

M E M O R A N D U M

DATE: February 14, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0521-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 13, 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	*	BEFORE THE OFFICE
(202 Dorell Road)		
15 th Election District	*	OF ADMINISTRATIVE
7 th Council District		
Robert F. Morningstar & Dawn Brennan	*	HEARINGS FOR
<i>Legal Owners</i>		
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0521-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Robert F. Morningstar and Dawn Brennan, legal owners of the subject property (“Petitioners”). Petitioners are requesting variance relief from §§ 307 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”) to allow a proposed dwelling with a front yard setback as little as 10 ft. in lieu of the required 25 ft., and side yard setback to a tract boundary of 10 ft. in lieu of the required 15 ft. for an attached garage. A site plan was marked as Petitioners’ Exhibit 1.

Robert Morningstar and Bernadette Moskunas, the surveyor who prepared the subdivision and site plans, appeared in support of the petition. 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. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Environmental Protection and Sustainability (“DEPS”) and the Department of Planning (“DOP”). Neither agency opposed the requested relief.

The site is approximately .795 acres in size and is zoned DR 5.5. It has frontage on North East Creek. The Petitioner has done a minor subdivision on the property. This case involves

ORDER RECEIVED FOR FILING

Date 1/14/2020
 By Sen

setback variances for a proposed dwelling Petitioner wishes to build on the north parcel. He will reside in the dwelling and many family members reside in the immediate vicinity. He currently lives next door and intends to convey that house to his daughter.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

The parcel is irregularly shaped with a large percentage of the parcel within the 100 year floodplain. There are also Chesapeake Bay Critical Area easements and buffers on the parcel which require Petitioner to site the proposed dwelling in the far southeast corner of the parcel, which in turn requires the modest setback variances that are sought. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to build the proposed dwelling on the property. 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 is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 14th day of **January, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations to allow a proposed dwelling with a front yard setback as little as 10 ft. in lieu of the required 25 ft., and side yard setback to a tract boundary of 10 ft. in lieu of the required 15 ft. for an attached garage, be and is hereby GRANTED.

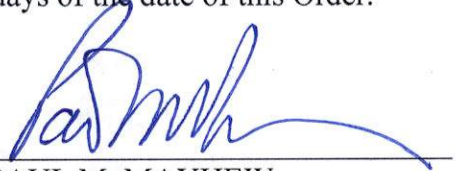
The relief granted herein shall be subject to the following:

ORDER RECEIVED FOR FILING

Date 1/14/2020
By Sen

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 ZAC comment submitted by the DEPS, a copy of which is attached hereto and made a part hereof.

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 11/14/2020
By sen

ATTACHMENT TO VARIANCE PETITION

The Petitioner, requests the following zoning relief:

VARIANCE RELIEF from section 307 and 1B02.3.C.1 of the BCZR to allow a proposed dwelling with a front yard setback as little as 10 ft. in lieu of the required 25 ft., and a side yard setback to a tract boundary of 10 ft in lieu of the required 15 ft. for an attached garage.

AND For such other and further relief as the nature of this cause may require.

Dropoff / No review

2019-0521-A

PM 1-3-2020
1:30 pm

Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Wednesday, January 8, 2020 10:45 AM
To: Administrative Hearings
Cc: Timothy M. Kotroco; Robert Morningstar
Subject: 202 DORELL ROAD CASE NO. 2019-0521-A
Attachments: Scan_0631.pdf

CAUTION: This message from dwb0209@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

POSTING RECERTIFICATIONS ATTACHED
THANKS

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

CERTIFICATE OF POSTING

RECERTIFY 1/8/20

Date: DECEMBER 23, 2109

RE: Project Name: 202 DORELL ROAD #1
Case Number /PAI Number: 2019-0521-A
Petitioner/Developer: MORNINGSTAR
Date of Hearing/Closing: JANUARY 13, 2020

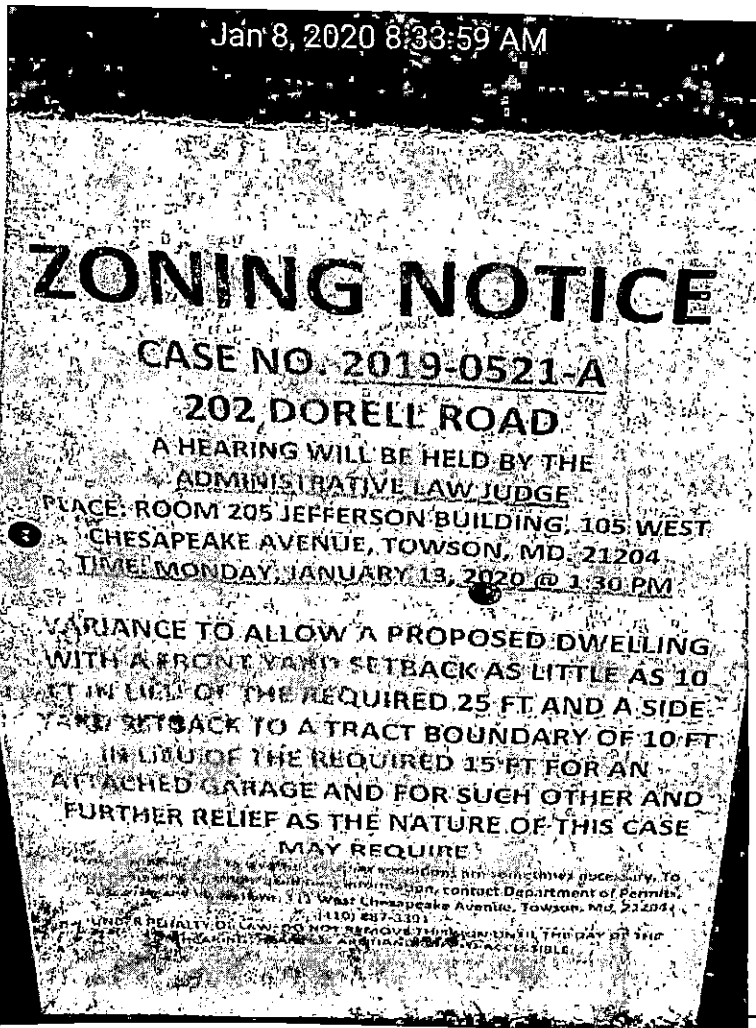
This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 202 DORELL ROAD

RECERTIFY 1/8/20

DECEMBER 23, 2019

(Month, Day, Year)

The sign(s) were posted on _____



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

RECERTIFY 1/8/20

Date: DECEMBER 23, 2109

RE: Project Name: 202 DORELL ROAD #2
Case Number /PAI Number: 2019-0521-A
Petitioner/Developer: MORNINGSTAR
Date of Hearing/Closing: JANUARY 13, 2020

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 202 DORELL ROAD

The sign(s) were posted on _____

RECERTIFY 1/8/20
DECEMBER 23, 2019

(Month, Day, Year)

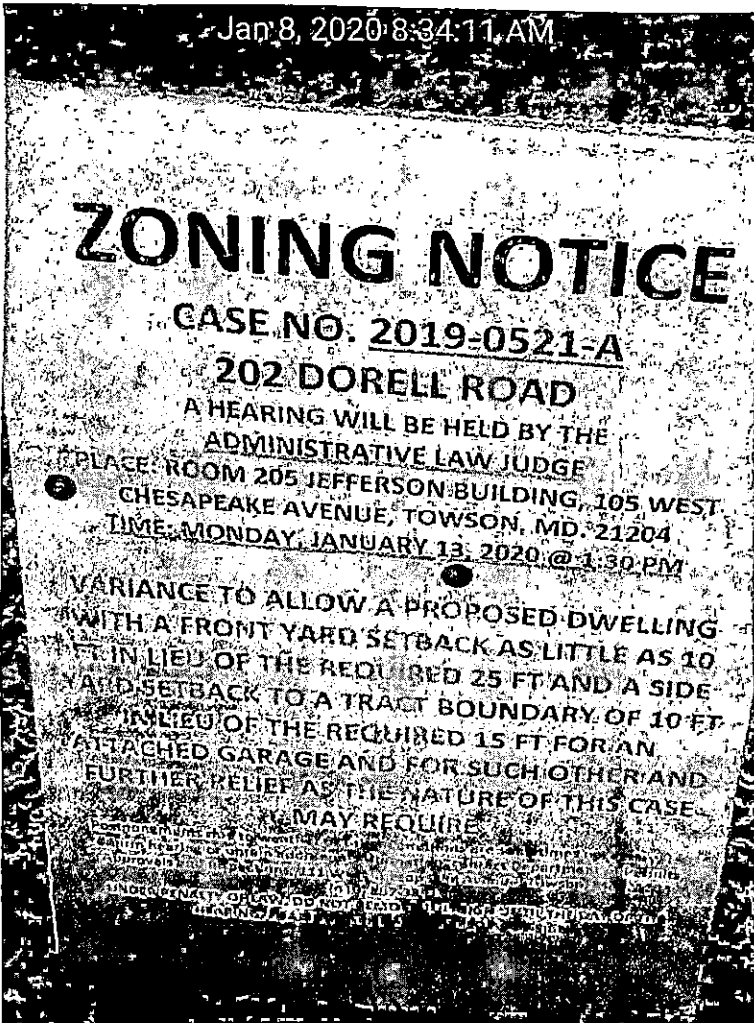
David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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



The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11826752
Case #: 2019-0521-A
Description:

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:

12/24/2019

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0521-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0521-A
 202 Dorell Road
 S/east side of Dorell Road, west of Riverside Road
 15th Election District - 7th Councilmanic District
 Legal Owners: Robert Morningsstar, Dawn Brennan

Variance to allow a proposed dwelling with a front yard setback as little as 10 ft. in lieu of the required 25 ft. and a side yard setback to a tract boundary of 10 ft. in lieu of the required 15 ft. for an attached garage; and for such other and further relief as the nature of this cause may require.

Hearing: Monday, January 13, 2020 at 1:30 p.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.

d24

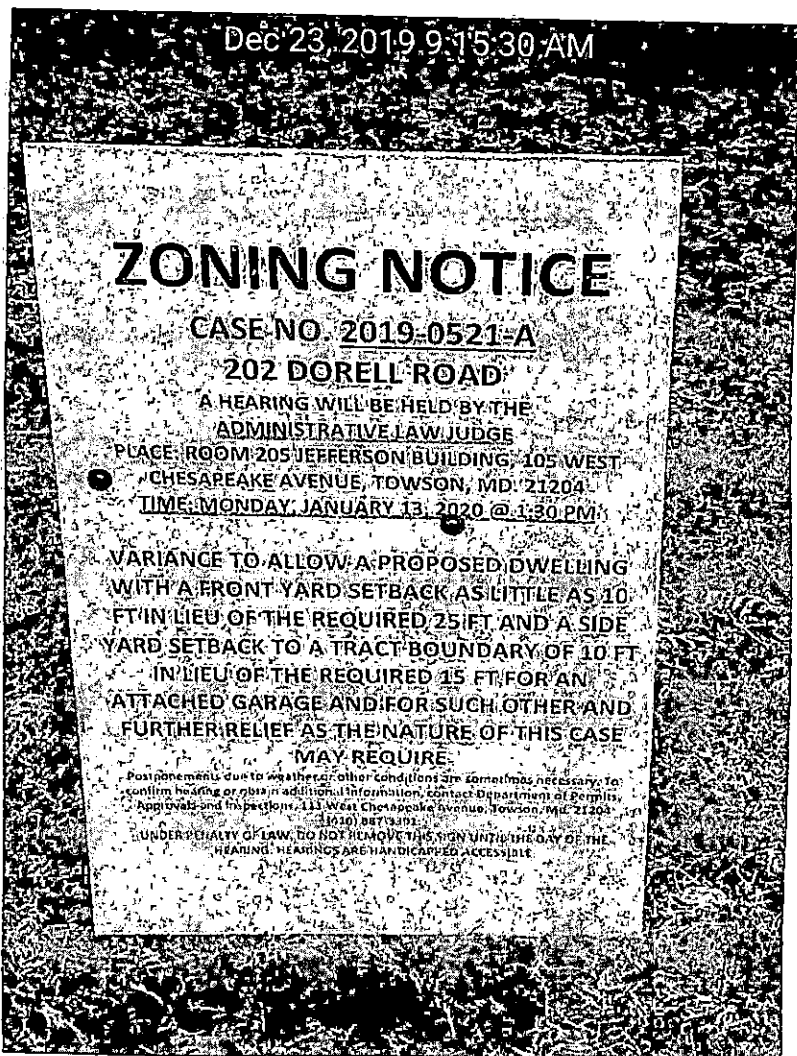
CERTIFICATE OF POSTING

Date: DECEMBER 23, 2109

RE: Project Name: 202 DORELL ROAD #1
Case Number /PAI Number: 2019-0521-A
Petitioner/Developer: MORNINGSTAR
Date of Hearing/Closing: JANUARY 13, 2020

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 202 DORELL ROAD

The sign(s) were posted on DECEMBER 23, 2019
(Month, Day, Year)



David W. Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

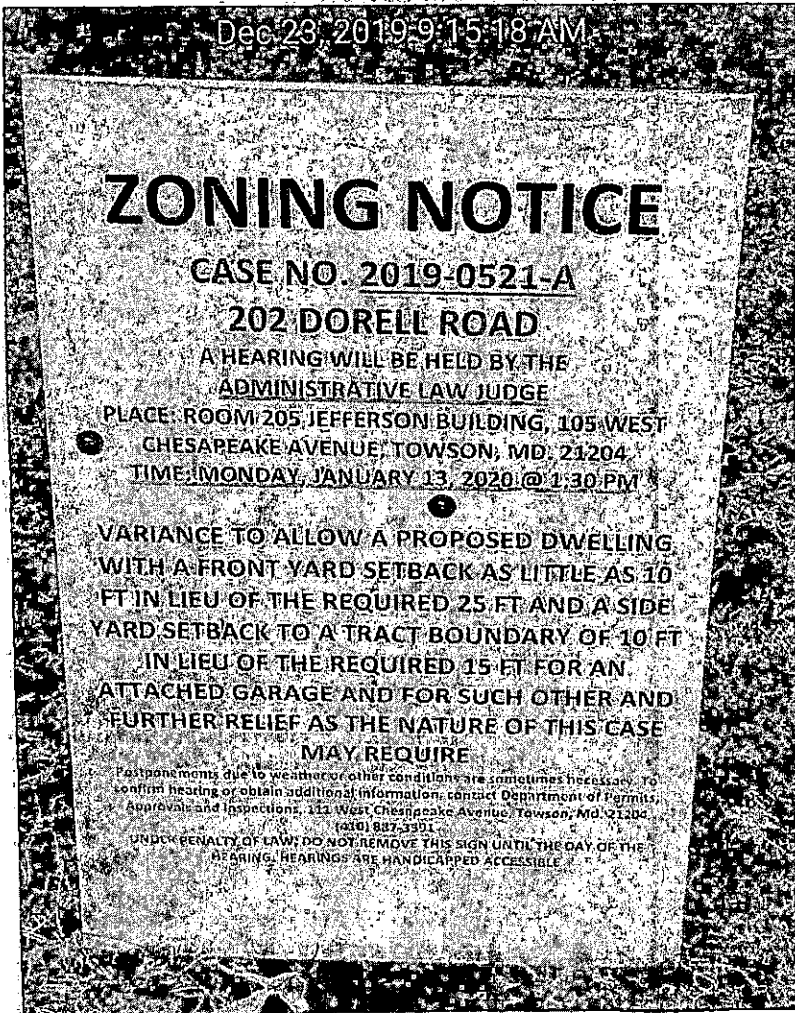
CERTIFICATE OF POSTING

Date: DECEMBER 23, 2019

RE: Project Name: 202 DORELL ROAD #2
Case Number /PAI Number: 2019-0521-A
Petitioner/Developer: MORNINGSTAR
Date of Hearing/Closing: JANUARY 13, 2020

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 202 DORELL ROAD

The sign(s) were posted on DECEMBER 23, 2019
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

RE: PETITION FOR VARIANCE
202 Dorrell Road; SE/S of Dorell Road,
W 387' to c/line of Riverside Road
15th Election & 7th Councilmanic Districts
Legal Owner(s): Robert F. Morningstar
& Dawn Brennan

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-521-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
DEC 03 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 3rd day of December, 2019, a copy of the foregoing Entry of Appearance was mailed to Timothy M. 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



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 12, 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: 2019-0521-A

202 Dorell Road

S/east side of Dorell Road, west of Riverside Road

15th Election District – 7th Councilmanic District

Legal Owners: Robert Morningstar, Dawn Brennan

Variance to allow a proposed dwelling with a front yard setback as little as 10 ft. in lieu of the required 25 ft. and a side yard setback to a tract boundary of 10 ft. in lieu of the required 15 ft. for an attached garage; and for such other and further relief as the nature of this cause may require.

Hearing: Monday, January 13, 2020 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Michael Mallinoff
Director

MM:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Mr. Morningstar, Ms. Brennan, 204 Dorell Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 24, 2019**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Tuesday, December 24, 2019 – Issue

Please forward billing to:
Timothy Kotroco
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

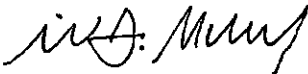
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105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0521-A

Property Address: 202 Dorell Rd

Property Description: _____

Legal Owners (Petitioners): Robert F Morningstar / Dawn Brennan

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco

Company/Firm (if applicable): Kotrow & Associates, LLC

Address: 305 Washington Ave Suite 502
Towson, MD 21204

Telephone Number: 410 299 2943

Exhibit "A"

**DESCRIPTION OF LOT 1 AS DESCRIBED ON A MINOR SUBDIVISION PLAN
ENTITLED "MORNINGSTAR PROPERTIES" PAI #XV-972, PROJECT NO. 11023M
LOCATED AT 202 DORELL ROAD, BALTIMORE COUNTY, MARYLAND**

BOOK: 41213 PAGE: 402

BEGINNING for the same at the Beginning of the twelfth line described in a deed dated November 17, 2008 and recorded in Baltimore County Land Records in Liber 27530 Folio 639 which was granted and conveyed by Shelby J. Welch, Personal Representative of the Estate of Nealie Virginia Roble to Robert F. Morningstar and Dawn Brennan and Roy E. Smith and Barbara C. Smith, his wife, with the bearings referred to the NAD 83/1991. Maryland Control Datum as now surveyed.

Thence running and binding along the said 12th line for part of its distance :

1. **South 21° 28' 50" West, 150.58 feet** to intersect a point on the northernmost side of a right of way of Dorell Road as recorded in the Baltimore County Land Records in Liber 40462 Folio 349 as shown on a Baltimore County Real Estate Compliance Plat No. RW 18-048-01. Thence leaving the end of the said 12th line and running and binding along the said northernmost side and part or westernmost right of way of said Dorell Road the two (2) following courses and distances, viz:

2. **North 80° 58' 27" West, 3.21 feet**

3. **South 09° 01' 33" West, 21.72 feet** to a point, thence leaving the said westernmost right of way and running and binding along a new division line through a part of the land described in the above mentioned deed the two (2) following courses and distances, viz:

4. **North 63° 13' 15" West, 89.90 feet**

5. **South 80° 19' 53" West, 89.39 feet** to a point on the easterly boundary for a Critical Area Easement recorded in the aforesaid land records in Liber 40462 Folio 333 as shown on a Baltimore County Real Estate Compliance Drawing No. RW 18-043-02. Thence leaving the said easterly boundary and running through a part of said easement and continuing along the said division line

6. **North 67° 38' 09" West, 95.40 feet** to intersect the fifth line described in the above mentioned deed, thence leaving the said division line and running and binding along the said 5th line for part of its distance and running and binding along all of the 6th, 7th, 8th and 9th lines the five (5) courses and distances, viz:

7. **North 42° 39' 50" East, 91.90 feet**

8. **North 50° 19' 48" East, 26.91 feet**

9. **North 84° 11' 14" East, 7.07 feet**

10. **North 45° 42' 40" East, 41.29 feet**

11. **South 85° 40' 27" East, 199.30 feet** to Place of Beginning.

Containing 0.7947 acres, more or less.

Drop-off / No review

2019-0521-A

Exhibit "A"

**DESCRIPTION OF LOT 1 AS DESCRIBED ON A MINOR SUBDIVISION PLAN
ENTITLED "MORNINGSTAR PROPERTIES" PAI #XV-972, PROJECT NO. 11023M
LOCATED AT 202 DORELL ROAD, BALTIMORE COUNTY, MARYLAND**

BOOK: 41213 PAGE: 402

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Thence running and binding along the said 12th line for part of its distance :

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 4. **North 63° 13' 15" West, 89.90 feet**
 5. **South 80° 19' 53" West, 89.39 feet** to a point on the easterly boundary for a Critical Area Easement recorded in the aforesaid land records in Liber 40462 Folio 333 as shown on a Baltimore County Real Estate Compliance Drawing No. RW 18-043-02. Thence leaving the said easterly boundary and running through a part of said easement and continuing along the said division line
 6. **North 67° 38' 09" West, 95.40 feet** to intersect the fifth line described in the above mentioned deed, thence leaving the said division line and running and binding along the said 5th line for part of its distance and running and binding along all of the 6th, 7th, 8th and 9th lines the five (5) courses and distances, viz:
 7. **North 42° 39' 50" East, 91.90 feet**
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Containing 0.7947 acres, more or less.

Exhibit "A"

**DESCRIPTION OF LOT 1 AS DESCRIBED ON A MINOR SUBDIVISION PLAN
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LOCATED AT 202 DORELL ROAD, BALTIMORE COUNTY, MARYLAND**

BOOK: 41213 PAGE: 402

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2. **North 80° 58' 27" West, 3.21 feet**
3. **South 09° 01' 33" West, 21.72 feet** to a point, thence leaving the said westernmost right of way and running and binding along a new division line through a part of the land described in the above mentioned deed the two (2) following courses and distances, viz:

4. **North 63° 13' 15" West, 89.90 feet**
5. **South 80° 19' 53" West, 89.39 feet** to a point on the easterly boundary for a Critical Area Easement recorded in the aforesaid land records in Liber 40462 Folio 333 as shown on a Baltimore County Real Estate Compliance Drawing No. RW 18-043-02. Thence leaving the said easterly boundary and running through a part of said easement and continuing along the said division line

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- 11. **South 85° 40' 27" East, 199.30 feet** to Place of Beginning.

Containing 0.7947 acres, more or less.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 41213, p. 0402, MSA_CE62_41070. Date available 03/18/2019. Printed 11/14/2019.

Drop-off / No review

2019-0521-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 8, 2020

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

RE: Case Number: 2019-0521-A, 202 Dorell Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 18, 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 long, sweeping underline.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Robert F. Morningstar 204 Dorell Road Baltimore MD 21221



STATE HIGHWAY
ADMINISTRATION

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

Date: 11/26/19

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0521-A

*Variance
Robert F. Manning Star, & Dewa Brennan
202 Dorrell Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@mdot.maryland.gov).

Sincerely,

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

WW/RAZ



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 12/13/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-521

INFORMATION:

Property Address: 202 Dorell Road
Petitioner: Robert F. Morningstar, Dawn Brennan
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance from §1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a dwelling with a front yard setback of 10 feet in lieu of 25 feet, a side yard setback for an attached garage of 10 feet in lieu of 15 feet and “for such other and further relief as the nature of this cause may require.”

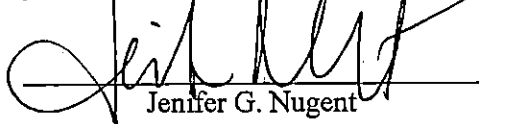
The site is located in Essex and currently lies vacant. It sits just to the east of a resource conservation area along Back River and is partly within the Chesapeake Bay Critical Area and 100-Year Flood Plain.

A site visit was conducted on November 25, 2019. The proposed garage is an addition to an already approved development plan, which is for two single-family dwellings.

The Department of Planning has no issue with the request for variance. The garage and the primary structure are out of the flood plain and critical area easement. In addition, the orientation of the home and garage would make compliance with the setback standards difficult, and any negative impacts on adjacent properties would be mitigated by the angular siting of the home.

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

Division Chief:


Jennifer G. Nugent

CPG/JGN/LTM/

c: Joseph Fraker
Timothy M. Kotroco
Office of the Administrative Hearings
People’s Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 4, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0521-A
Address 202 Dorell Road
(Morningstar & Brennan Property)

Zoning Advisory Committee Meeting of **November 22, 2019**.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This property is located within an Intensely Developed Area (IDA) in the Chesapeake Bay Critical Area and was created in a minor subdivision approved in 2018. The development must adhere to all Critical Area requirements and all other requirements outlined in the subdivision review. With an increase in impervious surfaces proposed, the applicant must address compliance with the 10% pollutant reduction requirements to minimize adverse impacts on water quality. Stormwater management requirements must also be met.

ORDER RECEIVED FOR FILING

Date 1/14/2020
By Sen

2. Conserve fish, wildlife, and plant habitat; and

The zoning request will not result in any direct impacts to forest, streams, wetlands, Critical Area buffers, or primary structure buffer setbacks. By meeting 10% pollutant reduction, stormwater management requirements, and the Critical Area buffer planting requirements, watershed impacts can be better managed, and this can aid in the conservation of fish, wildlife, and plant habitat in the area.

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

The zoning relief requested will be consistent with established land-use policies provided that the applicants meet all Critical Area requirements for the proposed development.

Paul Dennis,
Environmental Impact Review

ORDER RECEIVED FOR FILING

Date 1/14/2020
By sen

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM: ^{MCD} Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 22, 2019
Item No. 2019-0520-A, 0521-A, 0523-A & 0525-A

DATE: 12/16/19

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

* * * * *

VKD: cen
cc: file

113

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Paul Dennis,
Environmental Impact Review

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>12/16</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>no comment</u>
<u>12/4</u>	DEPS (if not received, date e-mail sent _____)	<u>Comment</u>
_____	FIRE DEPARTMENT	_____
<u>12/13</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO objection</u>
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 12/24/19 The Daily Record

SIGN POSTING (1st) Date: 12/23/19 by Billingsley

SIGN POSTING (2nd) Date: 1/8/2020 by Billingsley

PEOPLE'S COUNSEL APPEARANCE Yes No

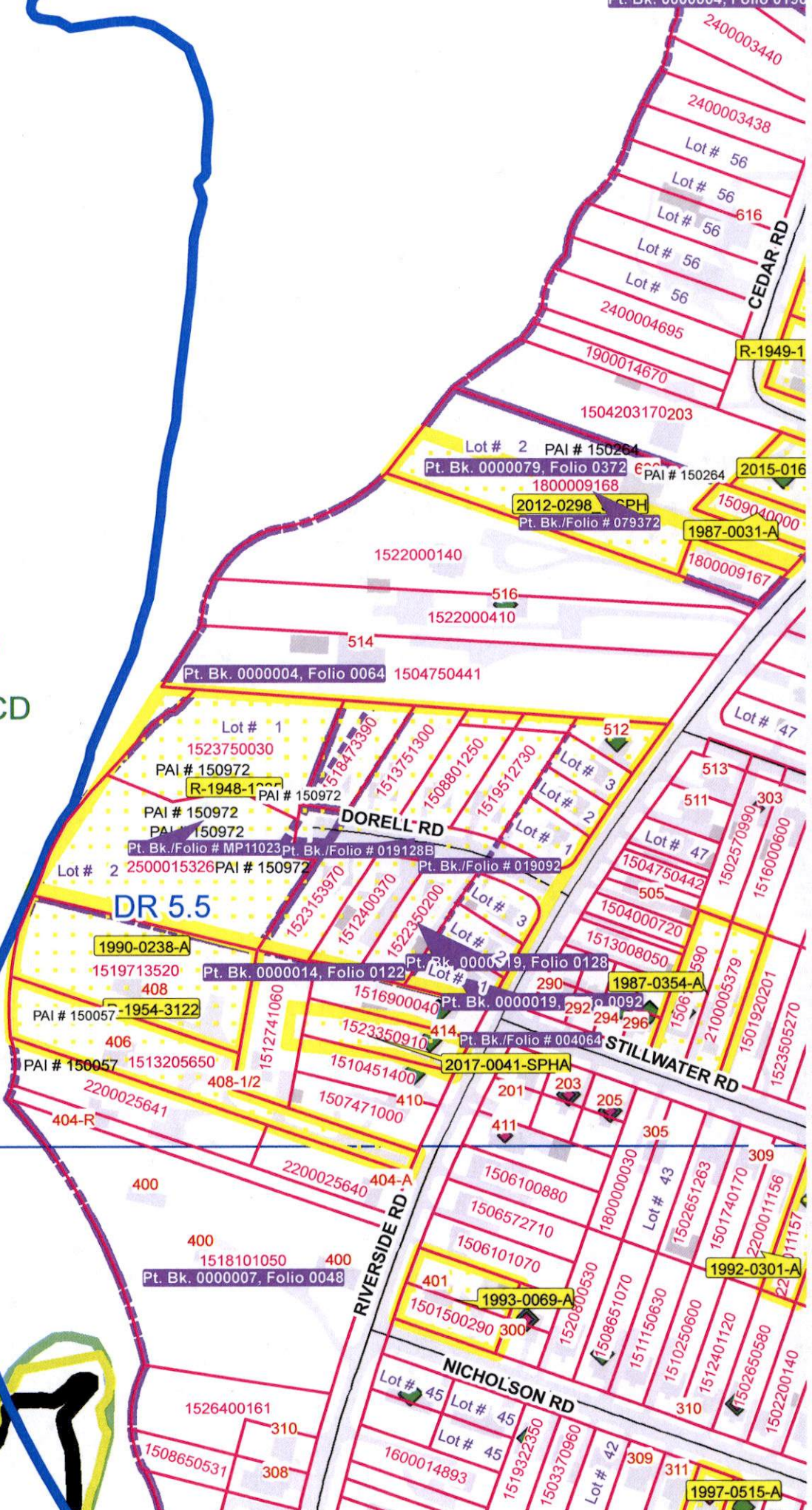
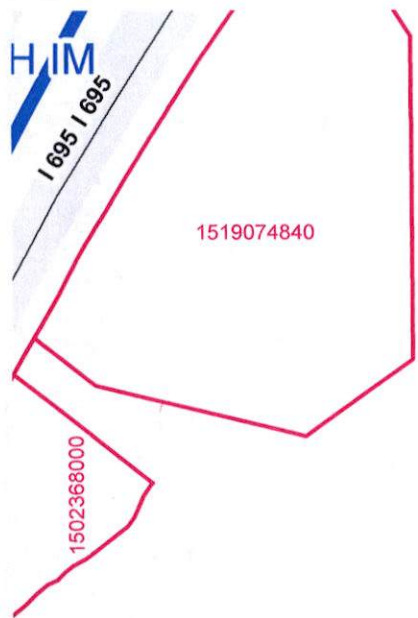
PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 15 Account Number - 1523750030
Owner Information		
Owner Name:	MORNINGSTAR ROBERT F BRENNAN DAWN	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	204 DORELL RD ESSEX MD 21221-	Deed Reference: /41213/ 00399
Location & Structure Information		
Premises Address:	202 DORELL RD ESSEX 21221-	Legal Description: MS 0.7947 AC 202 DORELL RD WS 320 FT W OF RIVERSIDE RD
Map:	Grid:	Parcel:
0090	0019	0942
Neighborhood:	Subdivision:	Section:
15050045.04	0000	
Block:	Lot:	Assessment Year:
	1	2018
Plat No:	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
		0.7947 AC
		County Use
		04
Stories	Basement	Type
Exterior	Quality	Full/Half Bath
/		
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2018
Land:	68,600	68,600
Improvements	0	0
Total:	68,600	68,600
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
		93,300
		68,600
		0
Transfer Information		
Seller: MORNINGSTAR ROBERT F BRENNAN DAWN	Date: 03/13/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /41213/ 00399	Deed2:
Seller: ROBLE WILLIAM E(DEC)	Date: 12/30/2008	Price: \$150,000
Type: ARMS LENGTH VACANT	Deed1: /27530/ 00639	Deed2:
Seller: WORON ADAM	Date: 07/27/1979	Price: \$25,000
Type: ARMS LENGTH IMPROVED	Deed1: /06054/ 00152	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
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		



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Pt. Bk. 0000004, Folio 0190

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1504203170203

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2012-0298 SPH
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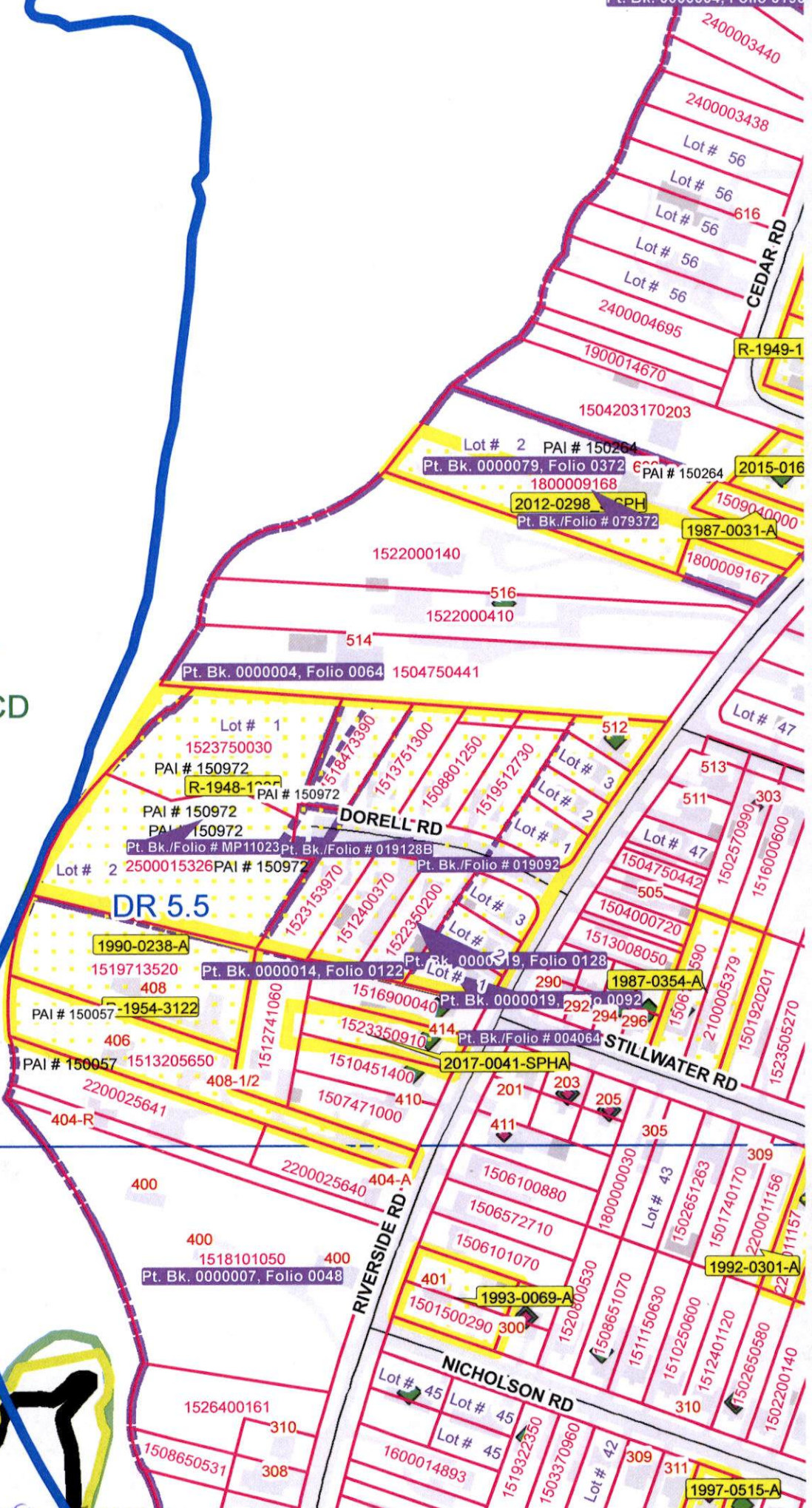
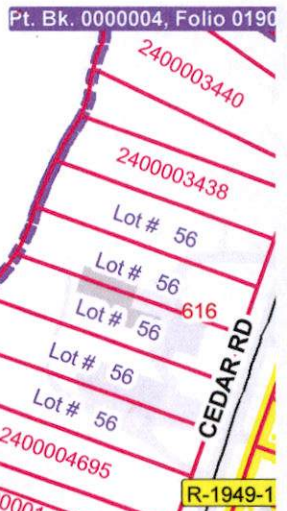
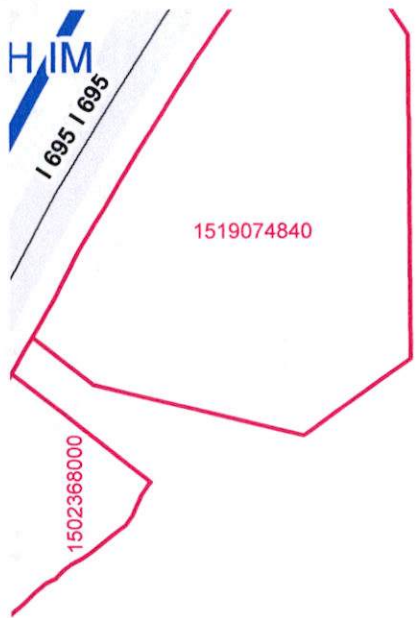
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Baltimore County - My Neighborhood



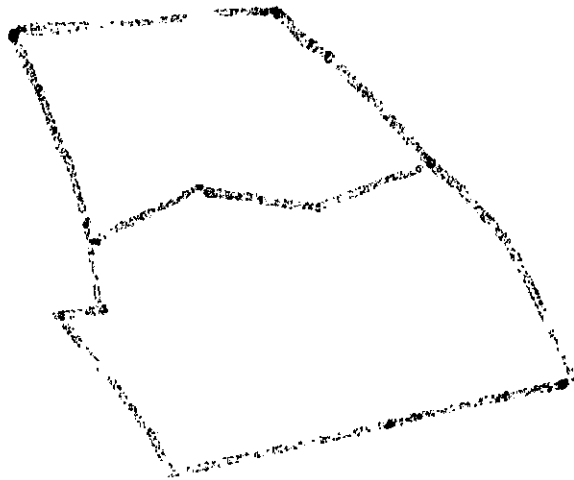
200ft

-76.485 39.316 Degrees

PETITIONER'S

EXHIBIT NO. 3





Google Maps

206 Dorell Rd



PETITIONER' S

capture: Jul 2013 © 2020 Google

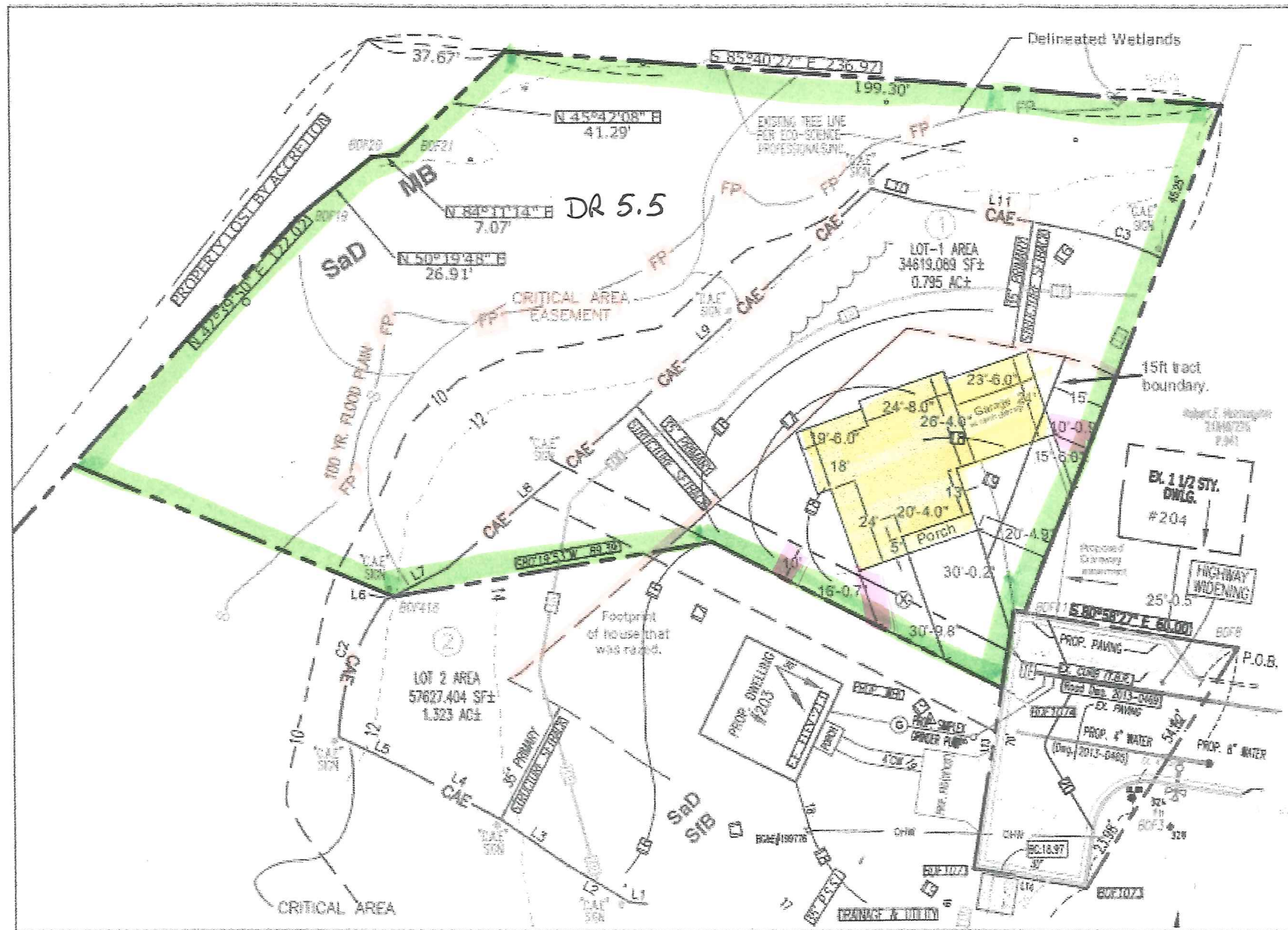
EXHIBIT NO.

5

Address: 202 Dorell rd. Balto. Md. 21221 Owners: Robert Morningstar & Dawn Brennan

Subdivision Name: Momingstar Properties Lot # 1 Block # Section #

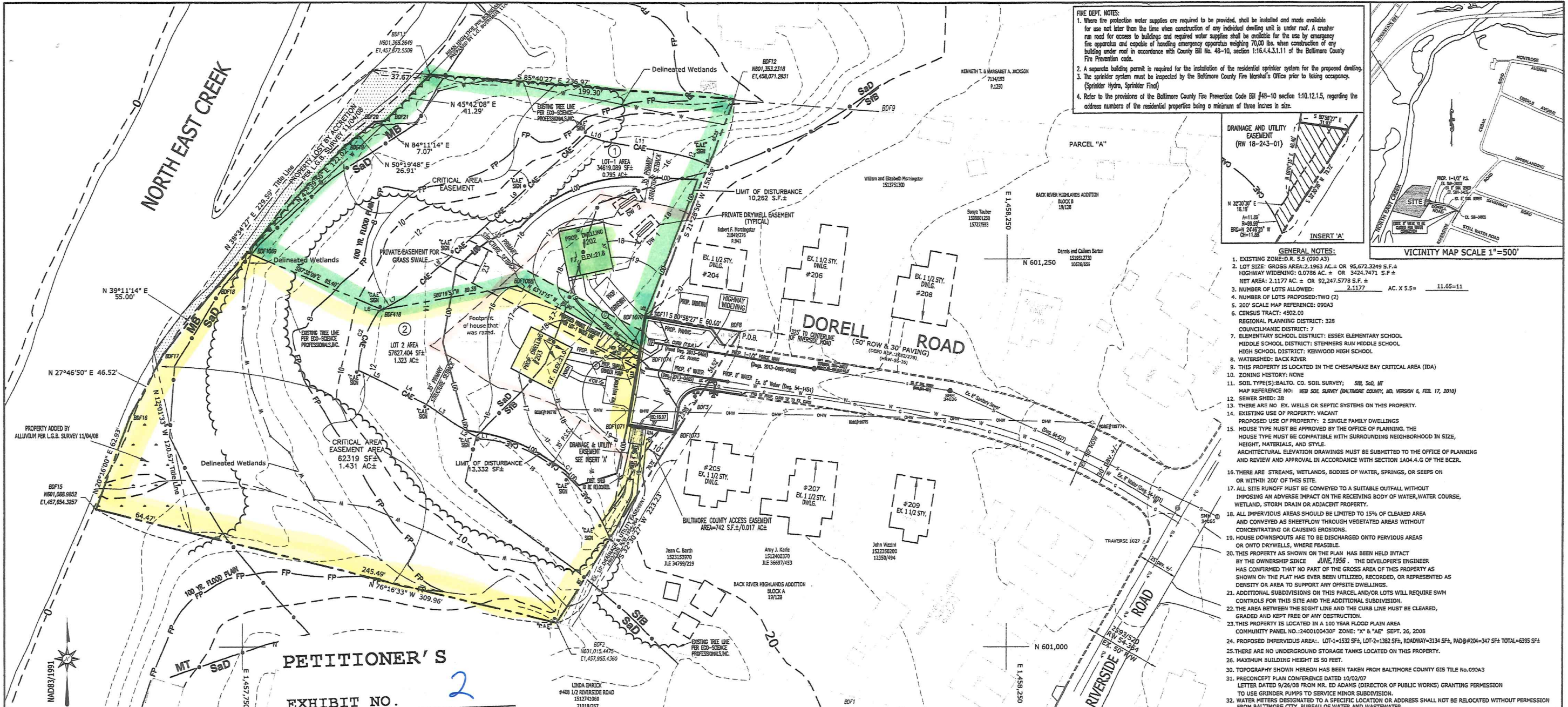
Plat book # Folio # Tax code: 1523750030 Deed ref # 41213-399



Zoning Map # 090A3
Site zoned: DR 5.5
Election District: 15
Council District: 7
Lot Acreage: .795
Historic: No
In CBCA: Yes
In flood plain: No
(Buildable area is not in flood plain.)
Utilities: Marked with "X"
Water: Public
Sewer: Public
Prior Hearing: No
Scale: 1" = 30'
Drawn by: Robert Morningstar

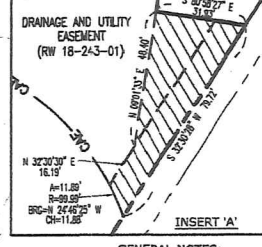
PETITIONER'S

EXHIBIT NO. 1



FIRE DEPT. NOTES:

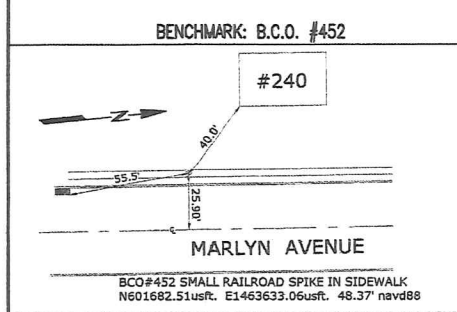
- Where fire protection water supplies are required to be provided, shall be installed and made available for use not later than the time when construction of any individual dwelling unit is under way. A crusher run road for access to buildings and required water supplies shall be available for the use by emergency fire apparatus and capable of handling emergency apparatus weighing 70,00 lbs. when construction of any building under way in accordance with County Bill No. 48-10, section 1:16.4.3.1.1 of the Baltimore County Fire Prevention Code.
- A separate building permit is required for the installation of the residential sprinkler system for the proposed dwelling.
- The sprinkler system must be inspected by the Baltimore County Fire Marshal's Office prior to taking occupancy. (Sprinkler Hydrant, Sprinkler Fund)
- Refer to the provisions of the Baltimore County Fire Prevention Code Bill #48-10 section 1:10.12.1.5, regarding the address numbers of the residential properties being a minimum of three inches in size.



- GENERAL NOTES:**
- EXISTING ZONE: D.R. S.5 (090 A3)
 - LOT SIZE: GROSS AREA: 1.963 AC. ± OR 95,672.3249 S.F. ± HIGHWAY WIDENING: 0.0786 AC. ± OR 3424.7471 S.F. ± NET AREA: 2.1177 AC. ± OR 92,247.5778 S.F. ±
 - NUMBER OF LOTS ALLOWED: 2.1177 AC. x 5.5 = 11.65 = 11
 - NUMBER OF LOTS PROPOSED: TWO (2)
 - 200' SCALE MAP REFERENCE: 090A3
 - CENSUS TRACT: 4502-03
 - REGIONAL PLANNING DISTRICT: 328
 - COUNCILMANIC DISTRICT: 7
 - ELEMENTARY SCHOOL DISTRICT: ESSEX ELEMENTARY SCHOOL
 - MIDDLE SCHOOL DISTRICT: STEMMERS RUN MIDDLE SCHOOL
 - HIGH SCHOOL DISTRICT: KENWOOD HIGH SCHOOL
 - WATERSHED: BACK RIVER
 - THIS PROPERTY IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA (IDA)
 - ZONING HISTORY: NONE
 - SOIL TYPE(S): BALTO. CO. SOIL SURVEY; SIB, S20, M1
 - MAP REFERENCE NO.: NEB SOIL SURVEY (BALTIMORE COUNTY, MD, VERSION 5, FEB. 17, 2010)
 - SEWER SHED: 38
 - THERE ARE NO EX. WELLS OR SEPTIC SYSTEMS ON THIS PROPERTY.
 - EXISTING USE OF PROPERTY: VACANT
 - PROPOSED USE OF PROPERTY: 2 SINGLE FAMILY DWELLINGS
 - HOUSE TYPE MUST BE APPROVED BY THE OFFICE OF PLANNING. THE HOUSE TYPE MUST BE COMPATIBLE WITH SURROUNDING NEIGHBORHOOD IN SIZE, HEIGHT, MATERIALS, AND STYLE.
 - ARCHITECTURAL ELEVATION DRAWINGS MUST BE SUBMITTED TO THE OFFICE OF PLANNING AND REVIEW AND APPROVAL IN ACCORDANCE WITH SECTION 1A04.4.G OF THE BCZR.
 - THERE ARE STREAMS, WETLANDS, BODIES OF WATER, SPRINGS, OR SEEPS ON OR WITHIN 200' OF THIS SITE.
 - ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE BODY OF WATER WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING BODY OF WATER, WATER COURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
 - ALL IMPERVIOUS AREAS SHOULD BE LIMITED TO 15% OF CLEARED AREA AND CONVEYED AS SHEETFLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSIONS.
 - HOUSE DOWNSPOUTS ARE TO BE DISCHARGED ONTO PERVIOUS AREAS OR ONTO DRYWELLS, WHERE FEASIBLE.
 - THIS PROPERTY AS SHOWN ON THE PLAN, HAS BEEN HELD INTACT BY THE OWNERSHIP SINCE JUNE 1958. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLINGS.
 - ADDITIONAL SUBDIVISIONS ON THIS PARCEL AND/OR LOTS WILL REQUIRE SWM CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.
 - THE AREA BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTION.
 - THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD PLAIN AREA COMMUNITY PANEL NO.: 2400100430F ZONE: 'X' & 'AE' SEPT. 26, 2008
 - PROPOSED IMPERVIOUS AREA: LOT-1=1532 SF, LOT-2=1382 SF, ROADWAY=3134 SF, PAD@204=347 SF TOTAL=4395 SF
 - THERE ARE NO UNDERGROUND STORAGE TANKS LOCATED ON THIS PROPERTY.
 - MAXIMUM BUILDING HEIGHT IS 50 FEET.
 - TOPOGRAPHY SHOWN HEREON HAS BEEN TAKEN FROM BALTIMORE COUNTY GIS TILE No. 090A3
 - PRECONCEPT PLAN CONFERENCE DATED 10/02/07 LETTER DATED 9/26/08 FROM MR. ED ADAMS (DIRECTOR OF PUBLIC WORKS) GRANTING PERMISSION TO USE GRINDER PUMPS TO SERVICE MINOR SUBDIVISION.
 - WATER METERS DESIGNATED TO A SPECIFIC LOCATION OR ADDRESS SHALL NOT BE RELOCATED WITHOUT PERMISSION FROM BALTIMORE CITY, BUREAU OF WATER AND WASTEWATER.
 - ALL GRINDER PUMPS AND COMPONENTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. IN COUNTY RIGHTS OF WAY OR EASEMENT, LOW PRESSURE SEWER MAINS AND SERVICE LEADS SHALL BE MAINTAINED BY THE COUNTY. SERVICE LEADS INCLUDE THE PIPE BETWEEN THE MAIN AND THE UNION ON THE PRIVATE SIDE OF THE CHECK VALVE.
 - THE 100 YEAR FREQUENCY TIDAL FLOODING IS REGULATED BY THE BALTIMORE COUNTY BUILDING CODE AND AS SUCH THE DEVELOPMENT OF PROPERTY WITHIN THE LIMITS OF TIDAL ACTION SHALL ADHERE TO THOSE REQUIREMENTS.
 - NORTH EAST CREEK IS A MASTER PLAN DESIGNATED ENVIRONMENT GREENWAY. WITHIN THE AREA SHOWN AS 'BALTIMORE COUNTY ENVIRONMENTAL GREENWAY EASEMENT', ACCESS BY BALTIMORE COUNTY, OR ITS ASSIGNS, FOR PUBLIC SAFETY OR MAINTENANCE IS ALLOWED, SUBJECT TO APPROVAL BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY
 - PROPOSED DRIVEWAYS ENTRANCES SHALL BE PER STD. R-15A
 - A CRITICAL AREA MANAGEMENT PLAN (EIR PLAN NO. CA-2018-031) AND ENVIRONMENTAL AGREEMENT HAVE BEEN APPROVED. A SECURITY WAS PAID IN THE AMOUNT OF \$4682.50 (ENVIRONMENTAL AGREEMENT NO. EA2018-00129).
 - A SECURITY IN THE AMOUNT OF \$40,952.25 HAS BEEN PAID FOR UO 15097 & RAO 16098
 - THIS PROPERTY IS LOCATED WITHIN THE CBCA IDA (DENSELY DEVELOPED AREA) AND MUST COMPLY WITH THE 10% POLLUTION REDUCTION REQUIREMENT ALSO KNOWN AS THE "10% RULE". DUE TO THE STORMWATER MANAGEMENT PRACTICES SHOWN ON THE PLAN AND APPROVED BY SAID DEPARTMENT, IT HAS BEEN DETERMINED THAT THIS PROJECT MEETS THE 10% RULE.
 - A STORMWATER MANAGEMENT PLAN HAS BEEN APPROVED AND A SECURITY IN THE AMOUNT OF \$10,000 HAS BEEN POSTED UNDER ENVIRONMENTAL AGREEMENT NO. EA2018-00129.

"STANDARD NON-DISTURBANCE NOTE"
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE CRITICAL AREA EASEMENT EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.

"PROTECTIVE COVENANTS NOTE"
ANY CRITICAL AREA EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.



COORDINATE POINT TABLE

POINT	NORTHING	EASTING
B0F1	600897.5789	1458151.4265
B0F2	601015.4475	1457955.4360
B0F3	601157.7202	1458046.1027
B0F4	601134.0465	1458185.1924
B0F5	601120.9161	1458248.1464
B0F6	601154.2565	1458276.3522
B0F7	601183.4229	1458203.0360
B0F8	601203.6950	1458075.3997
B0F9	601345.5899	1458165.8277
B0F10	601399.7955	1458381.9098
B0F11	601213.1109	1458018.1427
B0F12	601353.2318	1458017.2851
B0F13	601368.2649	1457972.5509
B0F18	601217.6542	1457841.1908
B0F1068	601232.6677	1457929.3141
B0F1069	601251.9526	1457752.9580
B0F1070	601213.8137	1458012.9769
B0F1071	601142.5653	1458001.8815
B0F1073	601137.4866	1458033.2125
B0F1074	601192.1845	1458006.5697

CRITICAL AREA EASEMENT LINE & CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	58.99'	106.80'	111.82'	N51°42'23"W	61°04'47"

LINE	BEARING	DISTANCE
L1	N82°22'19"W	5.00'
L2	N59°22'50"W	19.17'
L3	N55°08'48"W	22.64'
L4	N62°05'51"W	30.00'
L5	N64°58'53"W	19.78'
L6	N61°51'12"E	2.72'
L7	N61°51'12"E	18.84'
L8	N49°38'47"E	15.29'
L9	N47°49'26"E	94.43'
L10	N73°54'20"W	12.26'
L11	N80°01'34"W	45.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	70.00'	40.33'	39.78'	N18°53'12"E	33°00'48"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	92.50'	24.90'	24.83'	S72°18'51"E	1°23'25"

THE DEVELOPER MUST PROVIDE NECESSARY DRAINAGE FACILITIES (TEMPORARY OR PERMANENT) TO PREVENT CREATING ANY NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM WHICH MAY RESULT, DUE TO IMPROPER GRADING OR IMPROPER INSTALLATION OF DRAINAGE FACILITIES, WOULD BE THE FULL RESPONSIBILITY OF THE DEVELOPER.

LOCALIZED TRAVERSE CONTROL

POINT	NORTHINGusft.	EASTINGusft.	ELEVATIONusft.	DESCRIPTION
1027	601067.4640	1458340.0340	25.54'	nav88 RBC:5/8" rebar
1028	601183.5300	1457989.8350	19.63'	nav88 RBC:5/8" rebar

DEDICATION TABLE (RW 18-043-01) (RW 18-043-02)

TYPE OF CONVEYANCE	NO.	TOTAL AREA* (ac.)
HIGHWAY WIDENING	1	0.075 AC. ±
CRITICAL AREA EASEMENT	1	1.631 AC. ±
BALTIMORE COUNTY ACCESS EASEMENT	1	0.017 AC. ±
DRAINAGE & UTILITY EASEMENT	1	0.029 AC. ±

TURN-AROUND LINE TABLE

LINE	BEARING	WIDTH	AREA
L12	N 80°58'27" W	3.21'	3.21'
L13	S 09°01'33" W	72.00'	72.00'
L14	S 80°58'27" E	31.93'	31.93'

RECORDED EASEMENT TABLE

TYPE	R/W#	LIBER/FOLIO
D & U ESMT.	2018-043-01	JLE 04062/028
CAE	2018-043-02	JLE 04062/038
HIGHWAY WIDENING	2018-043-01	JLE 04062/048
WHC ESMT LOT 1	N/A	JLE 00000/017

LARGE TRACT SETBACK TABLE

FROM	TO	SETBACK (FEET)
FROM FRONT BUILDING FACE TO: PUBLIC STREET RIGHT-OF-WAY OR PROPERTY LINE	ARTERIAL OR COLLECTOR	25
FROM SIDE BUILDING FACE TO: SIDE BUILDING		16 less than 20 HIGH 20 greater than 20 HIGH
PUBLIC STREET RIGHT-OF-WAY PAVING OF A PRIVATE ROAD	TRACT BOUNDARY	15
FROM REAR BUILDING FACE TO: REAR PROPERTY LINE	PUBLIC STREET RIGHT-OF-WAY	30
ADDITIONAL SETBACKS: SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET		30



Michael V. Moskus
Professional Land Surveyor #21175
Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland.
License No.: 21175 Expiration Date: 6/25/2019

MINOR SUBDIVISION PLAN "MORNINGSTAR PROPERTIES"
DORELL ROAD, Northwest of Riverside Avenue
Tax Map: 90 Grid: 19 Parcel: 942
Tax Acc. No.: 1523750030
Deed Reference: 27530/639
Election District No.: 15 C7
Baltimore County, Maryland
Scale: 1"=30'
JANUARY 30, 2012
9804

OWNER/DEVELOPER
Robert F. Morningstar
Dawn Brennan
Roy and Barbara Smith
204 Dorell Road
Baltimore, Maryland 21221-6601
410-633-0685

BALTIMORE COUNTY MINOR SUBDIVISION
PROJECT NO. 11023M
DEVELOPMENT REGULATIONS
 EXEMPT FROM ARTICLE 32, TITLE 4, SUBTITLE 2 BCC
 PAINTABLE EXEMPT FROM SECTION 32-4-211 THROUGH 32-4-217 AND SECTIONS 32-4-226 AND 32-4-227 BCC
REAL ESTATE COMPLIANCE CLEARANCE:
INT.: *FFB* DATE: 11/8/18
PAI CERTIFICATION
 APPROVED
BY: *Araron Tein* DATE: 11/9/18
APPROVED, DEPS
BY: *Della Deary* DATE: 11/5/18
 DISAPPROVED

siterite SURVEYING
300 E. JOPPA RD
SUITE 107
TOWSON, MD 21286
T: (410)828-9060
F: (410)828-9066

REVISIONS

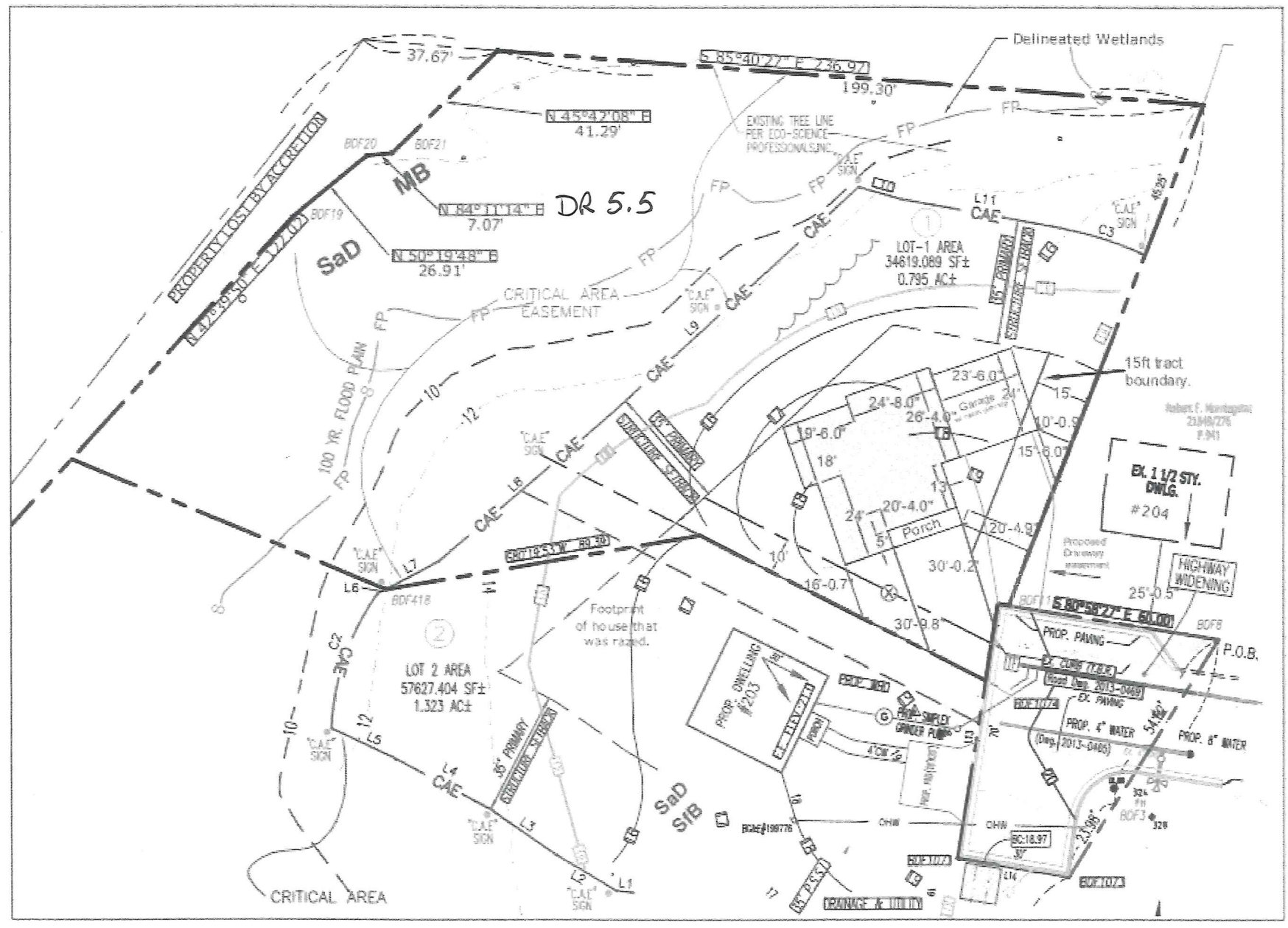
REVISIONS	DATE
FIRST REVIEW COMMENTS	8/18/2011
AGENCY COMMENTS	NOV. 2012
CONSTRUCTION DMS DPR	FEB. 2013
AGENCY COMMENTS	APRIL 2013
APPROVED CONSTRUCTION DMS/AMD/RAO	JULY 2017
AGENCY COMMENTS	DEC 2017
PER REAL ESTATE COMPLIANCE	02/28/18
CLS & REC.	03/19/18

NOTE:
I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE MINOR SUBDIVISION COMMENTS DATED 08/16/2011 AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN.

Address: 202 Dorell rd. Balto. Md. 21221 Owners: Robert Morningstar & Dawn Brennan

Subdivision Name: Morningstar Properties Lot #1 Block # Section #

Plat book # Folio # Tax code: 1523750030 Deed ref # 41213-399



Zoning Map # 090A3
Site zoned: DR 5.5
Election District: 15
Council District: 7
Lot Acreage: .795
Historic: No
In CBCA: Yes
In flood plain: No
(Buildable area is not in flood plain.)
Utilities: Marked with "X"
Water: Public
Sewer: Public
Prior Hearing: No
Scale: 1"= 30'
Drawn by: Robert Morningstar

Open with

Morningstar Property site plan.pdf

Dropoff / No review
2019-0521-A