

MEMORANDUM

DATE: June 10, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0097-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on June 8, 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
(1322 Burke Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Gregory and Elizabeth Simmeth Ensor	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0097-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Gregory and Elizabeth Simmeth Ensor (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 417.4 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed pier, platform, and boat lift with mooring piles to be constructed as much as 28 feet beyond a divisional property line as established and 3 proposed mooring piles with a setback of 1 foot from a divisional property line as established in lieu of maintaining the required 10 feet setback. 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 April 17, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 5/7/2020

By Sen

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 § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

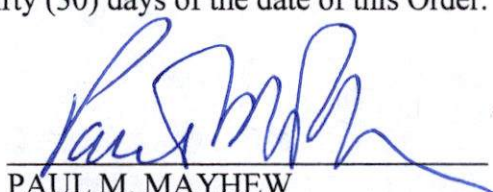
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 7th day of **May, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 417.4 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed pier, platform, and boat lift with mooring piles to be constructed as much as 28 feet beyond a divisional property line as established and 3 proposed mooring piles with a setback of 1 foot from a divisional property line as established in lieu of maintaining the required 10 feet setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

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

ORDER RECEIVED FOR FILING
Date 5/7/2020
By sen

PMM:sln



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 1322 BLIRKE ROAD Currently zoned RC5
Deed Reference L41449 1F49C 10 Digit Tax Account # 150 800 2714
Owner(s) Printed Name(s) GREGORY C. & ELIZABETH SIMMETH ENSOR

(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)

SEE ATTACHED

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.

ORDER RECEIVED FOR FILING
Date 5/7/2020
By Sen

Owner(s)/Petitioner(s):

GREGORY C. ENSOR / ELIZABETH SIMMETH ENSOR
Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
Signature #1 Signature #2
1322 BURKE ROAD BALTO. MD
Mailing Address City State
21220 (410) 808-6378 greg.ensor@gmail.com
Zip Code Telephone # Email Address
corbinfuel.com

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

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

Representative to be contacted:

DAVID BILLINGSLEY
Name – Type or Print
Signature
601 CHARWOOD CT EDGEWOOD MD
Mailing Address City State
21040 (410) 679-8719 drb0200@yahoo.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.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0097-A Filing Date 4/8/20 Estimated Posting Date 4/19/20 Reviewer JS

Affidavit in Support of Administrative Variance

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

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

Address: 1322 BURKE ROAD BALTO. MD 21270
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)

SEE ATTACHED

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

Signature of Owner (Affiant)

GREGORY C. ENSOR

Name- Print or Type

Signature of Owner (Affiant)

ELIZABETH SIMMETH ENSOR

Name- Print or Type

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

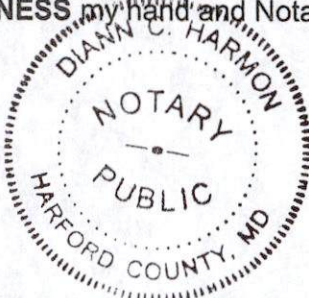
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of March, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: GREGORY C. ENSOR & ELIZABETH SIMMETH ENSOR

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires

REQUESTED VARIANCE

SECTION 417.4 (BCZR) TO PERMIT A PROPOSED PIER, PLATFORM, AND BOAT LIFT WITH MOORING PILES TO BE CONSTRUCTED AS MUCH AS 28 FEET BEYOND A DIVISIONAL PROPERTY LINE AS ESTABLISHED AND 3 PROPOSED MOORING PILES WITH A SETBACK OF 1 FOOT FROM A DIVISIONAL PROPERTY LINE AS ESTABLISHED IN LIEU OF MAINTAINING THE REQUIRED 10 FEET SETBACK

2020-0097 - A

WE WISH TO CONSTRUCT A NEW PIER. WE ARE LOCATED IN AN AREA WHERE THE DIVISIONAL PROPERTY LINES AS ESTABLISHED CONVERGE AS THEY LEAVE THE SHORE LINE SEVERELY LIMITING THE LENGTH OF PIER AND LOCATION OF THE BOAT LIFT. THE WATER DEPTH IN THE PERMITTED AREAS IS SHALLOW. THE LENGTH REQUESTED WILL PROVIDE ADDITIONAL DEPTH WITHOUT INTERFERING WITH THE EXISTING CONSTRUCTION IN THE AREA.

WE HAVE SPOKEN TO THE ADJACENT NEIGHBORS AND THEY HAVE NO OBJECTION TO THE PROPOSAL AS SUBMITTED. COPIES OF THEIR APPROVALS WILL BE PLACED IN THE CASE FOLDER

0020-0097-A

ZONING DESCRIPTION
1322 BURKE ROAD

Beginning for the same at a point on the west side of Burke Road (30 feet wide), distant 1585 feet northerly from its intersection with the center of Bowleys Quarters Road, thence being all of Lots 132 and 133 as shown on the plat entitled Plat 1, Bowleys Quarters recorded among the Baltimore County plat records in Plat Book 7 Folio 12.

Containing 21,620 square feet or 0.496 acre of land, more or less.

2070-0097-4

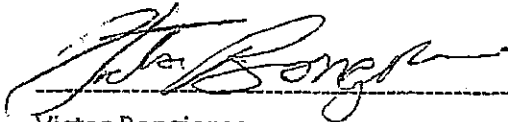
March 16, 2020

Office of the Administrative Law Judge of Baltimore County
Jefferson Building
Towson, MD. 21204

RE: 1322 BURKE ROAD PIER EXTENSION
GREGORY ENSOR
CASE NO. 2020-0078-A

I am the owner of the vacant property known as 1316 Burke Road and an adjacent property owner to Gregory Ensor. I have reviewed Mr. Ensor's proposal to construct a pier, platform and boat lift w/ mooring piles which would extend beyond the divisional property line as established between our properties. This is to confirm that I have no objection to his proposal.

Very truly yours,



Victor Bongiorno
2429 Munford Drive
Fallston, MD. 21047

3-31-2020

Date

2020-0097-A

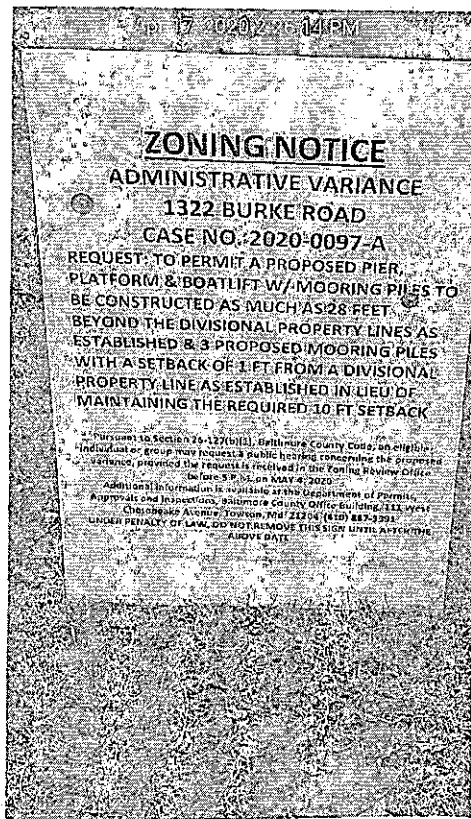
CERTIFICATE OF POSTING

Date: APRIL 17, 2020

RE: Project Name: 1322 BURKE ROAD #1
Case Number /PAI Number: CASE NO. 2020-0097-A
Petitioner/Developer: ENSOR
Date of Hearing/Closing: MAY 4, 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 1322 BURKE ROAD

The sign(s) were posted on APRIL 17, 2020
(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)

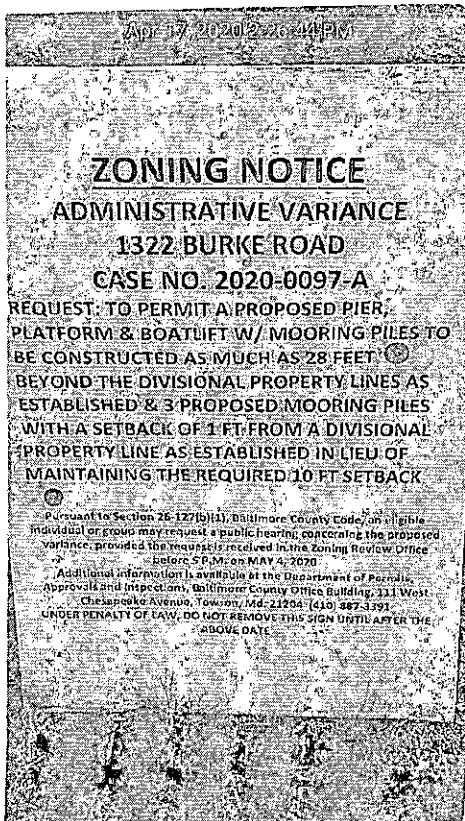
CERTIFICATE OF POSTING

Date: APRIL 17, 2020

RE: Project Name: 1322 BURKE ROAD #2
Case Number /PAI Number: CASE NO. 2020-0097-A
Petitioner/Developer: ENSOR
Date of Hearing/Closing: MAY 4, 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 1322 BURKE ROAD

The sign(s) were posted on APRIL 17, 2020
(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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0097 -A Address 1322 BURKE ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/8/20 Posting Date: 4/19/20 Closing Date: 5/4/20

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 FORMAT

Case Number 2020- 0097 -A Address 1322 BURKE RD , 21220

Petitioner's Name ENSOR Telephone 410-808-6278

Posting Date: 4/8/20 Closing Date: 5/4/20

Wording for Sign: TO PERMIT A PROPOSED PIER, PLATFORM AND BOAT LIFT WITH
MOORING PILES TO BE CONSTRUCTED AS MUCH AS 28 FEET BEYOND A DIVISIONAL
PROPERTY LINE AS ESTABLISHED AND 3 PROPOSED MOORING PILES WITH A SETBACK
OF 2 FEET FROM A DIVISIONAL PROPERTY LINE AS ESTABLISHED IN VIEW OF
MAINTAINING THE REQUIRED 10 FEET SETBACK.

Revised 2/20/2020

**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: 2020-0097-4
Property Address: 1322 BURKE ROAD
Property Description: W/S BURKE ROAD, 1585' N OF
E BOWLEYS QUARTERS ROAD
Legal Owners (Petitioners): GREGORY ENSOR
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: GREGORY ENSOR
Company/Firm (if applicable): _____
Address: 1322 BURKE ROAD
BALTO MD 21220

Telephone Number: (410) 808-6278

Revised 7/9/2015

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

Date: May 11, 2020

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. **2020-0097-A**

Administrative Variance
Gregory C. & Elizabeth Simmeth Ensor
1322 Burke 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,



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

WW/RAZ

Date: May 11, 2020

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

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Administrative Variance
Gregory C. & Elizabeth Simmeth Ensor
1322 Burke 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,



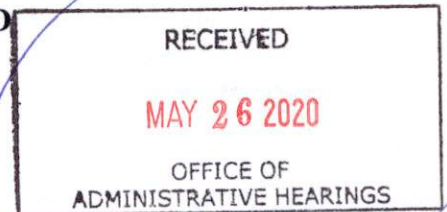
For Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

(AV) 5-4-2020
Order: 5-7-2020

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: May 26, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0097-A
Address 1322 Burke Road
(Ensor Property)

Zoning Advisory Committee Meeting of **April 20, 2020.**

. 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;

The petitioner is requesting to permit a proposed pier, platform, and boat lift with mooring piles to be constructed as much as 28 feet beyond a divisional property line, as established, and three proposed mooring piles with a setback of one foot from a divisional property line, as established, in lieu of maintaining the required ten feet setback. According to the plan with the petition, the project is proposed entirely below mean high water, extending waterward from the existing bulkhead. Prior to approval of any permit, the project requires compliance with Section 33-2-605 of the Baltimore County Code. The project also requires approval by the Maryland Department of the Environment. Therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

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

Construction of a pier on a riparian lot is permitted under Critical Area regulations. Extension of a pier across divisional property lines will not adversely affect fish, plant and wildlife habitat in Galloway Creek and the Chesapeake Bay.

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 items requested by the petitioner will be consistent with established land use policies, provided that the applicants meet all Critical Area requirements applicable to the proposal. The request, if granted, will minimize/avoid environmental impacts.

Reviewer: Thomas Panzarella:
Environmental Impact Review



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 05, 2020

Gergory C. Ensor
1322 Burke Road
Baltimore MD 21220

RE: Case Number: 2020-0097-A 1322 Burke Road,

Dear: Gergory C. Ensor

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on April 8, 2020.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

C: People's Counsel

1322 BURKE ROAD



2020-0097-A

1:1,128

0 45 90 180 Feet

April 7, 2020

ARTICLE 7

Search Result for BALTIMORE COUNTY

<https://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=04&SearchTyp...> 5/5/2020

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Sherry,

This case involves a proposed pier. No pictures were submitted as they would just show open water. The overhead images shown in the GIS Zoning Map print outs are the best “view” of the situation.

Thanks,

Jason

Zoning X3391

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: 4/17/2020 by Beelingsley	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

1505430940
1982-0152-A

1984-0263-A
2005-0691-A

1502574430

Lot # 129

Lot # 130

1502574440

Lot # 130

2500015505

1316

2019-0164-A
1991-0039-A

Pt. Bk. 0000007, Folio 0012

1502574420

Lot # 131

Lot # 132

+ Bk. PAI # 150010²

15080027141322

RC 5

PAI # 150010

Bowleys Quarters-Back River Neck Area

Back River Neck District

2008-0569-SPH
2020-0078-A
2020-0097-A

Lot # 132

2007-0531-A

1518721010

Lot # 134

1328

1511770340

Lot # 135

Lot # 136

1522001000

1986-0202-A
1985-0106-SPH

Lot # 137 1512002880

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

RC 2

1332

1504201690

Lot # 138

1518100750

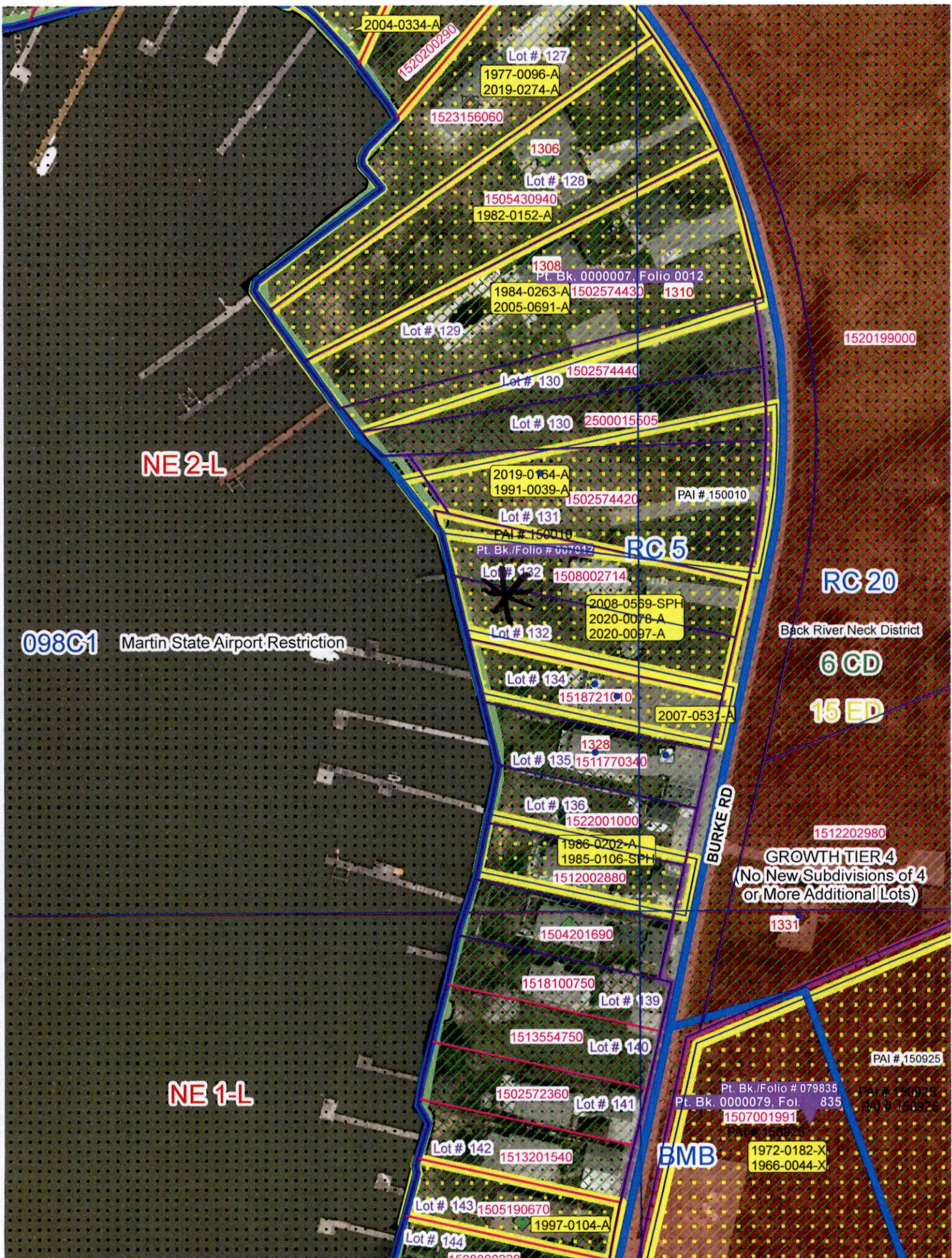
NE 2-L

098C1

Martin State Airport Restriction

NE 1-L

BURKE RD



2004-0334-A

1520200290

Lot # 127

1977-0096-A
2019-0274-A

1523156060

1306

Lot # 128

1505430940
1982-0152-A

1308

Pt. Bk. 0000007, Folio 0012
1984-0263-A
2005-0691-A

1502574430

1310

Lot # 129

Lot # 130

1502574440

Lot # 130

2500015505

2019-0164-A
1991-0039-A

1502574420

PAI # 150010

Lot # 131

PAI # 150010

Pt. Bk./Folio # 007012

RC 5

Lot # 132

1508002714

2008-0559-SPH
2020-0078-A
2020-0097-A

Lot # 132

Lot # 134

1518721010

2007-0531-A

1328

Lot # 135

1511770340

Lot # 136

1522001000

1986-0202-A
1985-0106-SPH

1512002880

1504201690

1518100750

Lot # 139

1513554750

Lot # 140

1502572360

Lot # 141

Lot # 142

1513201540

Lot # 143

1505190670

1997-0104-A

Lot # 144

1508800220

NE 2-L

098C1

Martin State Airport Restriction

RC 20

Back River Neck District

6 CD

15 ED

GROWTH TIER 4

(No New Subdivisions of 4 or More Additional Lots)

1331

1512202980

PAI # 150925

Pt. Bk./Folio # 079835
Pt. Bk. 0000079, Fol. 835

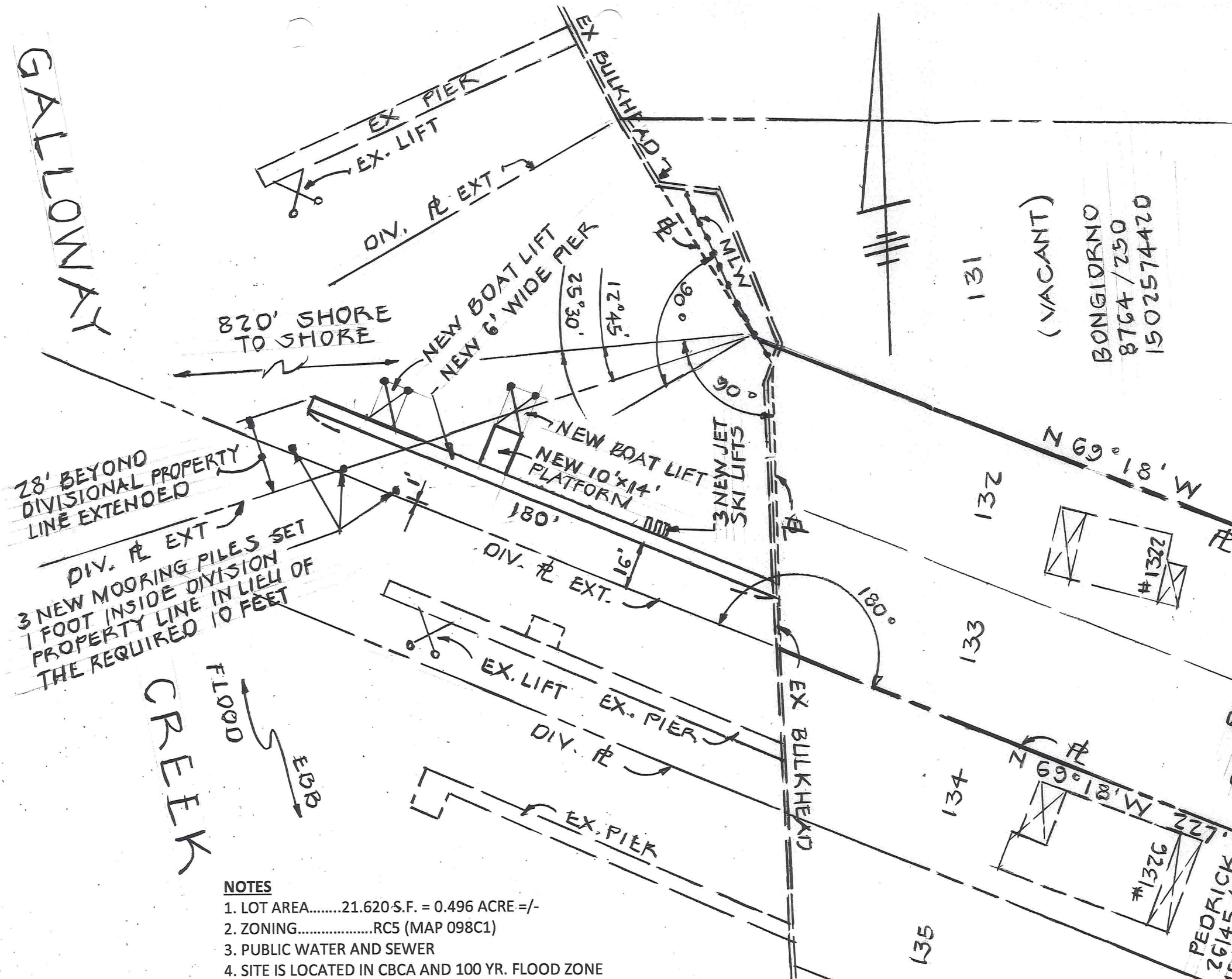
1507001991

BMB

1972-0182-X
1966-0044-X

NE 1-L

GALLOWAY

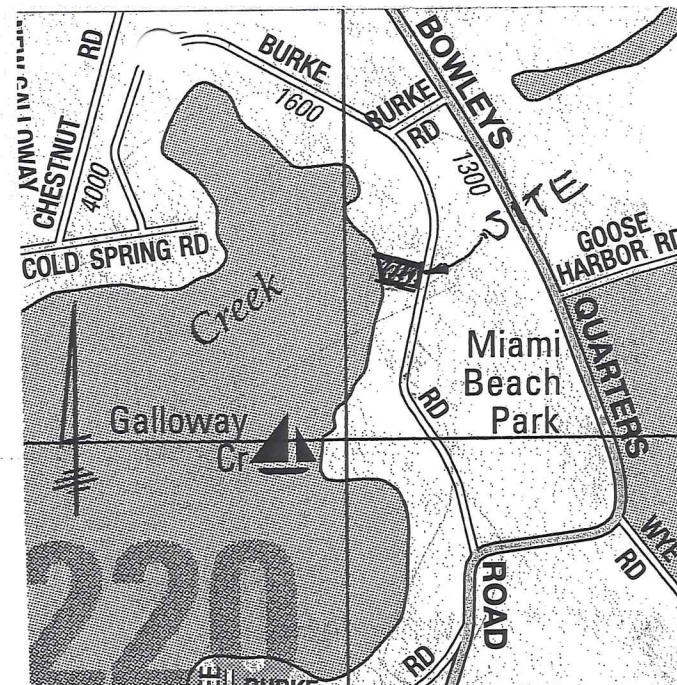


NOTES

1. LOT AREA.....21.620 S.F. = 0.496 ACRE +/-
2. ZONING.....RC5 (MAP 098C1)
3. PUBLIC WATER AND SEWER
4. SITE IS LOCATED IN CBCA AND 100 YR. FLOOD ZONE
5. NO HISTORIC STRUCTURES OR SITES, ARCHEOLOGIC SITES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST
6. PREVIOUS ZONING HISTORY
CASE NO. 2008-0569-SPH (SEPT. 10, 2008) GRANTED A DWELLING W/ SIDE YARDS OF 12 FEET, FRONT YARD SETBACK OF 67 FEET FROM CENTER OF ROAD. LOT COVERAGE OF 27 % AND LOT AREA OF 21,620 S.F.

CENTRAL DRAFTING & DESIGN,
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

2020-0097-A



VICINITY MAP
SCALE 1" = 1000'

OWNER

GREGORY C. ENSOR
ELIZABETH SIMMETH ENSOR
1322 BURKE ROAD
BALTIMORE, MD. 21220
DEED REF: L.41449 F.496
ACCT NO. 1508002714

PETITIONERS
Exhibit 1

**PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE VARIANCE**

1322 BURKE ROAD

ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD
SCALE: 1 INCH = 40 FEET MARCH 31, 2020

