

MEMORANDUM

DATE: January 22, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0525-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 21, 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 ADMIN. VARIANCE	*	BEFORE THE
(6712 ½ Windsor Mill Road)		
2 nd Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
Maria M. Lovo Zavala &	*	HEARINGS FOR
Marlin A. Solares Pineda		
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0525-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Maria M. Lovo Zavala and Marlin A. Solares Pineda (“Petitioners”). The Petitioners are requesting Variance relief from Sections 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed dwelling addition with a rear yard setback of 13 ft. in lieu of the minimum required 30 ft., and to permit an existing accessory building (shed) to be located partially in the side yard in lieu of the required rear yard only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 1, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 12-26-19
By lw

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

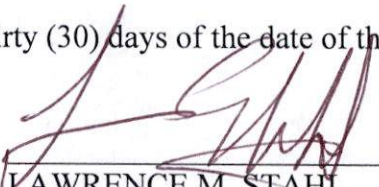
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 20th day of **December, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Sections 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed dwelling addition with a rear yard setback of 13 ft. in lieu of the minimum required 30 ft., and to permit an existing accessory building (shed) to be located partially in the side yard in lieu of the required rear yard only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS:dlw

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Date 12-20-19
By lw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6712 1/2 Windsor Mill Road Currently zoned DR-1C
 Deed Reference 38052 / 00224 10 Digit Tax Account # 0216450180
 Owner(s) Printed Name(s) ZAYLA MARIA M. LOVO + PINEDA MARLIN A SOLARES

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

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

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

- X ADMINISTRATIVE VARIANCE from Section(s) 1802.3.C.1 & 400.1, BCZR, to permit a proposed dwelling addition with a rear yard setback of 13 feet in lieu of the minimum required 30 feet, and to permit an existing accessory building (shed) to be located partially in the side yard in lieu of the required rear yard only, of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.
- ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

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

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

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

Owner(s)/Petitioner(s):

ZAYLA MARIA LOVO PINEDA MARLIN A SOLARES

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

6712 1/2 Windsor Mill Balti. 21207
Mailing Address City State

21207 443 712 4421 Marialovo14@gmail.com
Zip Code Telephone # Email Address

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

Robert F. Dashiell, Esq.
Name - Type or Print

[Signature]
Signature

1777 Reisterstown Rd, W22-334
Mailing Address City State

Pikesville Md 21208
Zip Code Telephone # Email Address

410 517-8820
Zip Code Telephone # Email Address

Representative to be contacted:

Leon A Peters
Name - Type or Print

[Signature]
Signature

4004 Belle Ave Baltimore Md 212
Mailing Address City State

21215 443 570 8210 leonpeters1@gmail.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 12 day of December, 2019, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Robert F. Dashiell rdashiell@baltimore.com

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0525-A Filing Date 11/22/19 Estimated Posting Date 12/1/19 Reviewer JS

ORDER RECEIVED FOR FILING

Rev 5/5/2016

Date 12-20-19

3 COPIES

By [Signature]

Affidavit in Support of Administrative Variance

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

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

Address: 6712 1/2 Windsor Mill Rd MD 21207
Print or Type Address of property City State Zip Code

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

At present my Family has Out grown the Current Space
and we are not able to purchase a larger home, also
included in the family make up is my elderly father
who needs medical accommodation in order to make
his existence comfortable. This rehab will serve to
meet both his physical and medical needs.
We are asking that consideration of a variance be
granted. Thanking you in advance.

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

[Signature]
Signature of Owner (Affiant)

Maria m Lovo Zavala.
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Marlin Adolfo Solares
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF Anne Arundel BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of OCTOBER, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

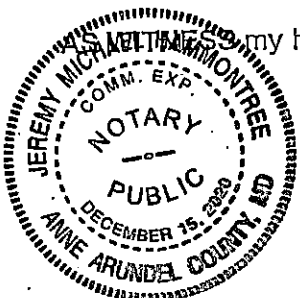
Print name(s) here: Maria m Lovo Zavala and Marlin Adolfo Solares

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

my hand and Notaries Seal

[Signature]
Notary Public

12/15/2020
My Commission Expires



Affidavit in Support of Administrative Variance

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

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

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and we are not able to purchase a larger home, also
included in the family make up is my elderly father
who needs medical accommodation in order to make
his existence comfortable. This rehab will serve to
meet both his physical and medical needs.
We are asking that consideration of a variance be
granted. Thanking you in advance.

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

Maria m Lovo Zavala
Signature of Owner (Affiant)

Maria m Lovo Zavala
Name- Print or Type

Marlin Adolfo Solares
Signature of Owner (Affiant)

Marlin Adolfo Solares
Name- Print or Type

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

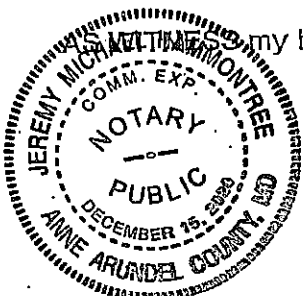
STATE OF MARYLAND, COUNTY OF Anne Arundel, to wit:

I HEREBY CERTIFY, this 9th day of OCTOBER, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Maria m Lovo Zavala and Marlin Adolfo Solares

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

my hand and Notaries Seal



[Signature]
Notary Public

12/15/2020
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6712 1/2 Windsor Mill Road Currently zoned DR-1C
 Deed Reference 38052100224 10 Digit Tax Account # 0216450180
 Owner(s) Printed Name(s) ZAYLA MARIA M. LOVO + PINEDA MARLIN A SOLARES

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s) 1802, 3, C.1 & 400.1, BCZR, to permit a proposed dwelling addition with a rear yard setback of 13 feet in lieu of the minimum required 30 feet, and to permit an existing accessory building (shed) to be located partially in the side yard in lieu of the required rear yard only, of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

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

Owner(s)/Petitioner(s):

ZAYLA MARIA LOVO PINEDA MARLIN A SOLARES

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

6712 1/2 Windsor Mill Rd Balti 21207
Mailing Address City State

21207 443 712 4421 Marialovolo14@gmail.com
Zip Code Telephone # Email Address

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

Robert F. Dashiell, Esq.
Name - Type or Print

[Signature]
Signature

1777 Reisterstown Rd, W22-339
Mailing Address City State

Baltimore Md 21208
Zip Code Telephone # Email Address

410 317-8820
Zip Code Telephone # Email Address

Representative to be contacted:

Leon A Peters
Name - Type or Print

[Signature]
Signature

4004 Belle Ave Baltimore Md 212
Mailing Address City State

21215 443 570 8210 leonpeters1@gmail.com
Zip Code Telephone # Email Address

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

Robert F. Dashiell rdashiell@baltimore.com

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0525-A Filing Date 11/27/19 Estimated Posting Date 12/1/19 Reviewer JS

ORDER RECEIVED FOR FILING

Rev 5/5/2016

Date 12-20-19

3 COPIES By [Signature]

Zoning Property Description for 6712 ½ Windsor Mill Road

Beginning at a point to the rear of the NE side of Windsor Mill Rd

Which is 30 feet wide at a distance of 130 feet north west of the centerline of the nearest improved intersecting Sovereign Court which is 60 feet wide.

Land records of Baltimore County, In Liber WPC # 500, Folio 444, at the distance measured

Reversely along said line from center of the Windsor Mill Rd or 153.5 Ft ; Thence running reversely along said 3rd line 46 degrees, 30 mins. East 100 ft. to pipe now set; Thence running for lines of division now made South 47 Degrees, 02mins. East 136.7 Ft to the pipe on set on the North side of a 10 ft right of way; thence running along the side of right a way. Windsor Mill Rd and the lot now begin described , South 46 degrees, 30 mins West 100 ft to a pipe now set; thence running North 47 degrees, 02 mins West 136.7ft ..To the point of beginning 0.31of an acre. 13503 Sq Feet.. Located in the 02 election district and 4th council district.

2019-0525-A

CERTIFICATE OF POSTING

2019-0525-A

RE: Case No.: _____

Petitioner/Developer: _____

Lovo & Solares

December 16, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

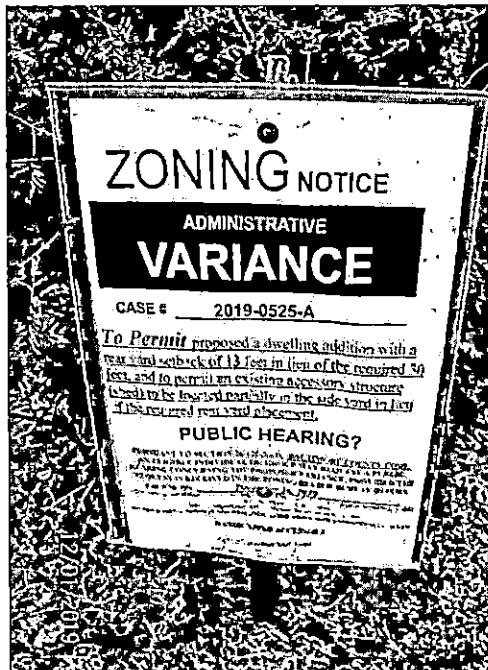
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6712 1/2 Windsor Mill Road

SIGN 1

December 1, 2019

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



Sincerely,


(Signature of Sign Poster)

December 1, 2019

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0525-A

RE: Case No.: _____

Petitioner/Developer: _____

Lovo & Solares

December 16, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

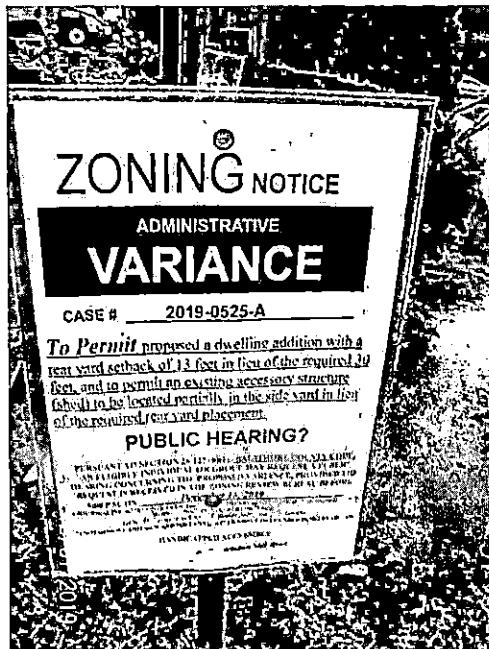
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6712 1/2 Windsor Mill Road

SIGN 2

December 1, 2019

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



Sincerely,

December 1, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0525-A

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Lovo & Solares

December 16, 2019

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6712 1/2 Windsor Mill Road

SIGN 2

December 1, 2019

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



Sincerely,


(Signature of Sign Poster)

December 1, 2019

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0525-A

RE: Case No.: _____

Petitioner/Developer: _____

Lovo & Solares

December 16, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

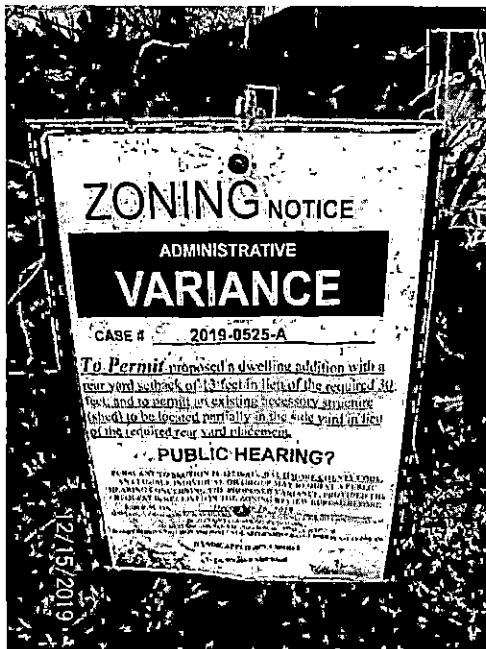
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6712 1/2 Windsor Mill Road

SIGN 1 Recertification

December 1, 2019

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



Sincerely,

 December 15, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0525-A

RE: Case No.: _____

Petitioner/Developer: _____

Lovo & Solares

December 16, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

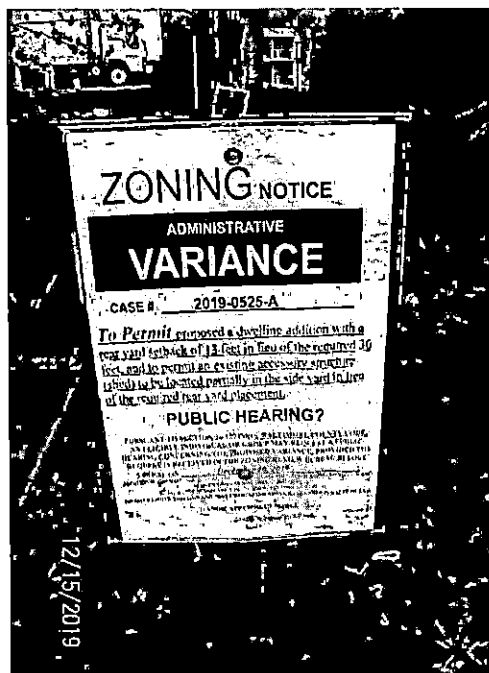
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6712 1/2 Windsor Mill Road

SIGN 2 Recertification

December 1, 2019

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



Sincerely,

December 15, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0525-A

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Petitioner/Developer: _____

Lovo & Solares

December 16, 2019

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
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Towson, Maryland 21204

Attn: Kristen Lewis:

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



Sincerely,

 December 1, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0525 -A Address 6712 1/2 WINDSOR MILL ROADContact Person: JASON SECOLEMAN Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 11/22/19 Posting Date: 12/1/19 Closing Date: 12/16/19

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMATCase Number 2019- 0525 -A Address 6712 1/2 WINDSOR MILL ROADPetitioner's Name LOVO + SOLARES Telephone 443-772-4421Posting Date: 12/01/19 Closing Date: 12/16/19

Wording for Sign: TO PERMIT A PROPOSED DWELLING ADDITION WITH A REAR YARD
SETBACK OF 13 FEET IN LIEU OF THE REQUIRED 30 FEET, AND TO PERMIT AN
EXISTING ACCESSORY STRUCTURE (SHED) TO BE LOCATED PARTIALLY IN THE SIDE YARD
IN LIEU OF THE REQUIRED REAR YARD PLACEMENT.

Revised 6/30/2019

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0525-A

Property Address: 6712 1/2 WINDSOR MILL ROAD

Property Description: _____

Legal Owners (Petitioners): LOVO + SOURCES

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: LEON PETERS

Company/Firm (if applicable): _____

Address: 4004 BELLE AVE.

BALTIMORE, MD 21205

Telephone Number: 443-570-8210

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 17, 2019

Robert F. Dashnell
1777 Reisterstown Road
Pikesville MD 21208

RE: Case Number: 2019-0525-A, 6712 ½ Windsor Mill 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 22, 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.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Zayla Maria 6712 ½ Windsor Mill Baltimore MD 21207
Leem Peters 4004 Belle Ave Baltimore MD 21215

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
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

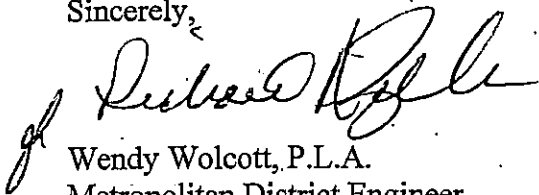
Dear Ms. Lewis:

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. 2019-0525-A

*Administrative Variance
Zandra Maria M. Lopez Dineda Martin A. Solares
6712 1/2 Windsor Mill 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,



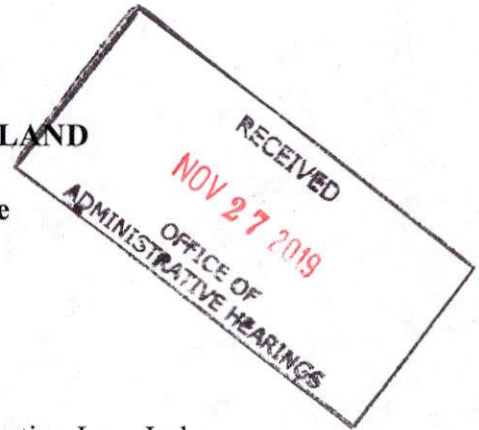
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

12-16-19

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: November 27, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0525-A
Address 6712 ½ Windsor Mill Road
(Lovo & Solares Property)

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

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

Reviewer: Steve Ford

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>11-27</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-26</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>12-1-19</u>	by <u>Black</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: SDAT + Deed reflect 6712 Windsor Mill Rd.
Petition reflects 6712 1/2
D. Wang
12-19-19

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier: District - 02 Account Number - 0216450180		
Owner Information		
Owner Name:	ZAVALA MARIA M LOVO PINEDA MARLIN A SOLARES	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	6712 WINDSOR MILL ROAD GWYNN OAK MD 21207-	Deed Reference: /38052/ 00224
Location & Structure Information		
Premises Address:	6712 WINDSOR MILL RD BALTIMORE 21207-4329	Legal Description: NSR WINDSOR MILL RD .31 AC 370 NE ESSEX RD
Map: 0088	Grid: 0014	Parcel: 0426
Neighborhood: 2010004.04	Subdivision: 0000	Section: 0000
Block: 0000	Lot: 0000	Assessment Year: 2019
Plat No:	Plat Ref:	
Special Tax Areas: None	Town: None	
	Ad Valorem: None	
	Tax Class: None	
Primary Structure Built: 1955	Above Grade Living Area: 1,234 SF	Finished Basement Area: 609 SF
		Property Land Area: 13,503 SF
		County Use: 04
Stories: 1	Basement: NO	Type: STANDARD UNIT
Exterior: BRICK/	Quality: 3	Full/Half Bath: 2 full
Garage:	Last Notice of Major Improvements:	
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	59,500	59,500
Improvements	80,700	103,900
Total:	140,200	163,400
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		147,933
		155,667
Transfer Information		
Seller: US BANK NATIONAL ASSOCIATION	Date: 09/23/2016	Price: \$52,500
Type: NON-ARMS LENGTH OTHER	Deed1: /38052/ 00224	Deed2:
Seller: WILSON ALMA	Date: 01/27/2016	Price: \$58,401
Type: NON-ARMS LENGTH OTHER	Deed1: /37109/ 00424	Deed2:
Seller: PIERPONT EDWIN L	Date: 04/04/1988	Price: \$71,500
Type: ARMS LENGTH IMPROVED	Deed1: /07827/ 00384	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Tax Exempt: None	Special Tax Recapture: None	
Exempt Class: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		

ZAC AGENDA

Case Number: 2019-0524-A **Reviewer:** Rosalie Johnson
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: David/ Sharon F. Zuckerbrod
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 2705 COPPERFIELD CT
Location: SW of intersection of Summer Son Road and Copperfield Road at the end of CUL-DE-SAC on Copperfield.

Existing Zoning: DR 5.5 **Area:** 8,983 SF

Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit a replacement deck with a rear setback of 5 feet in lieu of the required 22.5 feet and any and all relief deemed necessary.

Attorney: Not Available

Prior Zoning Cases: 1947-1089-X; R-1953-2575

Concurrent Cases: None

Violation Cases: None

Closing Date: 12/16/2019

Miscellaneous Notes:

Case Number: 2019-0525-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Zavla Maria M. Lovo & Dineda Marlin A Solares
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 6712 1/2 WINDSOR MILL RD
Location: NE/S of Windsor Mill Road (30'), 30' NW of the centerline of Sovereign Court (60').

Existing Zoning: DR 16 **Area:** 13,503

Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit a proposed dwelling addition with a rear yard setback of 13 feet in lieu of the minimum required 30 feet, and to permit an existing accessory building (shed) to be located partially in the side yard in lieu of the required rear yard only.

Attorney: Not Available

Prior Zoning Cases: None

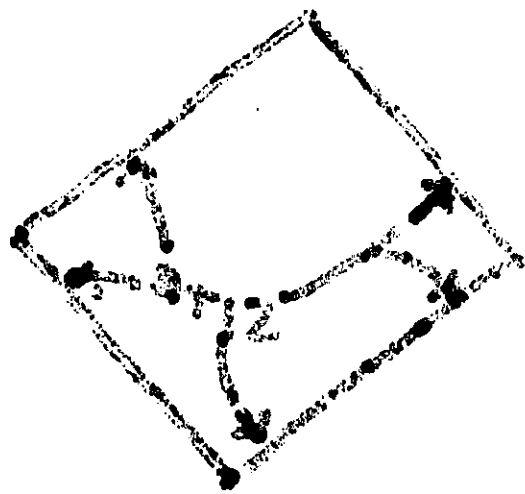
Concurrent Cases: None

Violation Cases: None

Closing Date: 12/16/2019

Miscellaneous Notes:





2 OF 2

BOOK: 38052 PAGE: 224

ALL THAT LOT OF GROUND SITUATE IN SECOND ELECTION DISTRICT OF BALTIMORE COUNTY, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS: BEGINNING FOR THE SAME AT A PIPE SET ON THE THIRD LINE OF THE LAND DESCRIBED IN THE DEED FROM EDWIN L. PIERPONT AND WIFE TO JOHN CHESNO, DATED JULY 13, 1918 AND RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY, IN LIBER WPC NO. 500, FOLIO 444, ETC., AT THE DISTANCE MEASURED REVERSELY ALONG SAID LINE FROM THE CENTER OF THE WINDSOR MILL ROAD OR 153.5 FEET; THENCE RUNNING REVERSELY ALONG SAID THIRD LINE NORTH 46 DEGREES, 30 MINUTES EAST 100 FEET TO A PIPE NOW SET; THENCE RUNNING FOR LINES OF DIVISION NOW MADE SOUTH 47 DEGREES, 02 MINUTES EAST 136.7 FEET TO A PIPE ON SET ON THE NORTH SIDE OF A TEN FOOT RIGHT OF WAY; THENCE RUNNING ALONG THE SIDE OF SAID RIGHT OF WAY, WITH THE USE THEREOF IN COMMON WITH OTHERS ENTITLED THERETO, AS A INGRESS AND EGRESS FROM THE

LR - Deed (w Taxes)
Recording only ST 20.00
Grantor/Grantee Name:
pineda
Reference/Control #:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 131.25
LR - Non-Resident Tax -
linked 0.00
=====
SubTotal: 191.25
=====
Total: 211.25
09/23/2016 09:15
CC03-JF
#6978314 CC0301 -
County/CC03, 01.02 -
Register 02

SPECIAL WARRANTY DEED

This Property is transferred pursuant to a foreclosure or deed in lieu of foreclosure and therefore exempt from non-resident seller withholding requirements pursuant to MD Code, Tax - General, § 10-912.

US BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE TRUST AGREEMENT FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-9, whose mailing address is C/O WELLS FARGO BANK 8480 Stagecoach Circle, Frederick, MD 21701, hereinafter grantor, in consideration of the sum of \$52,500.00 (Fifty Two Thousand Five Hundred Dollars and Zero Cents), grants and conveys with covenants of special warranty in fee simple to MARIA M. LOVO ZAVALA and MARLIN A. SOLARES PINEDA, hereinafter grantee, his/her/ its personal representatives/successors and/or assigns, whose tax mailing address is 6712 WINDSOR MILL RD., GWYNN OAK, MD 21207, the following real property:

All that certain parcel of land situate in the County of Baltimore and State of Maryland being known and designated as follows:

ALL THAT LOT OF GROUND SITUATE IN SECOND ELECTION DISTRICT OF BALTIMORE COUNTY, STATE OF MARYLAND AND DESCRIBED AS FOLLOWS: BEGINNING FOR THE SAME AT A PIPE SET ON THE THIRD LINE OF THE LAND DESCRIBED IN THE DEED FROM EDWIN L. PIERPONT AND WIFE TO JOHN CHESNO, DATED JULY 13, 1918 AND RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY, IN LIBER WPC NO. 500, FOLIO 444, ETC., AT THE DISTANCE MEASURED REVERSELY ALONG SAID LINE FROM THE CENTER OF THE WINDSOR MILL ROAD OR 153.5 FEET; THENCE RUNNING REVERSELY ALONG SAID THIRD LINE NORTH 46 DEGREES, 30 MINUTES EAST 100 FEET TO A PIPE NOW SET; THENCE RUNNING FOR LINES OF DIVISION NOW MADE SOUTH 47 DEGREES, 02 MINUTES EAST 136.7 FEET TO A PIPE ON SET ON THE NORTH SIDE OF A TEN FOOT RIGHT OF WAY; THENCE RUNNING ALONG THE SIDE OF SAID RIGHT OF WAY, WITH THE USE THEREOF IN COMMON WITH OTHERS ENTITLED THERETO, AS A INGRESS AND EGRESS FROM THE

220-MD-V5

WINDSOR MILL ROAD AND THE LOT NOW BEING DESCRIBED, SOUTH 46 DEGREES, 30 MINUTES WEST 100 FEET TO A PIPE NOW SET; THENCE RUNNING NORTH 47 DEGREES, 02 MINUTES WEST 136.7 FEET (ERRONEOUSLY 13.67) TO THE POINT OF BEGINNING. CONTAINING 0.31 OF AN ACRE MORE OR LESS (ERRONEOUSLY 1.31 IN PRIOR INSTRUMENTS OF RECORD). ADDRESS: 6712 WINDSOR MILL ROAD, GWYNN OAK, MD 21207 TAX ID #: 02-16-450180

Property Address is: 6712 WINDSOR MILL RD., GWYNN OAK, MD 21207

Tax Identification Number is: 02-16-450180

Title Insurer (if any): CHICAGO TITLE INSURANCE COMPANY

Grantor covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances as the same as may be required.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining to the said Grantee (s) his/her/ its personal representatives/successors and/or assigns, and in fee simple, and all the estate, right, title interest, lien equity and behalf of the grantee forever.

Prior instrument reference: **Book: 37109 Page: 424 OR BEING** the same property described in a Deed dated 01/20/2016 and recorded on 01/27/2016, and recorded among the Land Records of Baltimore County in Liber 37109, Folio 424 which was granted and conveyed by prior owner(s) **Thomas P. Dore, Mark S. Devan, Gerard F. Miles, Jr., Shannon Menapace, and Erin Gloth** to **US BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE TRUST AGREEMENT FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-9.**

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 38052, p. 0226, MSA_CE62_37909. Date available 10/05/2016. Printed 11/19/2019.

Executed by the undersigned on 9th day of September, 2016:

US BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE TRUST
AGREEMENT FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-9, by Wells Fargo Bank,
NA who has been appointed as Attorney-in-Fact

By: Abbigail Suzanne Wambold 9/9/16

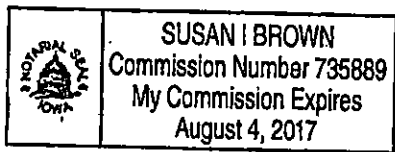
Name: Abbigail Suzanne Wambold

Its: Vice President Loan Documentation

State of Iowa
County Dallas

On this 9th day of September, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Abbigail Suzanne Wambold, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A. as attorney in fact for **U.S. Bank National Association, as Trustee under the Trust Agreement for the Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-9**, by authority of its board of (directors or trustees) and the said (officer's name) Abbigail Suzanne Wambold acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Susan I Brown (Signature)
Notary Public



Please Return To:

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

The signature below is an electronic signature.

Maryland Code: Title 21, Section 21-106(a) "A record or signature may not be denied legal effect or enforceability solely because it is in electronic form."

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY, OR UNDER THE SUPERVISION OF THE UNDERSIGNED, AN ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS IN MARYLAND.



Ellen Fishler Bridge

Prepared by:

Ellen Fishler Bridge, Member Maryland Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209, (513) 247-9605 Fax:(866) 611-0170.

No title exam performed by the preparer. Legal description and party's names provided by the party.

Commitment Number: 160011845

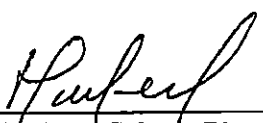
6712 WINDSOR MILL RD., GWYNN OAK, MD 21207

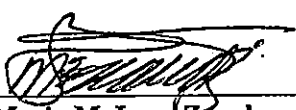
BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 38052, p. 0228, MSA_CE62_37909. Date available 10/05/2016. Printed 11/19/2019.

AFFIDAVIT OF GRANTEES
PRIMARY RESIDENCE

THE UNDERSIGNED EACH STATE UNDER OATH AS FOLLOWS:

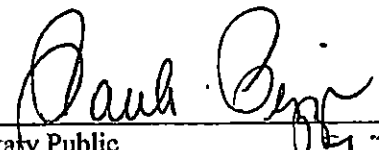
1. The undersigned are the Grantees of residentially improved real property located at 6712 Windsor Mill Road, Baltimore, MD 21207 in Baltimore County, Maryland.
2. The undersigned states that the above referenced property will be their principal residence which they will occupy.


_____{SEAL}
Marlin A. Solares Pineda


_____{SEAL}
Maria M. Lovo Zavala

STATE OF MARYLAND
COUNTY OF BALTIMORE

Subscribed and Sworn to before me, a Notary Public in and for the State of Maryland, County of Baltimore, this 22nd day of September, 2016.



Notary Public
My Commission Expires: 9.7.19

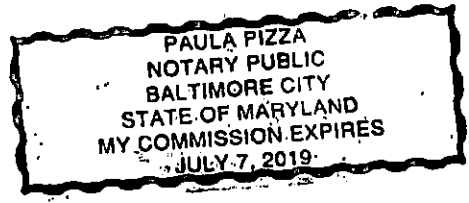


Exhibit A

Beginning for the same at a pipe set on the third line of the land described in the deed from Edwin L. Pierpont and wife to John Chesno, dated July 13, 1918 and recorded in the Land Records of Baltimore County, in Liber WPC No. 500, folio 444, etc., at the distance measured reversely along said line from the center of the Windsor Mill Road or 153.5 feet; thence running reversely along said third line North 46 degrees, 30 minutes East 100 Feet to a pipe now set; thence running for lines of division now made South 47 degrees, 02 minutes East 136.7 feet to a pipe on set on the north side of a ten foot right of way; thence running along the side of said right of way, with the use thereof in common with others entitled thereto, as a ingress and egress from the Windsor Mill Road and the lot now being described, South 46 degrees, 30 minutes West 100 feet to a pipe now set; thence running North 47 degrees, 02 minutes West 13.67 feet to the point of beginning. Containing 0.31 of an acre more or less.

The improvements thereon being known as 6712 Windsor Mill Road.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 38052, p. 0231, MSA_CE62_37909. Date available 10/05/2016. Printed 11/19/2019.

MARYLAND
FORM
WH-AR

Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence

2016

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid When a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor **U.S. Bank National Association, as Trustee under the Trust Agreement for the Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-9**

2. Reasons for Exemption

Resident Status

☐

I, Transferor, am a resident of the State of Maryland.

☒

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

Signature

3b. Entity Transferors

Witness/Attest

U.S. Bank National Association, as Trustee under the Trust Agreement for the Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-9, by Wells Fargo Bank, N.A. as Attorney in Fact

Name of Entity

By

Name

Tonya Amerina
Vice President Loan Documentation

Title

16-9811

Part of front (to the South)



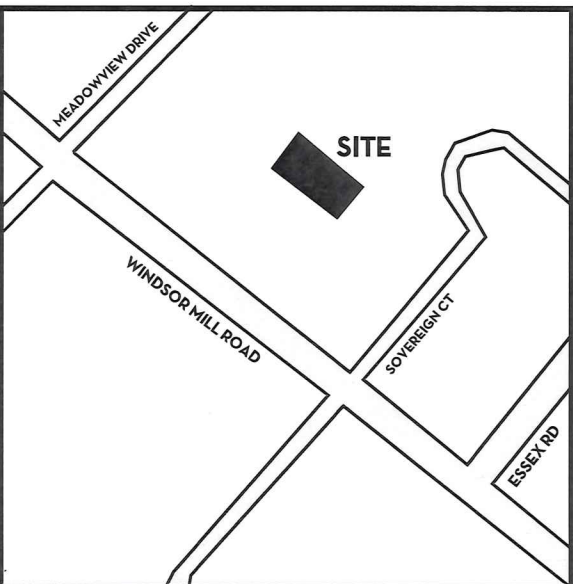
front (to the South)



side toward west



ZONING HEARING PLAN FOR VARIANCE x FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)
ADDRESS 6712 WINDSOR MILL ROAD, GWYNN OAK MD 21207 OWNER(S) NAME(S) ZAVALA, MARIA M LOVO AND PINEDA, MARLIN A SOLARES
SUBDIVISION NAME N/A LOT# N/A BLOCK # N/A SECTION # N/A
PLAT BOOK# 37109/424 FOLIO# 424 10 DIGIT TAX # 0216450180 DEED REF#38052/ 00224

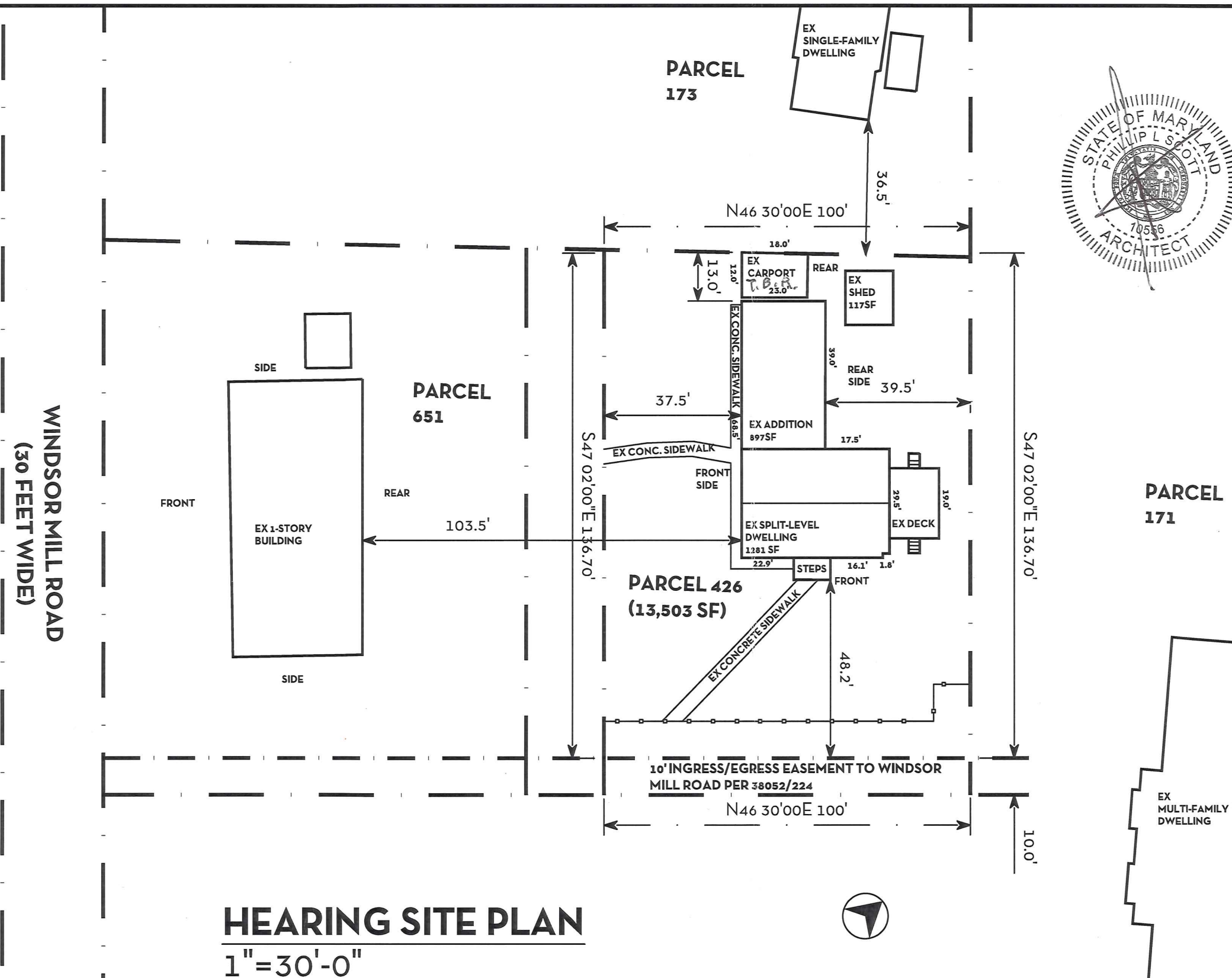


VICINITY MAP
NOT TO SCALE

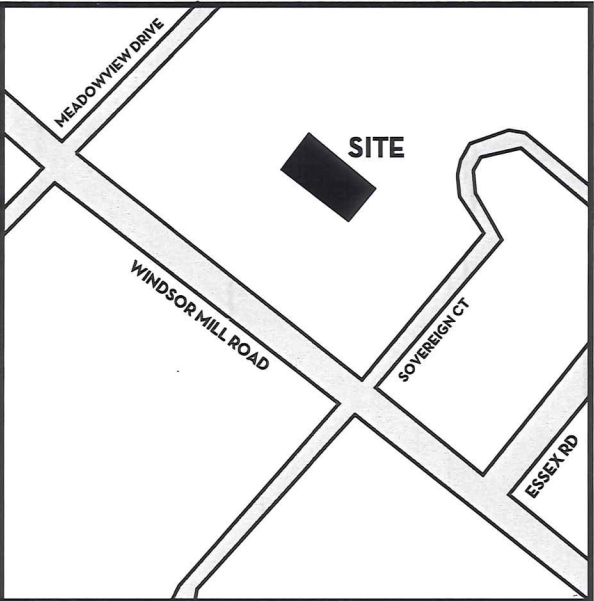
ZONING MAP #	0088
SITE ZONED DR	16
ELECTION DISTRICT	2
COUNCIL DISTRICT	4
LOT AREA ACREAGE OR SQUARE FEET	13,503 SF
HISTORIC?	NO
IN CBCA?	NO
IN FLOOD PLAIN?	NO
UTILITIES?	MARK WITH X
WATER IS:	
PUBLIC <u>x</u> PRIVATE	
PRIOR HEARING	
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW:	

VIOLATION CASE INFO:

PLAN DRAWN BY: PSA
DATE: 11/15/2019



ZONING HEARING PLAN FOR VARIANCE x FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)
ADDRESS 6712 WINDSOR MILL ROAD, GWYNN OAK MD 21207 OWNER(S) NAME(S) ZAVALA, MARIA M LOVO AND PINEDA, MARLIN A SOLARES
SUBDIVISION NAME N/A LOT# N/A BLOCK# N/A SECTION# N/A
PLAT BOOK# 37109/424 FOLIO# 424 10 DIGIT TAX # 0216450180 DEED REF#38052/ 00224

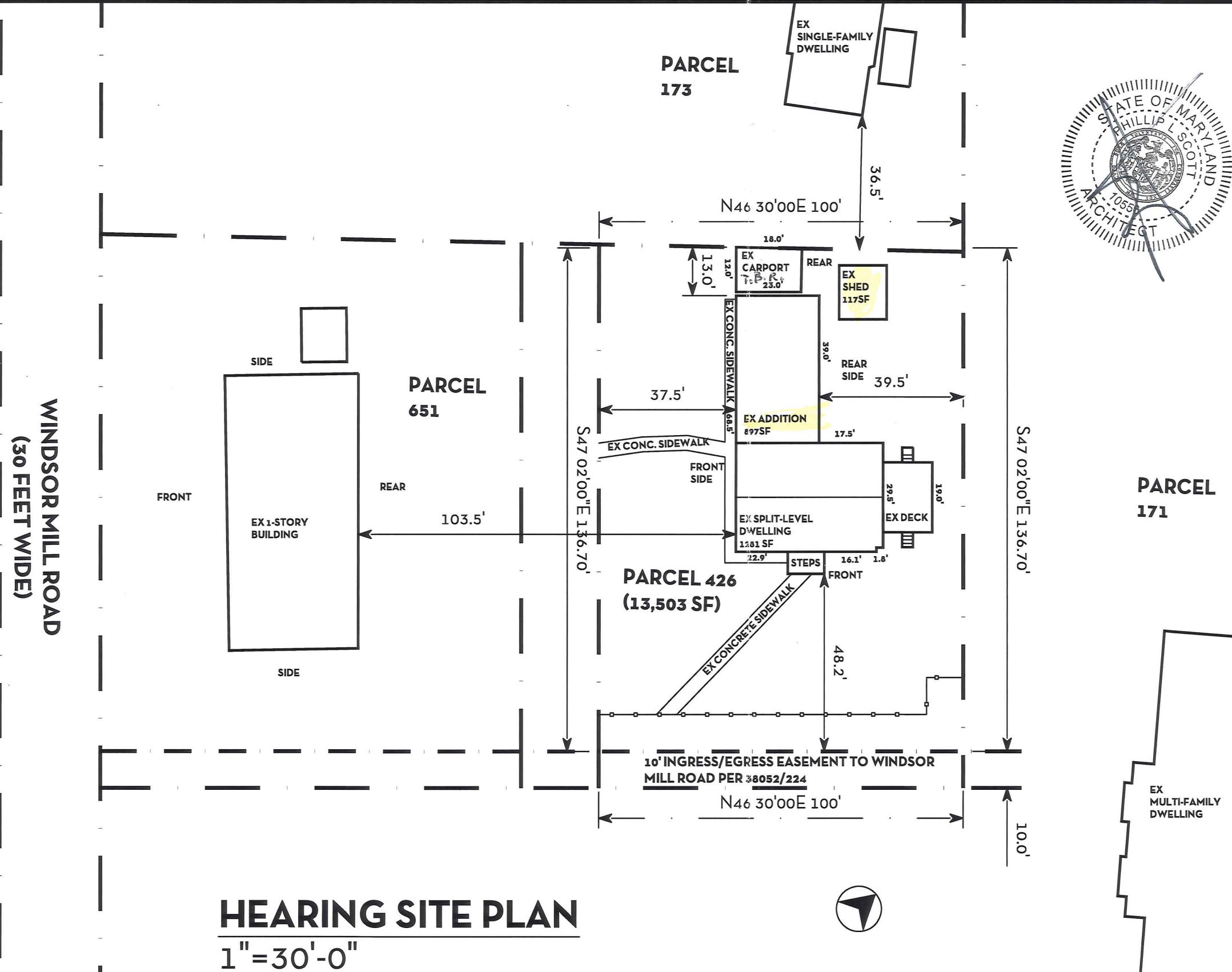


VICINITY MAP
NOT TO SCALE

ZONING MAP #	0088
SITE ZONED DR	16
ELECTION DISTRICT	2
COUNCIL DISTRICT	4
LOT AREA ACREAGE	
OR SQUARE FEET	13,503 SF
HISTORIC?	NO
IN CBCA?	NO
IN FLOOD PLAIN?	NO
UTILITIES?	MARK WITH X
WATER IS:	
PUBLIC	<u>x</u> PRIVATE
PRIOR HEARING	
IF SO GIVE CASE NUMBER	
AND ORDER RESULT BELOW:	

VIOLATION CASE INFO:

PLAN DRAWN BY: PSA
DATE: 11/15/2019



Pet. Ex. 1