

MEMORANDUM

PM
6/3/20
Adm.
Var.

DATE: July 8, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0114-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 6, 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.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(718 Regester Avenue)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Emily V. & Nicholas M. Philpot	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0114-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, Emily V. and Nicholas M. Philpot (“Petitioners”). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a side yard deck with a side setback of 1.5 ft. in lieu of the required 7.5 ft. 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 May 15, 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 the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 6-3-2020

By [Signature]

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.

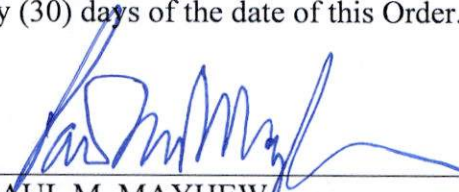
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 3rd day of **June, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a side yard deck with a side setback of 1.5 ft. in lieu of the required 7.5 ft., 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.


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 6-3-2020

By [Signature]



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 718 Regester Ave, Baltimore, MD 21212 Currently zoned DR 5.5
 Deed Reference 40256 / 00066 10 Digit Tax Account # 0915540020
 Owner(s) Printed Name(s) Emily and Nicholas Philpot

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1B02.3.C.1 → To permit a side yard deck with a side setback of 1.5 feet in lieu of the required 7.5 feet.

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):

Emily Philpot / Nicholas Philpot
 Name #1 – Type or Print Name #2 – Type or Print

Emily Philpot / Nicholas Philpot
 Signature #1 Signature #2

718 Regester Ave Baltimore, MD
 Mailing Address City State

21212 / 313-600-2408 / emilyvphilpot@gmail.com
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Emily Philpot
 Name – Type or Print

Emily Philpot
 Signature

718 Regester Ave Baltimore, MD
 Mailing Address City State

21212 / 313-600-2408 / emilyvphilpot@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.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0114-A Filing Date 5/7/20 Estimated Posting Date 5/17/20 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: 718 Regester Ave. Baltimore, MD 21212
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)**

We would like the deck in this proposed location for two reasons. One, we have a small yard and placing the proposed small deck in this location is the best use of this particular space, as well as the best use of the overall space in our rear yard. Having the deck in this proposed location allows our young and growing family to have more usable play space in our rear yard. Secondly, this location allows us to have access this proposed deck from our small existing screened in porch. This would be the best access point for our young and growing family.

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

Emily Philpot
Signature of Owner (Affiant)

Emily V Philpot
Name- Print or Type

Nicholas M. Philpot
Signature of Owner (Affiant)

Nicholas M. Philpot
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 17 day of April, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Emily Philpot, Nicholas Philpot

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

AS WITNESS my hand and Notaries Seal

TIFFANY D COOK
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires 09-30-2023

Tiffany D Cook
Notary Public
09/30/2023
My Commission Expires

718 Regester Avenue, 21212

2020-0114-A

Property Description

Northeast side of Regester Avenue (50' wide) at a distance of 267' northwest of the intersection with Kenleigh Road (50' wide). Containing 7,250 sq. ft. located in the 9th Election District and 5th Councilmatic District.

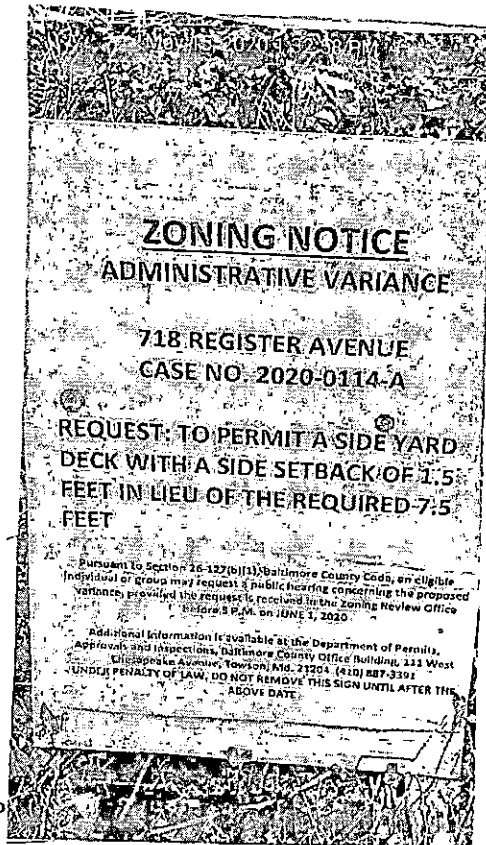
CERTIFICATE OF POSTING

Date: MAY 15, 2020

RE: Project Name: 718 REGISTER AVENUE # 1
Case Number /PAI Number: 2020-0114-A
Petitioner/Developer: PHILPOT
Date of Hearing/Closing: JUNE 1, 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 718 REGISTER AVENUE

The sign(s) were posted on MAY 15, 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)

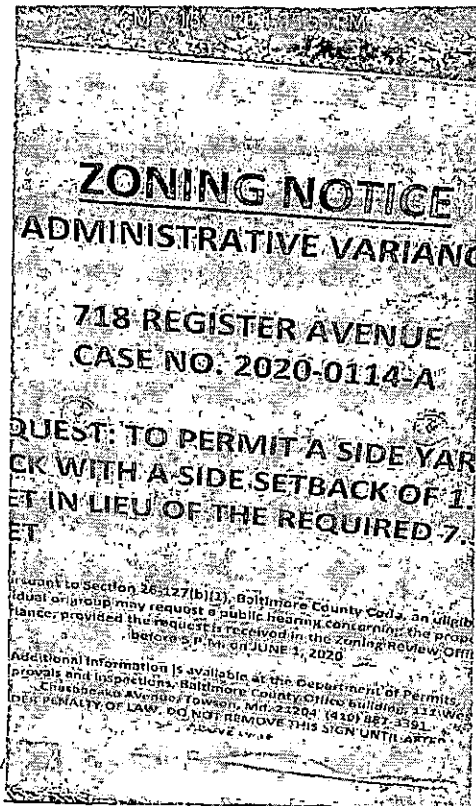
CERTIFICATE OF POSTING

Date: MAY 15, 2020

RE: Project Name: 718 REGISTER AVENUE # 2
Case Number /PAI Number: 2020-0114-A
Petitioner/Developer: PHILPOT
Date of Hearing/Closing: JUNE 1, 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 718 REGISTER AVENUE

The sign(s) were posted on MAY 15, 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- 0114 -A Address 718 REGISTER AVE., 21212

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

Filing Date: 5/7/20 Posting Date: 5/17/20 Closing Date: 6/1/20

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- 0114 -A Address 718 REGISTER AVE., 21212

Petitioner's Name PHILPOT Telephone 313-600-2408

Posting Date: 5/17/20 Closing Date: 6/1/20

Wording for Sign: TO PERMIT A SIDE YARD DECK WITH A SIDE SETBACK OF 1.5 FEET
IN LIEU OF THE REQUIRED 7.5 FEET.

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: 2020-0114-A

Property Address: 718 REGISTER AVE.

Property Description:)

Legal Owners (Petitioners): NICHOLAS + EMILY PHILPOT

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: PHILPOT

Company/Firm (if applicable): _____

Address: 718 REGISTER AVE.

BALT, MD 21212

Telephone Number: 313-600-2408



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 01, 2020

Emily Philpot,
718 Regester Ave
Baltimore MD 21212

RE: Case Number: 2020-0114-A, 718 Regester Ave

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 07, 2020. 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0114-A
Address 718 Regester Avenue
(Philpot Property)

Zoning Advisory Committee Meeting of **May 18, 2020**.

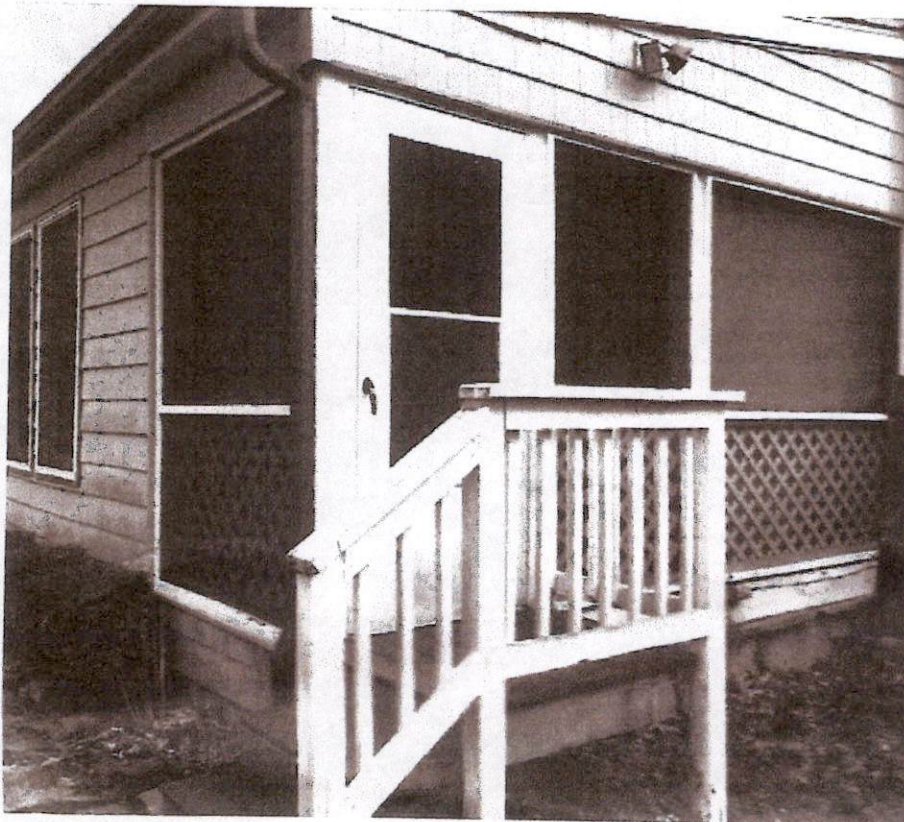
X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 09 Account Number - 0915540020
Owner Information		
Owner Name:	PHILPOT NICHOLAS M PHILPOT EMILY V	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	718 REGESTER AV BALTIMORE MD 21212-1918	Deed Reference: /40256/ 00066
Location & Structure Information		
Premises Address:	718 REGESTER AVE BALTIMORE 21212-1918	Legal Description: LT 40 PT 39,41 718 REGESTER AVE STONELEIGH
Map:	Grid:	Parcel:
0080	0002	0131
Neighborhood:	Subdivision:	Section:
9090097.04	0000	
Block:	Lot:	Assessment Year:
15	40	2020
		Plat No:
		Plat Ref:
		0008/ 0085
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1940	1,967 SF	350 SF
		Property Land Area
		7,250 SF
		County Use
		04
Stories	Basement	Type
2	YES	STANDARD UNIT
		Exterior
		1/2 STONE SIDING/ FRAME
		Quality
		5
		Full/Half Bath
		2 full
		Garage
		1 Attached
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	95,500	95,500
Improvements	279,400	318,500
Total:	374,900	414,000
Preferential Land:	0	
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
		374,900
		387,933
		0
Transfer Information		
Seller: WILCOX PATRICIA JANE	Date: 05/18/2018	Price: \$420,000
Type: ARMS LENGTH IMPROVED	Deed1: /40256/ 00066	Deed2:
Seller: WILCOX PATRICIA JANE MACKIN	Date: 08/18/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /31110/ 00440	Deed2:
Seller: CASTER EDMUND	Date: 05/07/2003	Price: \$310,000
Type: ARMS LENGTH IMPROVED	Deed1: /17957/ 00299	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2019
State:	000	0.00
Municipal:	000	0.00
		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		



* THE HOUSE DIMENSIONS
STAGGER BACK SO
THE PROPOSED DECK
WILL BE SET BACK
1.5 TO 2' FROM
THE PROPERTY LINE

C H E C K L I S T**Comment
Received****Department****Support/Oppose/
Conditions/
Comments/
No Comment**

_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>5-12</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	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 (1st) Date: 5-15-2020 by BillingdaySIGN POSTING (2nd) Date: _____ by _____PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0915540020		
Owner Information		
Owner Name:	PHILPOT NICHOLAS M PHILPOT EMILY V	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	718 REGESTER AV BALTIMORE MD 21212-1918	Deed Reference: /40256/ 00066
Location & Structure Information		
Premises Address:	718 REGESTER AVE BALTIMORE 21212-1918	Legal Description: LT 40 PT 39.41 718 REGESTER AVE STONELEIGH
Map: 0080	Grid: 0002	Parcel: 0131
Neighborhood: 9090097.04	Subdivision: 0000	Section: 15
Block: 40	Lot: 2020	Assessment Year: 2020
Plat No: 0008/ 0085		Plat Ref: 0008/ 0085
Town: None		
Primary Structure Built: 1940	Above Grade Living Area: 1,967 SF	Finished Basement Area: 350 SF
Property Land Area: 7,250 SF	County Use: 04	
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: 1/2 STONE SIDING/ FRAME	Quality: 5	Full/Half Bath: 2 full
Garage: 1 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	95,500	95,500
Improvements	279,400	318,500
Total:	374,900	414,000
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		374,900
		387,933
		0
Transfer Information		
Seller: WILCOX PATRICIA JANE	Date: 05/18/2018	Price: \$420,000
Type: ARMS LENGTH IMPROVED	Deed1: /40256/ 00066	Deed2:
Seller: WILCOX PATRICIA JANE MACKIN	Date: 08/18/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /31110/ 00440	Deed2:
Seller: CASTER EDMUND	Date: 05/07/2003	Price: \$310,000
Type: ARMS LENGTH IMPROVED	Deed1: /17957/ 00299	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		0.00 0.00
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

KENLEIGH RD

KINGSTON RD

REGISTER AVE

MAPLEWOOD RD

MURDOCK RD

080A1 DR 5.5
9 ED NE 8-A

5 CD



ADDRESS 718 REGISTER AVE. 01212 OWNER(S) NAME(S) PHILPOT
SUBDIVISION NAME STONELEIGH LOT# 40 BLOCK# 15 SECTION# N/A
PLAT BOOK# 8 FOLIO# 85 10 DIGIT TAX# 091554.0020 DEED REF.# 40256/00066

ORDERED BY:



R&P Settlement Group
1407 York Road | Suite 201
Lutherville-Timonium, MD 21093
410.821.1401 | rpsettlement.net



PROPERTY ADDRESS: 718 REGISTER AVENUE

BALTIMORE, MARYLAND 21212

SURVEY NUMBER: 1804.0560

FIELD WORK DATE: 4/18/2018

REVISION HISTORY: (REV.1 4/18/2018)

18040560

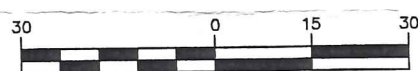
LOCATION DRAWING

LOT 40 & PART OF LOTS 39 & 41, BLOCK 15

STONELEIGH

BALTIMORE COUNTY, MARYLAND

04-18-2018 SCALE 1"=30'



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

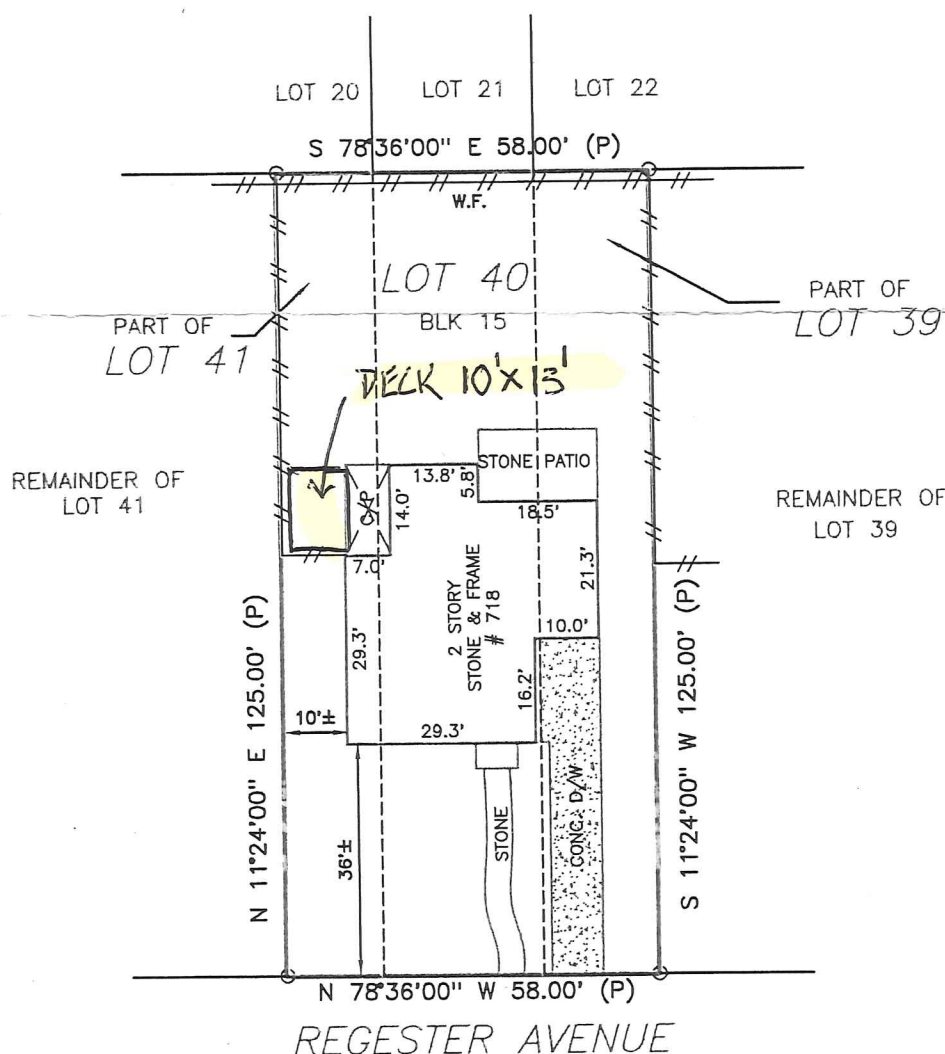
ACCURACY=3'±

PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



LINE 3
EXPIRES 1-14-2019



2020-0114-A

POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: 18-12305-NC

DATE: 04/18/18

BUYER: NICHOLAS M. PHILPOT AND EMILY V. PHILPOT

SELLER: PATRICIA JANE WILCOX

CERTIFIED TO:

NICHOLAS M. PHILPOT AND EMILY V. PHILPOT; R&P SETTLEMENT GROUP

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT.

Jean Ottey



jean.ottey@gmail.com

c: 410.440.2963

o: 410.583.0400



**BERKSHIRE
HATHAWAY**
HomeServices
Homesale Realty

LB# 21535
www.exactamd.com

THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

ZONING MAP# 080 A1
SITE ZONED DR 5.5
ELECTION DISTRICT 9
COUNCIL DISTRICT 5
LOT AREA ACREAGE _____
OR SQUARE FEET 7250 sq
HISTORIC ? NO
IN CBCA ? NO
IN FLOOD PLAIN ? NO
UTILITIES ? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING ? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

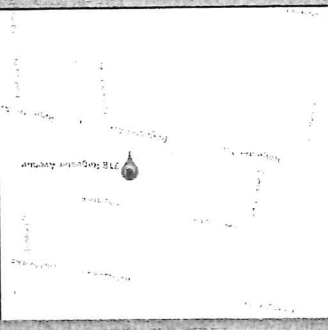
VIOLATION CASE INFO:

Part. Exh. 1

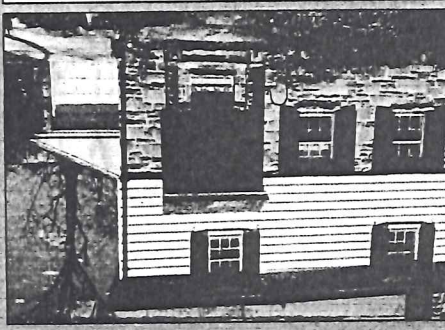
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
OWNER(S) NAME(S) Philpot
ADDRESS 718 REGESTER AVE. 01912
SUBDIVISION NAME Stoneleigh
LOT # 40 BLOCK # 15 SECTION # N/A
PLAT BOOK # 8 FOLIO # 85 10 DIGIT TAX # 0915540020 DEED REF. # 40256/00066

ORDERED BY:

R&P
SETTLEMENT GROUP
1407 York Road, Suite 201
Lutherville, Timonium, MD 21093
410.821.1401 (Appointment)

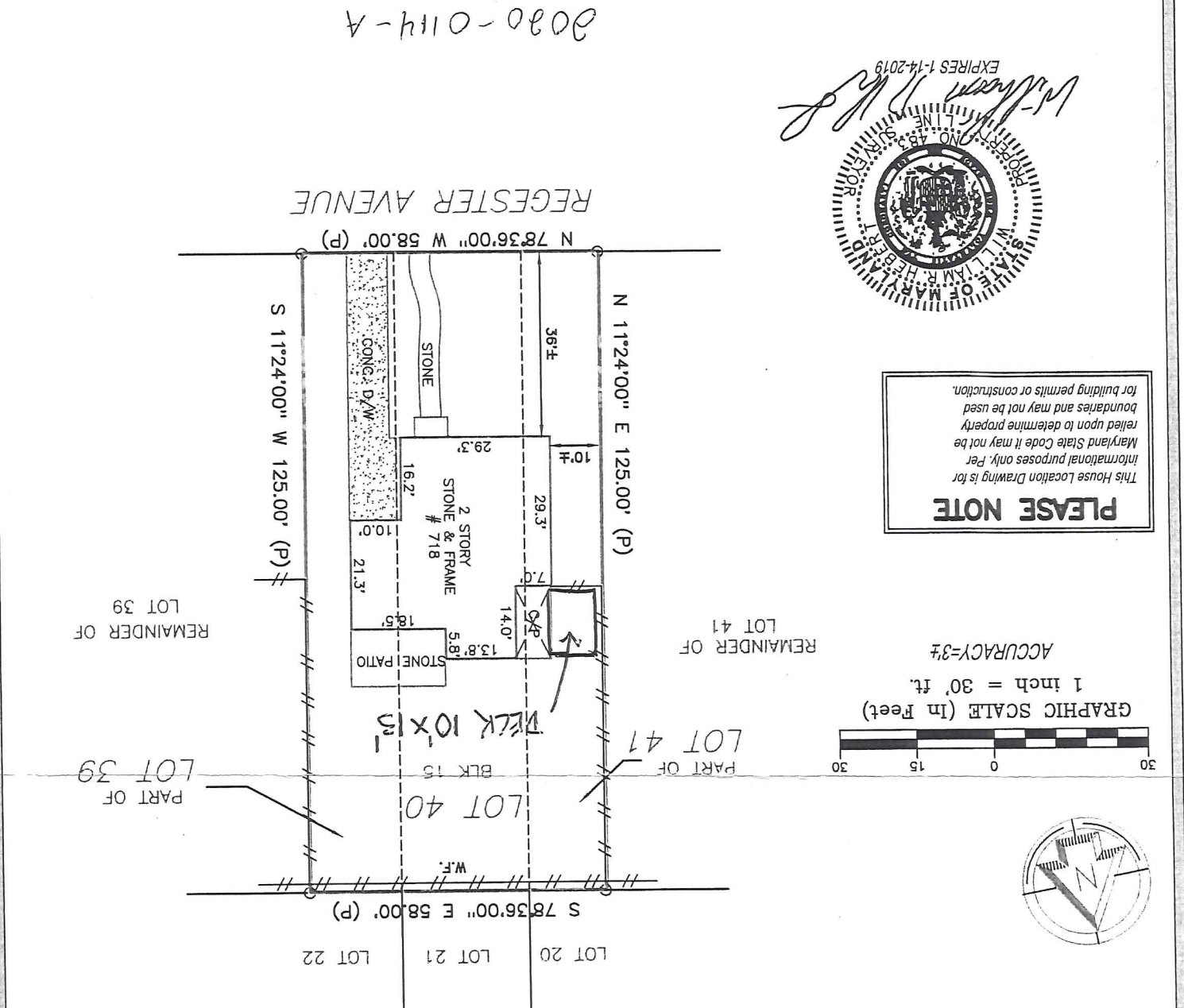


718 Regester Avenue



PROPERTY ADDRESS: 718 REGESTER AVENUE BALTIMORE, MARYLAND 21212
SURVEY NUMBER: 1804.0560

FIELD WORK DATE: 4/18/2018
REVISION HISTORY: (REV. 1 4/18/2018)
18040560
LOCATION DRAWING
LOT 40 & PART OF LOTS 39 & 41, BLOCK 15
STONELEIGH
BALTIMORE COUNTY, MARYLAND
04-18-2018 SCALE 1"=30'



POINTS OF INTEREST: NONE VISIBLE

CLIENT NUMBER: 18-12305-NC DATE: 04/18/18

BUYER: NICHOLAS M. PHILPOT AND EMILY V. PHILPOT
SELLER: PATRICIA JANE WILCOX

CERTIFIED TO: NICHOLAS M. PHILPOT AND EMILY V. PHILPOT, R&P SETTLEMENT GROUP

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT.

THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

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www.exactamd.com
LB# 21535

ZONING MAP# 080 A1 SITE ZONED DR 5.5
ELECTION DISTRICT 9 COUNCIL DISTRICT 5
LOT AREA ACREAGE OR SQUARE FEET 7350 ft²
HISTORIC? NO IN CBQA? NO
IN FLOOD PLAIN? NO UTILITIES? MARK WITH X
WATER IS: PUBLIC X PRIVATE
SEWER IS: PUBLIC X PRIVATE
PRIOR HEARING? NO IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
VIOLATION CASE INFO: