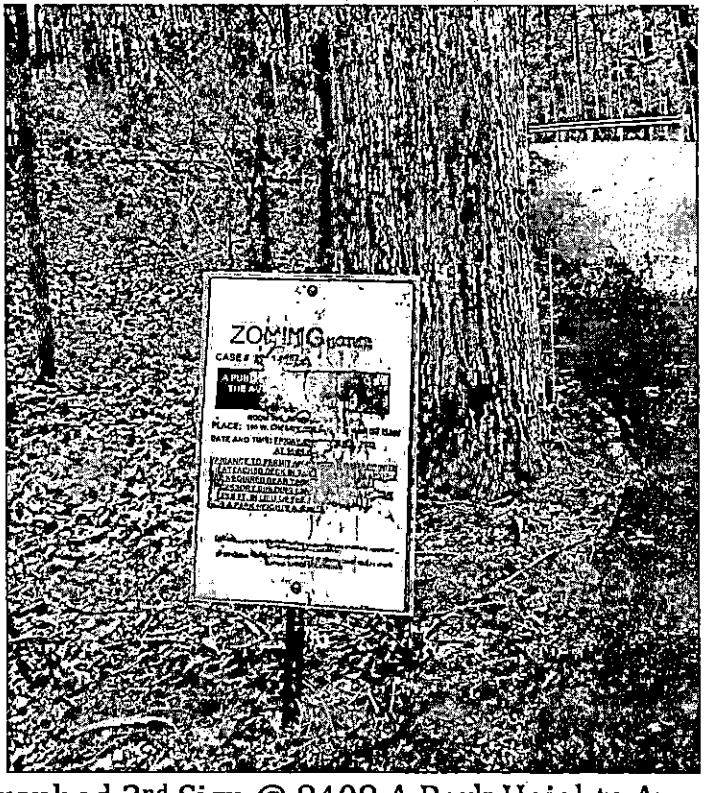
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster).

410 – 666 – 5366
(Telephone Number of Sign Poster)



Re-Photographed 1st Sign @ 8408 A Park Heights Avenue ~ 12/2/2019



Re-Photographed 2nd Sign @ 8408 A Park Heights Avenue ~ 12/2/2019

CASE # 2019-0487-A

Sherry Nuffer

From:	Linda Okeefe <luckylinda1954@yahoo.com>
Sent:	Wednesday, November 27, 2019 2:27 PM
To:	Administrative Hearings
Subject:	Certs. & Photos Park Heights Ave.
Attachments:	8408 A Park Heights Ave. Cert. #1.jpeg; Photos 8408 A Park Heights Ave. .docx; New Photos 8408A Park Heights Ave. .docx; 8410 Park Heights Ave. Cert. #1.jpeg; 8410 Park Heights Ave. Photos.docx

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Sherry,

I am sending you all the Certs and Photos that you requested for Case # 2019-0487-A & 2019-0488-A along with photos for Park Heights Avenue.
Have a wonderful Thanksgiving with your family.

Linda

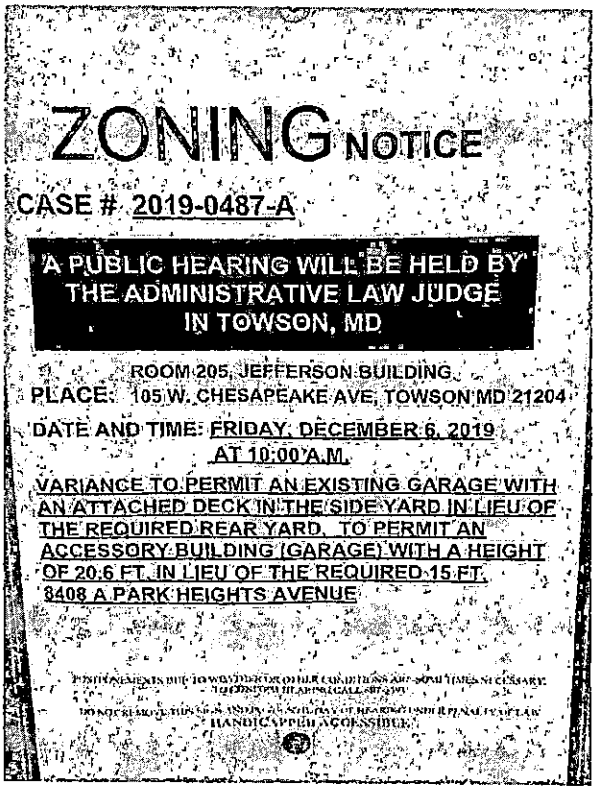
Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 11/16/2019
Case Number: 2019-0487-A
Petitioner / Developer: TIMOTHY KOTROCO, ESQ. ~ MR. & MRS. SUSEL ~ MATTHEW BISHOP
Date of Hearing: DECEMBER 6, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
8408 A PARK HEIGHTS AVENUE

The sign(s) were posted on: NOVEMBER 16, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 8408 A Park Heights Avenue



Background Photo 2nd Sign @ 8408 A Park Heights Avenue

Signs Relocated 11/18/2019

CASE # 2019-0487-A



Background Photo 1st Sign @ 8408 A Park Heights Avenue ~11/16/2019



Background Photo 2nd Sign @ 8408 A Park Heights Avenue ~11/16/2019

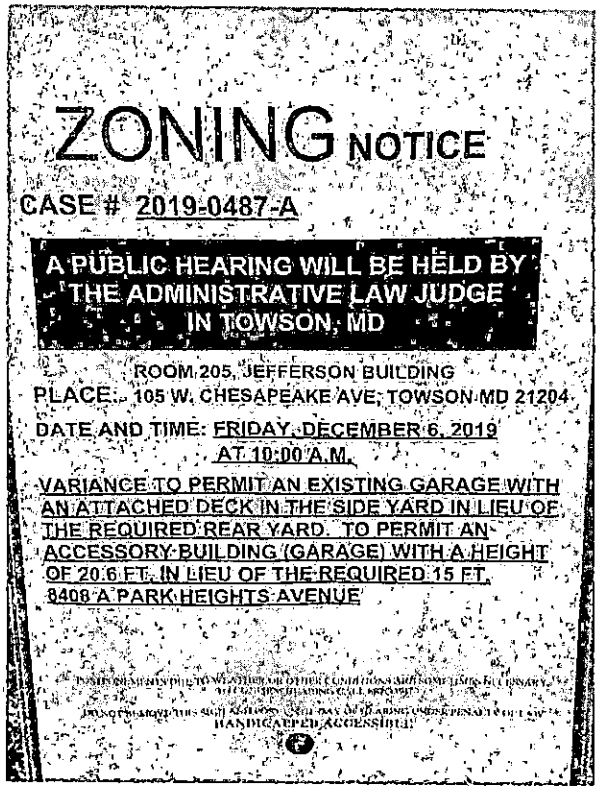
CASE # 2019-0487-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 11/16/2019
Case Number: 2019-0487-A
Petitioner / Developer: TIMOTHY KOTROCO, ESQ. ~ MR. & MRS. SUSEL ~ MATTHEW BISHOP
Date of Hearing: DECEMBER 6, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
8408 A PARK HEIGHTS AVENUE

The sign(s) were posted on: NOVEMBER 16, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 8408 A Park Heights Avenue



Background Photo 2nd Sign @ 8408 A Park Heights Avenue

Signs Relocated 11/18/2019

CASE # 2019-0487-A



Background Photo 1st Sign @ 8408 A Park Heights Avenue ~11/16/2019



Background Photo 2nd Sign @ 8408 A Park Heights Avenue ~11/16/2019

CASE # 2019-0487-A

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 11813627
Case #: 2019-0487-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0487-A

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:

11/15/2019

Darlene Miller

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: 2019-0487-A
8408 A Park Heights Avenue
W/s Park Heights Avenue, south of centerline of Greenspring Valley Road
3rd Election District - 2nd Councilmanic District
Legal Owners: Richard & Carolyn Susel

Variance to permit an existing garage with an attached deck in the side yard in lieu of the required rear yard. To permit an accessory building (garage) with a height of 20.6 ft. in lieu of the required 15 ft.

Hearing: Friday, December 6, 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.

n15

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: 2019-0487-A

Property Address: 8408A Park Heights Avenue

Property Description: _____

_____

Legal Owners (Petitioners): Richard M. Susel & Carolyn P. Susel

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Richard Susel

Company/Firm (if applicable): _____

Address: 8410 Park Heights Avenue

Pikesville, MD 21208

_____

Telephone Number: 410-484-0514

Revised 7/9/2015

JOHN A. OLSZEWSKI, JR.
County Executive

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

November 25, 2019

Timothy M. Kotroco
305 Washington Ave Ste 502
Towson MD 21204

RE: Case Number: 2019-0487-A, 8408 A Park Heights 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 October 09, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Richard M. & Carolyn Susel 8410 Park Heights Ave Pikesville MD 21208
Matthew Bishop 2835 Smith Ave Ste G Pikesville MD 21209

12-6-19 10AM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 11/4/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-487

RECEIVED
NOV 04 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

INFORMATION:
Property Address: 8408 A Park Heights Avenue
Petitioner: Richard M Susel, Carolyn P. Susel
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to determine whether or not the administrative law judge should permit an existing garage with an attached deck in the side yard in lieu of the required rear yard and an accessory building (garage) with a height of 20.6 feet in lieu of the required 15 feet.

A site visit was conducted on October 22, 2019.

The Department has no objections to granting the requested relief.

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

Division Chief:
Jenifer G. Nugent

CPG/JGN/LTM/

c: Bill Skibinski
Matthew Bishop
Timothy Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

s:\planning\dev rev\zac\zacs 2019\19-487.docx

12-6-19 10AM

RECEIVED
OCT 18 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

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 18, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0487-A
Address 8408-A Park Heights Avenue
(Susel Property)

Zoning Advisory Committee Meeting of **October 11, 2019**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

1. All conditions of the March 4, 2019 Forest Buffer Variance must be met.
2. Any Forest Buffer Easements, Forest Conservation Easements, and Forest Buffer & Forest Conservation Easements must be recorded in Baltimore County Land Records with their appropriate Declarations of Protective Covenants and in accordance with the approved Forest Conservation Plan & Forest Buffer Protection Plan prior to any permit approval.

Reviewer: Libby Errickson

Date: 10/17/19

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 10/17/19. A field inspection and internal review reveals that an entrance onto MD 129 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2019-0487-A.

Richard M. & Carolyn P. Susel
8408A Pork Heights Avenue
MD 129

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

Sincerely,

Richard A. Zeller

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

WW/RAZ

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 2015-0487-A
DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Timothy M. Kotroco	305 Washington Avenue, Suite 502	Towson, MD 21204	Tkotroco@gmail.com
Matt Bishop	2835 Smith Ave, Ste. G	Baltimore, MD 21209	mbishop@cmrengineers.com
Kevin Kurbel	2835 Smith Ave, Ste. G	Baltimore, MD 21209	kkurbel@cmrengineers.com
~~Tim Kotroco~~			

CASE NO. 2019- 0487-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
10/18	DEPS (if not received, date e-mail sent _____)	Comment
_____	FIRE DEPARTMENT	_____
11/4	PLANNING (if not received, date e-mail sent _____)	NO Objection
10/17	STATE HIGHWAY ADMINISTRATION	NO Objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/15/19

SIGN POSTING (1st) Date: 11/14/19 by O'Keefe

SIGN POSTING (2nd) Date: 12-2-19 by "

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 -** 03 **Account Number -** 1600014323

Owner Information

Owner Name:	SUSEL RICHARD M TRUSTEE SUSEL CAROLYN P TRUSTEE	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	8410 PARK HEIGHTS AVENUE PIKESVILLE MD 21208-1716	**Deed Reference:**	/38505/ 00042

Location & Structure Information

Premises Address:	8410 PARK HEIGHTS AVE PIKESVILLE 21208-1716	**Legal Description:**	12.318 AC WS PARK HEIGHTS AV 2550 N HOOKS LA

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0068	0014	0265	3030029.04	0000				2020	Plat Ref:

Special Tax Areas: None
Town: None
Ad Valorem: None
Tax Class: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1940	6,342 SF		12.3100 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	BRICK/	7	5 full/ 2 half	1Att/2Det	

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	588,200	588,200		
Improvements	630,400	630,400		
Total:	1,218,600	1,218,600	1,218,600	
Preferential Land:	0			

Transfer Information

Seller: SUSEL RICHARD M TRUSTEE	**Date:** 01/11/2017	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /38505/ 00042	**Deed2:**
Seller: SUSEL RICHARD M	**Date:** 01/11/2017	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /38505/ 00032	**Deed2:**
Seller: SUSEL RICHARD M	**Date:** 01/11/2017	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /38505/ 00022	**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

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

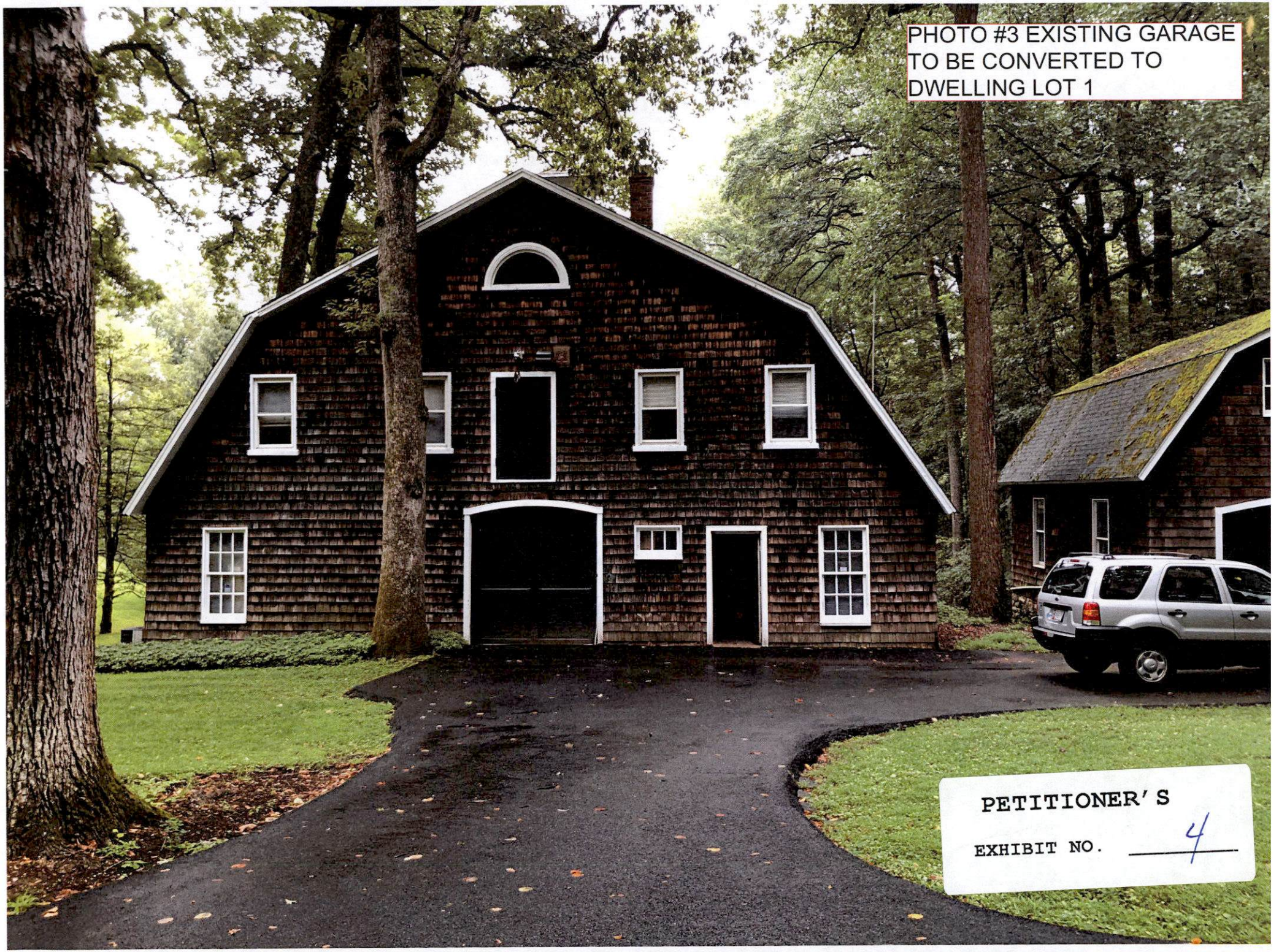
Homestead Application Information

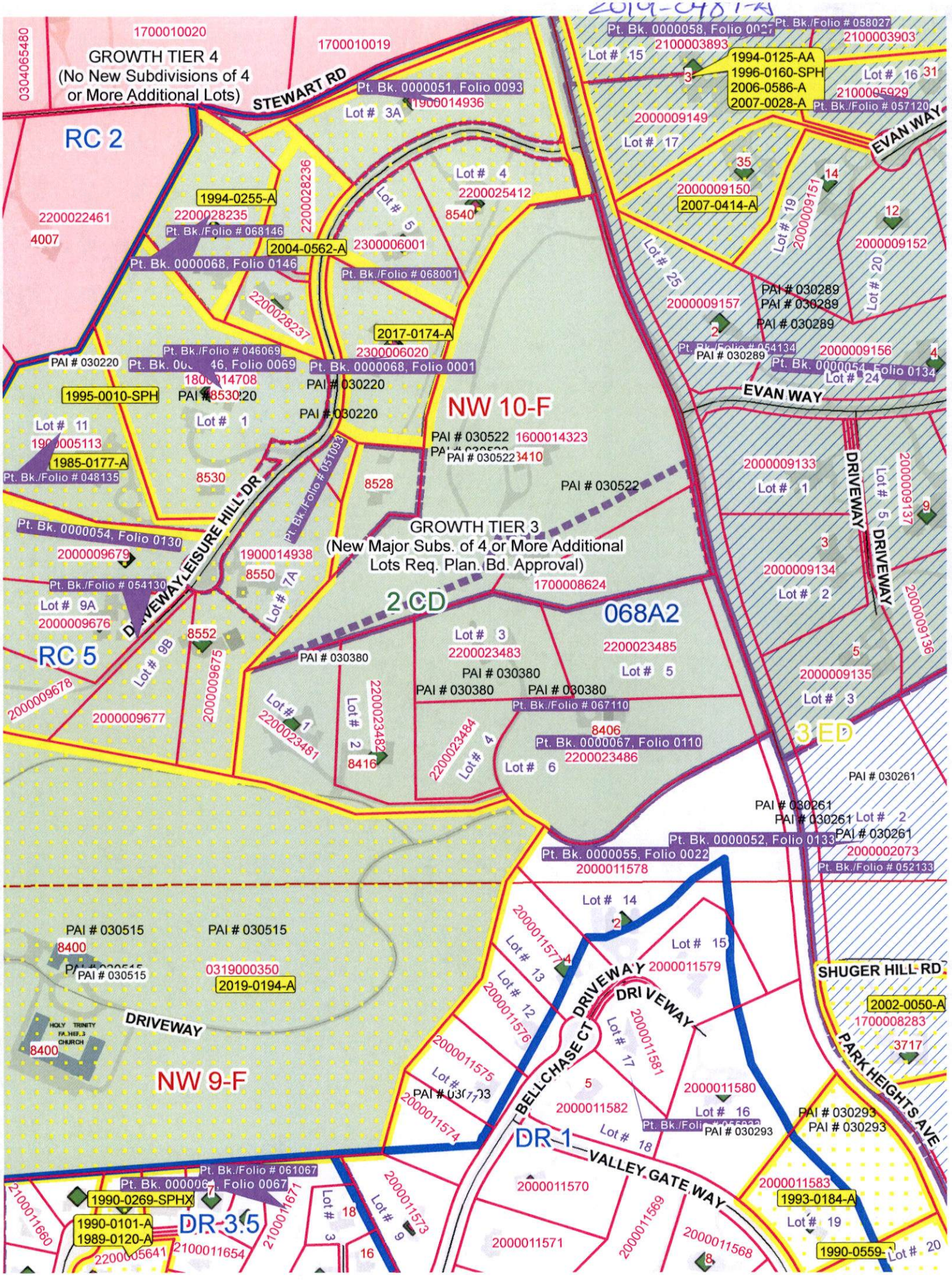
Homestead Application Status: Denied

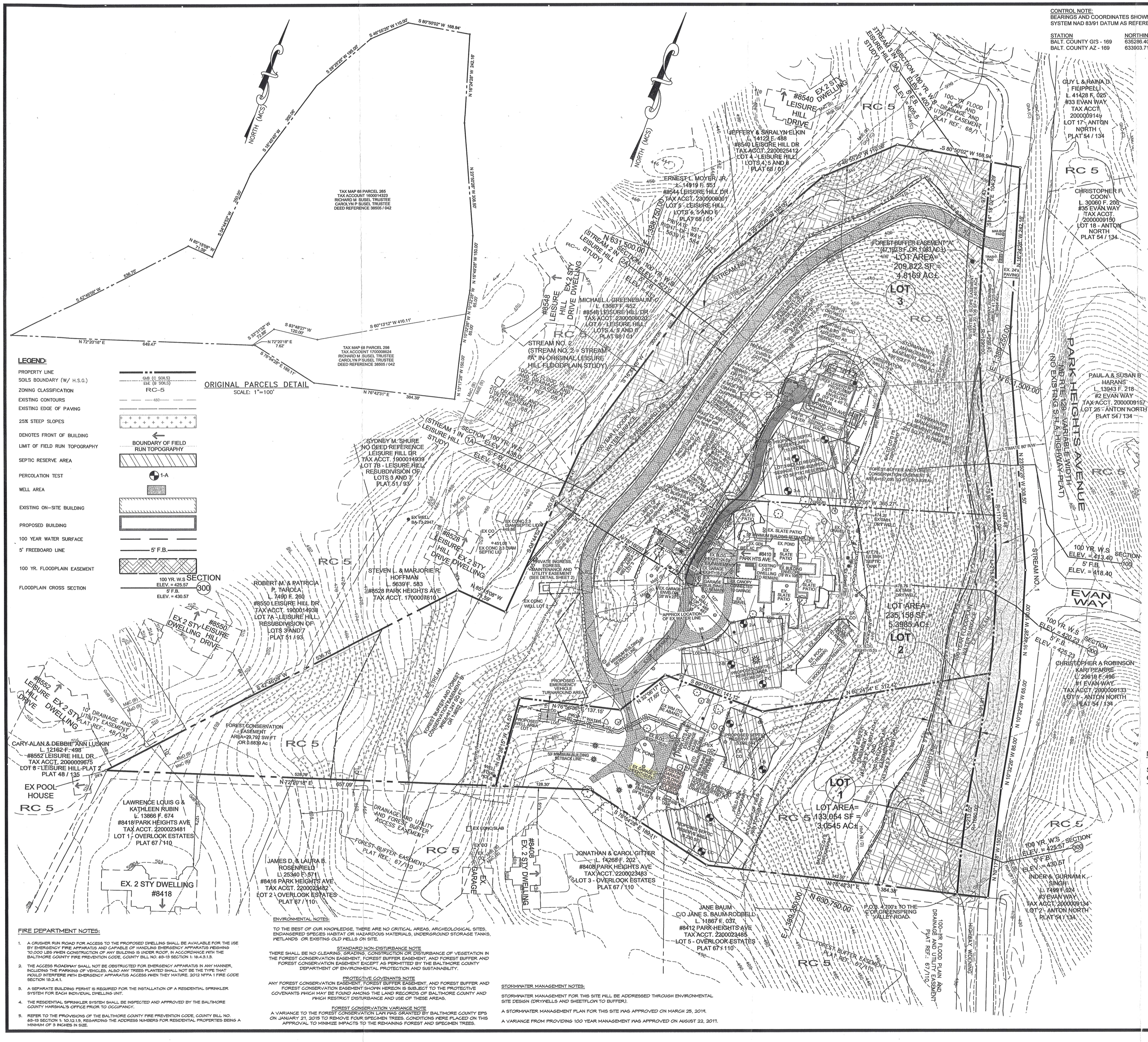
Homeowners' Tax Credit Application Information

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


PHOTO #2 EXISTING
GARAGE LOT 1
TUNDRA
PETITIONER'S
EXHIBIT NO. 3


PHOTO #3 EXISTING GARAGE TO BE CONVERTED TO DWELLING LOT 1
PETITIONER'S
EXHIBIT NO. 4


2019-0481-A
GROWTH TIER 4
(No New Subdivisions of 4 or More Additional Lots)
RC 2
STEWART RD
1700010020
1700010019
0304065480
Pt. Bk. 0000051, Folio 0093
1900014936
Lot # 3A
1994-0255-A
2200028235
Pt. Bk./Folio # 068146
2004-0562-A
2300006001
Pt. Bk. 0000068, Folio 0146
Pt. Bk./Folio # 068001
2200028236
2200022461
4007
2200028237
2017-0174-A
2300006020
Pt. Bk./Folio # 046069
PAI # 030220
1800014708
1995-0010-SPH
PAI # 030220
Lot # 11
1900005113
1985-0177-A
Pt. Bk./Folio # 048135
Lot # 1
8530
8528
PAI # 030220
PAI # 030220
NW 10-F
PAI # 030522 1600014323
PAI # 030522
Pt. Bk./Folio # 051093
LEISURE HILL DR
Pt. Bk. 0000054, Folio 0130
2000009679
Pt. Bk./Folio # 054130
1900014938
8550
Lot # 7A
GROWTH TIER 3
(New Major Subs. of 4 or More Additional Lots Req. Plan. Bd. Approval)
1700008624
2 CD
068A2
Lot # 9A
2000009676
DRIVEWAY
8552
RC 5
Lot # 9B
2000009675
2000009678
2000009677
PAI # 030380
Lot # 3
2200023483
PAI # 030380
PAI # 030380
PAI # 030380
2200023485
Lot # 5
Pt. Bk./Folio # 067110
8406
Pt. Bk. 0000067, Folio 0110
2200023486
Lot # 6
Lot # 1
2200023481
Lot # 2
2200023482
8416
2200023484
Lot # 4
3 ED
PAI # 030261
PAI # 030261
PAI # 030261
Lot # 2
Pt. Bk. 0000052, Folio 0133
Pt. Bk. 0000055, Folio 0022
2000011578
2000002073
Pt. Bk./Folio # 052133
Lot # 14
2000011577
Lot # 13
Lot # 15
2000011579
DRIVEWAY
DRIVEWAY
SHUGER HILL RD
2002-0050-A
1700008283
3717
PARK HEIGHTS AVE
Lot # 12
2000011576
2000011581
Lot # 17
BELLCHASE CT
2000011575
Lot # 11
PAI # 030293
PAI # 030293
2000011574
2000011582
5
2000011580
Lot # 16
Pt. Bk./Folio # 055022
PAI # 030293
Lot # 18
DR-1
VALLEY GATE WAY
PAI # 030515
PAI # 030515
8400
PAI # 030515
0319000350
2019-0194-A
DRIVEWAY
HOLY TRINITY FAITH CHURCH
8400
NW 9-F
Pt. Bk./Folio # 061067
Pt. Bk. 0000067, Folio 0067
1990-0269-SPHX
1990-0101-A
1989-0120-A
DR-3.5
2100011660
2200005641
2100011654
2100011671
Lot # 18
Lot # 3
16
2000011573
Lot # 9
2000011570
2000011571
2000011569
2000011568
8
1993-0184-A
Lot # 19
1990-0559-
Lot # 20
Pt. Bk. 0000058, Folio 0021
Pt. Bk./Folio # 058027
2100003893
2100003903
Lot # 15
3
1994-0125-AA
1996-0160-SPH
2006-0586-A
2007-0028-A
Lot # 16
31
2100005929
Pt. Bk./Folio # 057120
2000009149
Lot # 17
EVAN WAY
35
2000009150
2007-0414-A
14
12
2000009151
Lot # 19
2000009152
Lot # 20
Lot # 25
2000009157
PAI # 030289
PAI # 030289
PAI # 030289
2
Pt. Bk./Folio # 054134
PAI # 030289
2000009156
4
Pt. Bk. 0000054, Folio 0134
Lot # 24
EVAN WAY
2000009133
Lot # 1
DRIVEWAY
DRIVEWAY
Lot # 5
2000009137
9
3
2000009134
Lot # 2
2000009136
5
2000009135
Lot # 3


ORIGINAL PARCELS DETAIL
SCALE: 1"=100'
TAX MAP 68 PARCEL 265
TAX ACCOUNT 1600014323
RICHARD M SUSEL TRUSTEE
CAROLYN P SUSEL TRUSTEE
DEED REFERENCE 38505 / 042
TAX MAP 68 PARCEL 298
TAX ACCOUNT 1700008624
RICHARD M SUSEL TRUSTEE
CAROLYN P SUSEL TRUSTEE
DEED REFERENCE 38505 / 042
LEGEND:
PROPERTY LINE
SOILS BOUNDARY (W/ H.S.G.)
GsB (C SOILS)
ExE (B SOILS)
ZONING CLASSIFICATION
RC-5
EXISTING CONTOURS
EXISTING EDGE OF PAVING
25% STEEP SLOPES
DENOTES FRONT OF BUILDING
LIMIT OF FIELD RUN TOPOGRAPHY
BOUNDARY OF FIELD RUN TOPOGRAPHY
SEPTIC RESERVE AREA
PERCOLATION TEST
1-A
WELL AREA
EXISTING ON-SITE BUILDING
PROPOSED BUILDING
100 YEAR WATER SURFACE
5' FREEBOARD LINE
5' F.B.
100 YR. FLOODPLAIN EASEMENT
FLOODPLAIN CROSS SECTION
100 YR. W.S SECTION 300
ELEV. = 425.57
5' F.B.
ELEV. = 430.57
STREAM 1 IN LEISURE HILL STUDY
STREAM 2 IN LEISURE HILL STUDY
STREAM NO. 2 (STREAM "A" IN ORIGINAL LEISURE HILL FLOODPLAIN STUDY)
STREAM NO. 1
SECTION 1A 100 YR W.S ELEV. = 413.40
SECTION 1B 100 YR W.S ELEV. = 420.23
SECTION 1C 100 YR W.S ELEV. = 425.57
100-YR FLOOD PLAIN AND DRAINAGE AND UTILITY EASEMENT PLAT REF.: 68/1
100-YR FLOOD PLAIN AND DRAINAGE AND UTILITY EASEMENT PLAT REF.: 67/110
FOREST BUFFER EASEMENT "A" (47,192 SF OR 1.083 AC±)
LOT AREA= 209,822 SF = 4.8169 AC±
LOT 3
LOT AREA= 235,158 SF = 5.3985 AC±
LOT 2
LOT AREA= 133,054 SF = 3.0545 AC±
LOT 1
RC 5
#8540 LEISURE HILL DRIVE
EX 2 STY DWELLING
#8548 LEISURE HILL DRIVE
EX 2 STY DWELLING
#8552 LEISURE HILL DRIVE
EX 2 STY DWELLING
#8550 LEISURE HILL DRIVE
EX 2 STY DWELLING
#8528 LEISURE HILL DRIVE
EX 2 STY DWELLING
#8418
EX. 2 STY DWELLING
#8408
EX 2 STY DWELLING
#8410 PARK HTS AVE
EX. GARAGE
EX. POOL (TO REMAIN)
EX. POOL HOUSE
EX. SLATE PATIO
EX. GAZEBO
EX. GRAVEL DRIVE
EX. WELL
EX. CONC. SLAB
EX. POND
EX. SEPTIC TANK
EX. BUILDING TO BE REMOVED
EX. BUILDING TO REMAIN
EX. CANOPY CONNECTED TO GARAGE
EX. GARAGE ENVELOPE (28' W x 27' D)
EX. 24' PAVING
EX. 18' PAVING
EX. 20' ACCESS
EX. 12' ACCESS
EX. 16' ACCESS
EX. 10' ACCESS
EX. 8' ACCESS
EX. 6' ACCESS
EX. 4' ACCESS
EX. 3' ACCESS
EX. 2' ACCESS
EX. 1' ACCESS
EX. 0' ACCESS
EX. 5' ACCESS
EX. 7' ACCESS
EX. 9' ACCESS
EX. 11' ACCESS
EX. 13' ACCESS
EX. 14' ACCESS
EX. 15' ACCESS
EX. 17' ACCESS
EX. 19' ACCESS
EX. 21' ACCESS
EX. 22' ACCESS
EX. 23' ACCESS
EX. 25' ACCESS
EX. 26' ACCESS
EX. 27' ACCESS
EX. 28' ACCESS
EX. 29' ACCESS
EX. 30' ACCESS
EX. 31' ACCESS
EX. 32' ACCESS
EX. 33' ACCESS
EX. 34' ACCESS
EX. 35' ACCESS
EX. 36' ACCESS
EX. 37' ACCESS
EX.

Forest Buffer & Forest Conservation Easement 'B' Line Table		
Line #	Bearing	Distance
L1	N21°13'14"E	100.85'
L2	N08°44'33"E	33.87'
L3	N24°52'13"E	178.18'
L4	N14°45'49"E	105.38'
L5	N22°18'15"E	125.28'
L6	N18°54'28"E	50.68'
L7	N46°52'24"E	87.43'
L8	N40°07'07"E	43.76'
L9	N35°10'17"E	47.46'
L10	S59°35'39"E	49.36'
L11	S67°20'59"E	33.39'
L12	N79°34'28"W	27.11'
L13	S42°52'01"W	68.43'
L14	S17°53'28"W	88.11'
L15	S11°14'36"W	33.73'
L16	S22°50'51"W	35.48'
L17	S68°21'23"W	53.93'
L18	S22°13'33"E	15.00'
L19	N68°58'48"E	54.49'
L20	S17°47'35"W	54.43'

Forest Buffer & Forest Conservation Easement 'B' Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C1	83.00'	84.93'	46.60'	58°37'29"	S72°10'46"W 81.27'
C2	328.00'	142.98'	72.64'	24°58'32"	S30°22'45"W 141.85'
C3	903.00'	104.77'	52.44'	6°38'52"	S14°34'02"W 104.71'
C4	497.00'	100.66'	50.50'	11°36'15"	S17°02'44"W 100.49'
C5	133.00'	103.81'	54.71'	44°43'16"	S00°29'13"W 101.20'

Forest Buffer Easement 'B' & 100 Year Floodplain Easement 'B' Line Table		
Line #	Bearing	Distance
L1	N21°13'14"E	100.85'
L2	N08°44'33"E	33.87'
L3	N24°52'13"E	178.18'
L4	N14°45'49"E	105.38'
L5	N22°18'15"E	125.28'
L6	N18°54'28"E	50.68'
L7	N46°52'24"E	87.43'
L8	N40°07'07"E	43.76'
L9	N35°10'17"E	47.46'
L10	S59°35'39"E	49.36'
L11	S67°20'59"E	33.39'
L30	S79°48'31"E	28.54'

Forest Buffer & Forest Conservation Easement 'A' Line Table		
Line #	Bearing	Distance
L31	N08°02'41"E	96.26'
L32	N20°31'23"E	82.05'
L33	N03°08'08"E	99.39'
L34	N02°23'07"E	71.98'
L35	N15°25'39"W	69.72'
L36	N27°27'23"W	160.15'
L37	N00°08'57"W	139.48'
L38	N62°46'24"W	40.76'
L39	N90°00'00"W	55.07'
L40	S56°51'05"W	40.42'
L41	S04°52'00"W	130.17'
L42	S12°35'31"W	69.74'
L43	S11°15'08"W	106.51'
L44	N78°16'25"W	56.09'
L45	S02°27'17"W	77.17'

Forest Buffer & Forest Conservation Easement 'A' Line Table		
Line #	Bearing	Distance
L23	S68°14'32"W	53.76'
L24	N22°50'51"E	35.48'
L25	N11°14'36"E	33.73'
L26	N17°53'28"E	88.11'
L27	N42°52'01"E	68.43'
L28	S78°30'30"E	43.66'
L49	S13°40'31"E	56.41'
L50	S28°19'41"E	104.15'
L51	S02°08'18"E	121.24'
L52	S11°53'35"E	74.57'
L53	S03°23'42"E	103.28'
L54	S14°54'35"W	67.90'
L55	S05°04'24"E	44.71'
L56	S10°16'49"W	87.62'

Forest Buffer & Forest Conservation Easement 'A' Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C6	113.51'	88.26'	46.50'	44°32'57"	N00°28'00"E 86.05'
C7	517.00'	104.71'	52.53'	11°36'15"	N17°02'44"E 104.53'
C8	883.00'	102.45'	51.28'	6°38'52"	N14°34'02"E 102.39'
C9	308.00'	134.26'	68.21'	24°58'32"	N30°22'45"E 133.20'
C10	63.00'	64.46'	35.37'	53°37'29"	N72°10'46"E 61.69'
C11	1310.00'	252.48'	126.63'	11°02'34"	S20°04'54"W 252.09'

Forest Buffer Easement 'A' Line Table		
Line #	Bearing	Distance
L56	N10°16'49"E	87.62'
L55	N05°04'24"W	44.71'
L54	N14°54'35"E	67.90'
L53	N03°23'42"W	103.28'
L52	N11°53'35"W	74.57'
L51	N02°08'18"W	121.24'
L50	N28°19'41"W	104.15'
L49	N13°40'31"W	56.41'
L29	S78°30'30"E	22.30'

Forest Buffer Easement 'A' Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C11	1310.00'	252.48'	126.63'	11°02'34"	N20°04'54"W 252.09'
C12	1290.00'	283.75'	142.45'	12°36'10"	S21°17'49"E 283.18'
C16	1170.00'	387.48'	195.53'	18°58'31"	S18°06'39"E 385.71'
C17	1650.00'	213.02'	106.66'	7°23'50"	S12°10'21"E 212.88'

100 Year Floodplain Easement 'A' Line Table		
Line #	Bearing	Distance
L47	S03°01'08"E	23.44'
L48	S13°40'31"E	6'..73'
L49	S13°40'31"E	56.41'
L50	S28°19'41"E	104.15'
L51	S02°08'18"E	121.24'
L52	S11°53'35"E	74.57'
L53	S03°23'42"E	103.28'
L54	S14°54'35"W	67.90'
L55	S05°04'24"E	44.71'
L56	S10°16'49"W	87.62'

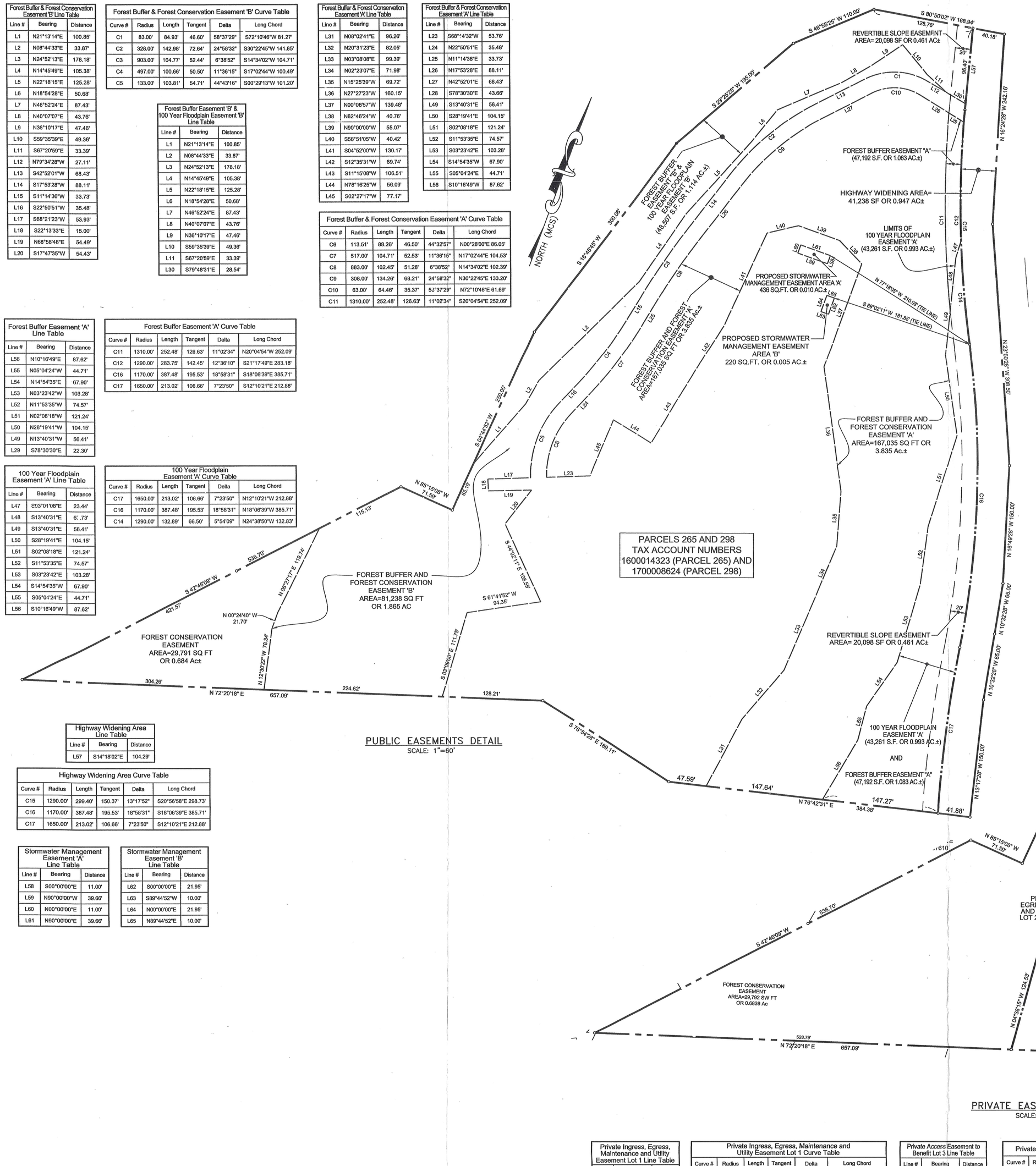
100 Year Floodplain Easement 'A' Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C17	1650.00'	213.02'	106.66'	7°23'50"	N12°10'21"W 212.88'
C16	1170.00'	387.48'	195.53'	18°58'31"	N18°06'39"W 385.71'
C14	1290.00'	132.89'	66.50'	5°54'09"	N24°38'50"W 132.83'

Highway Widening Area Line Table		
Line #	Bearing	Distance
L57	S14°18'02"E	104.29'

Highway Widening Area Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C15	1290.00'	299.40'	150.37'	13°17'52"	S20°56'58"E 298.73'
C16	1170.00'	387.48'	195.53'	18°58'31"	S18°06'39"E 385.71'
C17	1650.00'	213.02'	106.66'	7°23'50"	S12°10'21"E 212.88'

Stormwater Management Easement 'A' Line Table		
Line #	Bearing	Distance
L58	S00°00'00"E	11.00'
L59	N90°00'00"W	39.66'
L60	N00°00'00"E	11.00'
L61	N90°00'00"E	39.66'

Stormwater Management Easement 'B' Line Table		
Line #	Bearing	Distance
L62	S00°00'00"E	21.95'
L63	S89°44'52"W	10.00'
L64	N00°00'00"E	21.95'
L65	N89°44'52"E	10.00'



PUBLIC EASEMENTS DETAIL
SCALE: 1"=60'

Private Ingress, Egress, Maintenance and Utility Easement Lot 1 Line Table		
Line #	Bearing	Distance
L20	S33°20'46"E	18.13'
L21	N56°44'39"E	20.00'
L22	N33°20'46"W	18.13'
L23	S32°06'17"W	22.85'

Private Ingress, Egress, Maintenance and Utility Easement Lot 1 Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C20	63.09'	12.96'	6.50'	11°46'02"	S38°33'26"E 12.94'
C21	93.94'	11.00'	5.51'	6°42'29"	N36°45'24"W 10.99'
C22	40.00'	11.48'	5.78'	16°26'17"	N32°02'19"W 11.44'

Private Access Easement to Benefit Lot 3 Line Table		
Line #	Bearing	Distance
L24	S29°19'39"W	18.74'
L25	S11°58'23"W	47.54'
L26	S09°19'32"E	34.88'
L27	S23°26'58"W	27.39'
L28	N64°59'49"W	15.00'
L29	N23°26'40"E	27.12'
L30	N09°19'32"W	23.59'
L31	N80°38'32"W	14.97'
L32	N11°58'23"E	132.98'

Private Access Easement to Benefit Lot 3 Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C23	100.00'	30.28'	15.26'	17°21'07"	S20°38'56"W 30.17'
C24	100.00'	37.17'	18.80'	21°17'54"	S01°19'26"W 36.98'
C25	107.19'	62.37'	32.10'	33°20'17"	S07°18'27"W 61.50'
C26	92.21'	53.65'	27.61'	33°20'17"	N07°18'17"E 52.90'

PRIVATE EASEMENTS DETAIL
SCALE: 1"=60'

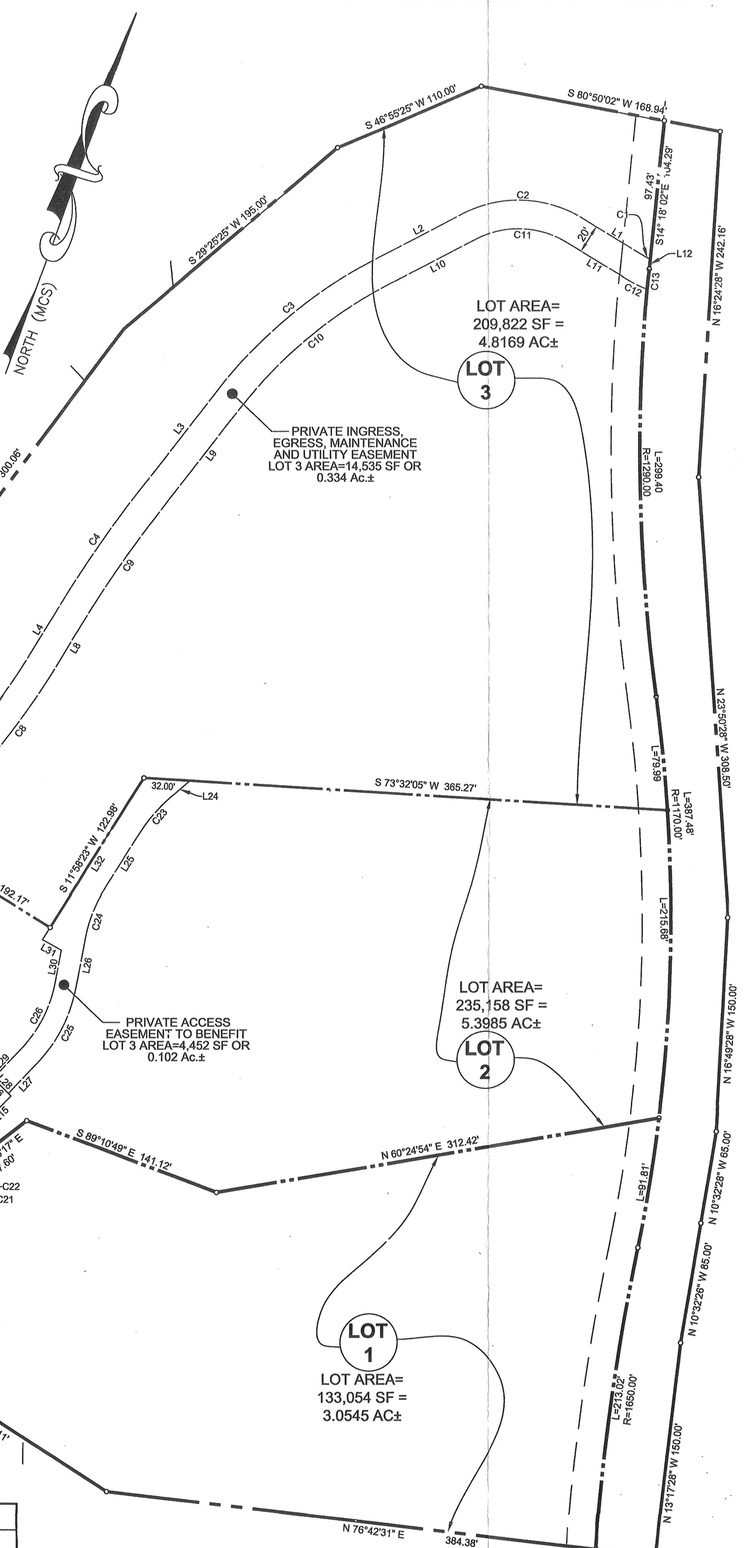
DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA (SF.)	TOTAL AREA (AC.)
FOREST BUFFER EASEMENT	2	95,699	2.197
100 YEAR FLOOD PLAIN EASEMENT	2	91,768	2.107
HIGHWAY WIDENING	1	41,238	0.947
REVERTIBLE SLOPE EASEMENT	1	20,098	0.461
FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT	2	248,273	5.700
FOREST CONSERVATION EASEMENT	1	29,791	0.684
STORMWATER MANAGEMENT EASEMENT	2	656	0.015

Private Ingress, Egress, Maintenance and Utility Easement Lot 3 Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C1	50.00'	4.73'	2.37'	5°25'15"	N81°13'07"W 4.73'
C2	83.00'	84.93'	46.60'	58°37'29"	S72°10'46"W 81.27'
C3	328.00'	142.98'	72.64'	24°58'32"	S30°22'45"W 141.85'
C4	903.00'	104.77'	52.44'	6°38'52"	S14°34'02"W 104.71'
C5	497.00'	100.66'	50.50'	11°36'15"	S17°02'44"W 100.49'
C6	132.78'	22.60'	11.33'	9°45'04"	S17°58'33"W 22.57'
C7	112.89'	18.72'	9.38'	9°29'56"	N18°06'01"E 18.69'
C8	517.00'	104.71'	52.53'	11°36'15"	N17°02'44"E 104.53'
C9	883.00'	102.45'	51.28'	6°38'52"	N14°34'02"E 102.39'
C10	308.00'	134.26'	68.21'	24°58'32"	N30°22'45"E 133.20'
C11	63.00'	64.46'	35.37'	58°37'29"	N72°10'46"E 61.69'
C12	70.00'	14.00'	7.02'	11°27'35"	S84°14'18"E 13.98'
C13	1290.00'	14.09'	7.04'	0°37'33"	N14°36'48"W 14.09'

Private Ingress, Egress, Maintenance and Utility Easement Lot 2 Line Table		
Line #	Bearing	Distance
L13	S24°56'56"E	104.32'
L14	N32°06'17"E	22.85'
L15	N25°00'11"E	29.27'
L16	N64°59'49"W	20.00'
L17	S25°07'38"W	35.23'
L18	N24°56'56"W	101.97'
L19	N78°16'25"W	20.01'

Private Ingress, Egress, Maintenance and Utility Easement Lot 2 Curve Table					
Curve #	Radius	Length	Tangent	Delta	Long Chord
C14	133.00'	88.35'	45.88'	38°03'42"	S05°55'06"E 86.74'
C15	47.63'	42.35'	22.69'	50°56'25"	S50°25'09"E 40.97'
C16	84.07'	38.31'	19.49'	26°06'34"	S61°29'47"E 37.98'
C17	40.00'	33.29'	17.68'	47°41'20"	N01°09'31"E 32.34'
C18	22.00'	49.93'	47.23'	130°02'53"	N89°58'23"W 39.89'
C19	113.00'	75.55'	39.25'	38°18'25"	N05°47'44"W 74.15'



ZONING CASE NO. 2019-0487-A

MINOR SUBDIVISION #19014M
P A I #03-0522

PLAN TO ACCOMPANY ZONING PETITION FOR VARIANCE - DETAILS FOR EASEMENTS

8408A PARK HEIGHTS AVENUE

AKA

THE SUSEL PROPERTY

3RD ELECTION DISTRICT - 2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21208

60 0 30 60 120 240

GRAPHIC SCALE (IN FEET)
1 inch = 60 ft.

STATE OF MARYLAND — REGINA C. KURBIEL — 21413 — REGISTERED PROFESSIONAL LAND SURVEYOR
10-9-19

Colbert Matz Rosenfelt
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653–3838
Facsimile: (410) 653–7953

				SCALE: 1"= 60'
				DATE: OCTOBER 9, 2019
				JOB NO.: 2014-041
				DESIGNED: TLB/AK
				DRAWN: TLB/KBH
				CHECKED: REM/KCX
				FILE: 2014041_BASE_CURENT
				DRAWING NUMBER: VAR-2
MCS	NO.	DATE	REVISIONS:	BY

SHEET 2 OF 2