MEMORANDUM

DATE: September 29, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0188-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on September 28, 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
(3235 Pelger Road)		
3rd Election District	*	OFFICE OF ADMINISTRATIVE
2nd Council District		
Jason & Michelle Fedash	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2020-0188-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, Jason and Michelle Fedash ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations ("BCZR") §§ 301.1 and 1B01.2.C.1.b to permit a proposed deck with a rear yard setback of 12 ft. in lieu of the required 22.5 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 August 9, 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

ORDER RECEIVED FOR FILING

Date 8-27-2020

By

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 **27th** day of **August, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from BCZR §§ 301.1 and 1B01.2.C.1.b to permit a proposed deck with a rear yard setback of 12 ft. in lieu of the required 22.5 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 8-27-2020
By DW

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 3235 Pelger Road **Currently zoned** DR2

Deed Reference 41502/00255 10 Digit Tax Account # 2500011120

Owner(s) Printed Name(s) Jason & Michelle Fedash

(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. ⇨ **ADMINISTRATIVE VARIANCE** from Section(s) 301.1 & 1B01.2.C.1.b (BCZR) To permit a proposed deck with a rear yard setback of 12 feet in lieu of the required 22.5 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):

Jason Fedash / Michelle Fedash

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

3235 Pelger Road Pikesville MD

Mailing Address City State

21208 / (202)805-1809 /

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

ORDER RECEIVED FOR FILING 8-27-20 Date By

Representative to be contacted:

Gerard Andersen (Allied Remodeling)

Name – Type or Print

Signature

110 West Rd ste435 Towson MD

Mailing Address City State

21204 / 4103369666 Gerard.andersen.awesome@email.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 2020-0188-A **Filing Date** 7/28/20 **Estimated Posting Date** 8/20 **Reviewer** gk

Rev 5/5/2016

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:	3235 Pelger Road	Pikesville	MD	21208
	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 <u>practical difficulty or hardship</u> here)**

We would like to construct an open deck 15'x22' w/ 4x4' landing & steps to grade on the rear of our single family dwelling; located at 3235 Pelger Rd within the sub-division of old court crossing. Being a DR2 zone witha required rear yard setback of 30ft and our home currently standing at 35' to the rear property line we will not be able to meet required setbacks, We believe this is due to the placement of our house on lot being set back at 31' from the front property line in lieu of the required 25'. Along with with our lot being well under the average lot size of (9+) properties within out subdivision. Therefore we are requesting an administrative variance of 12' in lieu of the required 30' rear yard setback.

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

Jason Fedash	Michelle Fed
Signature of Owner (Affiant)	Signature of Owner (Affiant)
Jason Fedash	Michelle Fedash
Name- Print or Type	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 14th day of May, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JASON FEDASH and MICHELLE FEDASH

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

AS WITNESS my hand and Notaries Seal

Maureen Dix Mack
Notary Public

12/3/2023
My Commission Expires

MAURLEEN DIX MACK NOTARY PUBLIC BALTIMORE CITY, MD.

REV. 5/5/2016

CERTIFICATE OF POSTING

RE: Case No.: 2020-0188-A

Petitioner/Developer: Jason & Michael Fedash

Date of Hearing/Closing: August 24, 2020

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:

3235 Pelger Road SIGN 1

The sign(s) were posted on August 9, 2020
(Month, Day, Year)

Sincerely,

August 9, 2020
(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

RE: Case No.: 2020-0188-A

Petitioner/Developer: Jason & Michael Fedash

Date of Hearing/Closing: August 24, 2020

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

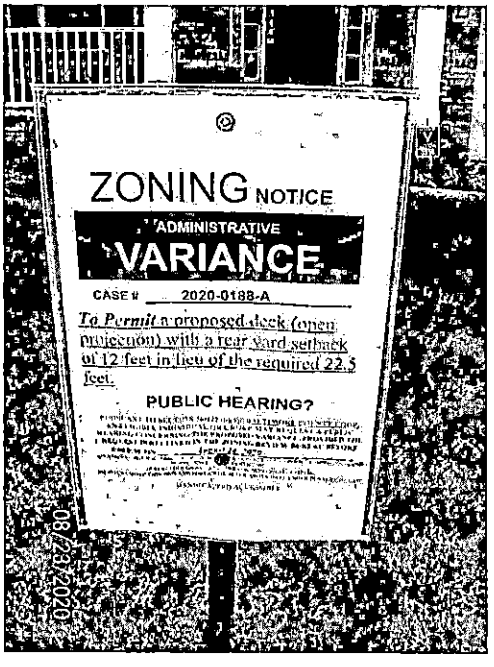
Attn: Kristen Lewis:

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:

3235 Pelger Road **SIGN 1 Recertification**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

August 23, 2020
(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)

CE IFICATE OF POST G

2020-0188-A

RE: Case No.: _____

Petitioner/Developer: _____

Jason & Michael Fedash

August 24, 2020

Date of Hearing/Closing: _____

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

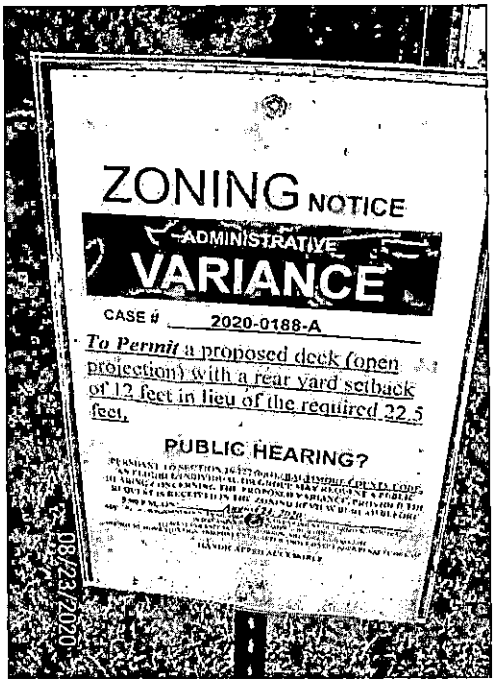
Attn: Kristen Lewis:

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:_____

3235 Pelger Road **SIGN 2 Recertification**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

August 23, 2020

(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

RE: Case No.: 2020-0188-A

Petitioner/Developer: Jason & Michael Fedash

Date of Hearing/Closing: August 24, 2020

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: 3235 Pelger Road SIGN 2

The sign(s) were posted on August 9, 2020
(Month, Day, Year)

Sincerely,

(Signature of Sign Poster) August 9, 2020 (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0188 -A Address 3235 Pelger Road

Contact Person: Gary Heck Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/29/2020 **Posting Date:** 8/9/20 **Closing Date:** 8/24/20

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- 0188 -A Address 3235 Pelger Road

Petitioner's Name Jason & Michelle Fedash Telephone (202) 805-1809

Posting Date: 8/9/20 **Closing Date:** 8/24/20

Wording for Sign: *To Permit* a proposed deck (open projection) with a rear yard setback of 12 feet in lieu of the required 22.5 feet.

Revised 2/20/2020

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 199722

Date: 7/28/2020

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75
						Total:		75

Rec From: Gerard Andersen (Allied Remodeling)

For: 3235 Pelger Road

case # 2020-0188-A

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

JOHN A. OLSZEWSKI, JR.
County Executive

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

August 24, 2020

Gerard Anderson,
110 West Road Ste 435
Towson MD 21204

RE: Case Number: 2020-0188-A, 3235 Pelger 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 July 28, 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,

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: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0188-A
Address 3235 Pelger Road
(Fedash Property)

Zoning Advisory Committee Meeting of **August 17, 2020.**

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

Reviewer: Steve Ford

C:\Users\jnjohnson\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\H1PAGF4X\ZAC 20-0188-A 3235 Pelger Road.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
AUG 20 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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: August 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0188-A
Address 3235 Pelger Road
(Fedash Property)

Zoning Advisory Committee Meeting of **August 17, 2020.**

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

Reviewer: Steve Ford

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CASE NO. 2020- 0188-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
8-20	DEPS (if not received, date e-mail sent)	NC
	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: 8-9-20 by Black

SIGN POSTING (2nd) Date: by

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any:

2020-0188-A

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 03 **Account Number -** 2500011120

Owner Information

Owner Name:	FEDASH JASON FEDASH MICHELLE	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	3235 PELGER RD PIKESVILLE MD 21208-	**Deed Reference:**	/41502/ 00255

Location & Structure Information

Premises Address:	3235 PELGER RD PIKESVILLE 21208-	**Legal Description:**	0.208 AC 3235 PELGER RD SS OLD COURT CROSSING

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	3
0068	0023	0594	3050071.04	9736			16	2020	Plat Ref:	0079/ 0738

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2019	4,241 SF	971 SF	0.2080 AC	06

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	6	4 full/ 1 half	2 Attached	

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	121,100	241,100		
Improvements	761,600	632,500		
Total:	882,700	873,600	882,700	873,600
Preferential Land:	0			0

Transfer Information

Seller: BEAZER HOMES LLC	**Date:** 06/11/2019	**Price:** $906,751
Type: ARMS LENGTH IMPROVED	**Deed1:** /41502/ 00255	**Deed2:**
Seller: OLD COURT LLC	**Date:** 01/22/2018	**Price:** $3,686,400
Type: ARMS LENGTH MULTIPLE	**Deed1:** /39868/ 00171	**Deed2:**
Seller:	**Date:** 06/26/2014	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /35110/ 00171	**Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 09/27/2019

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2020-0188-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jason & Michelle Fedash
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 3235 PELGER RD
Location: South side of Pelger Road East 286 feet to the center line of Shopo Road.

Existing Zoning: DR 2 **Area:** .208 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
301.1 and 1B01.2.C.1.b (BCZR) To permit a proposed deck with a rear yard set back of 12 feet in lieu of the required 22.5 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 08/24/2020

Miscellaneous Notes:

Case Number: 2020-0189-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Rebecca Ann Leaf and David Adam Katz
Contract Purchaser: No Contract Purchaser was set.

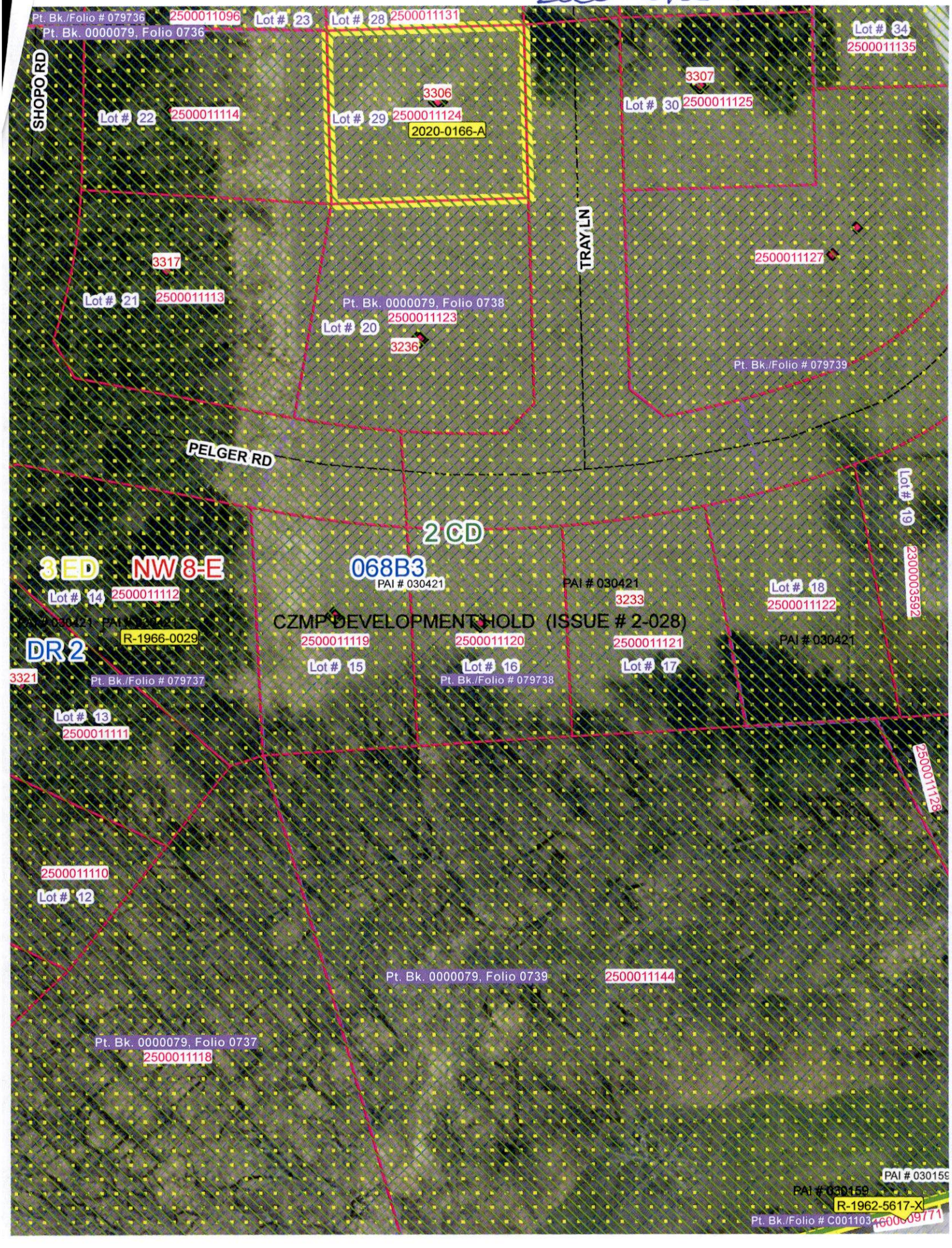
Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 3303 TRAY LN
Location: East side of Tray Lane (50') 135' South of center line of intersection with Pelger Road (50').

Existing Zoning: DR 2 **Area:** 0.206 A
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
1B01.2.C.1.b. To permit a rear yard deck with a rear setback of 19 feet in lieu of the required 22.5 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 08/24/2020

Miscellaneous Notes:

2020-0188-A

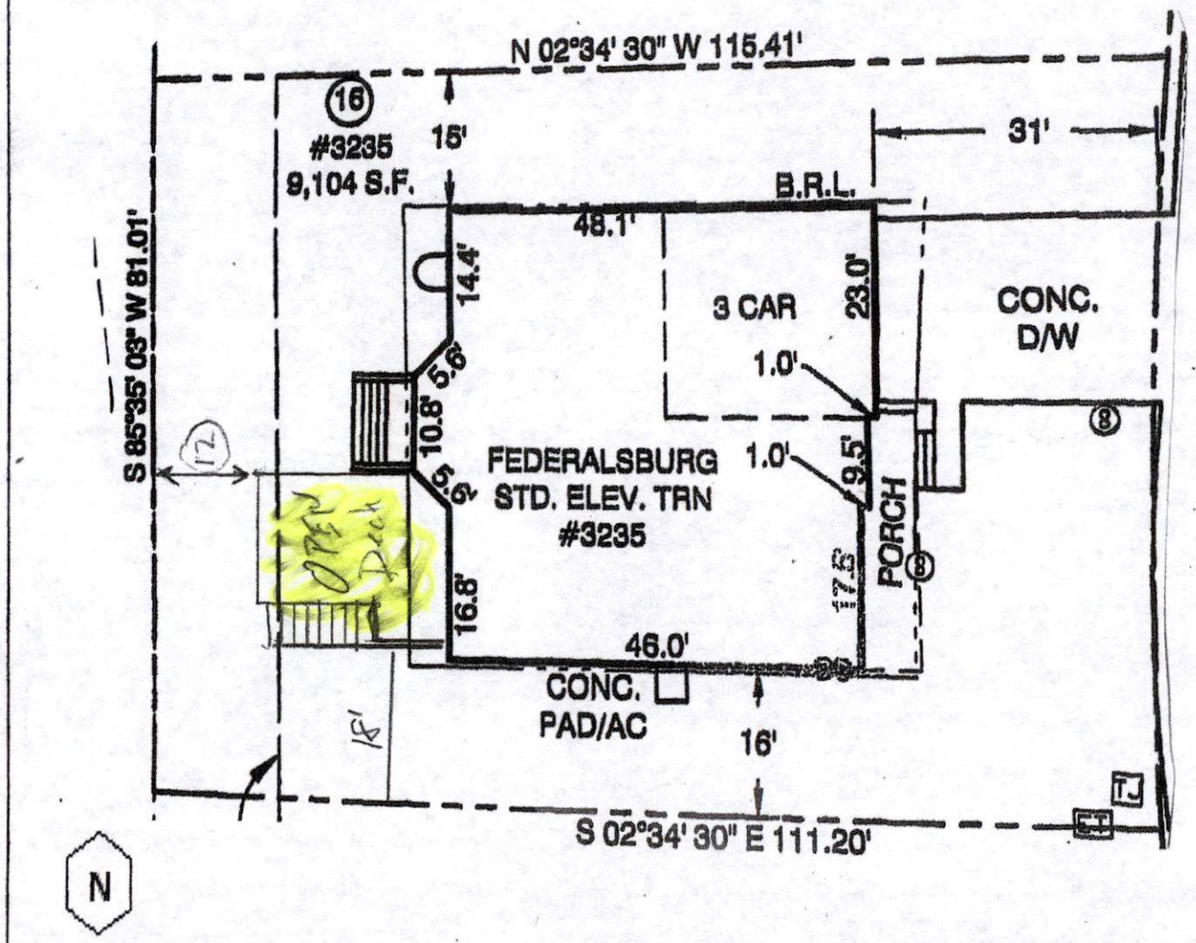

Pt. Bk./Folio # 079736
2500011096
Lot # 23
Lot # 28
2500011131
Pt. Bk. 0000079, Folio 0736
Lot # 34
2500011135
SHOPO RD
3307
3306
Lot # 30
2500011125
Lot # 22
2500011114
Lot # 29
2500011124
2020-0166-A
TRAY LN
2500011127
3317
Lot # 21
2500011113
Pt. Bk. 0000079, Folio 0738
2500011123
Lot # 20
3236
Pt. Bk./Folio # 079739
PELGER RD
Lot # 19
2300003592
2 CD
3 ED
NW 8-E
068B3
PAI # 030421
PAI # 030421
3233
Lot # 18
2500011122
Lot # 14
2500011112
CZMP DEVELOPMENT HOLD (ISSUE # 2-028)
R-1966-0029
DR 2
2500011119
2500011120
2500011121
PAI # 030421
3321
Pt. Bk./Folio # 079737
Lot # 15
Lot # 16
Pt. Bk./Folio # 079738
Lot # 17
Lot # 13
2500011111
2500011128
2500011110
Lot # 12
Pt. Bk. 0000079, Folio 0739
2500011144
Pt. Bk. 0000079, Folio 0737
2500011118
PAI # 030159
PAI # 030159
R-1962-5617-X
Pt. Bk./Folio # C001103
2600009771

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 3235 Pelger Road OWNER(S) NAME(S) Jason & Michelle Fedash

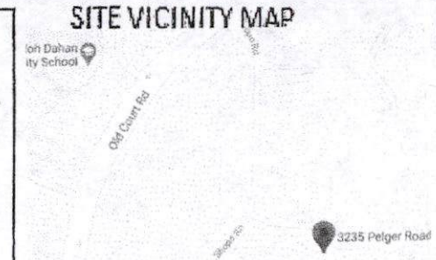
SUBDIVISION NAME Old Court Crossing LOT # 16 BLOCK # ____ SECTION # ____

PLAT BOOK # 79 FOLIO # 738 10 DIGIT TAX # 2500011120 DEED REF. # ____/____



PLAN DRAWN BY Gerard Andersen DATE ____ SCALE: 1 INCH = 20' FEET

SITE VICINITY MAP



■ MAP IS NOT TO SCALE

ZONING MAP# ____

SITE ZONED DR 2

ELECTION DISTRICT 3rd

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE .208

OR SQUARE FEET ____

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 ? ____

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exh. 1

2020-0188-A

Zoning Property Description:

3235 Pelger Road

Beginning at a point on the south side of Pelger Road which is 50' wide at a distance of 286' east of the centerline of the nearst improved intersecting Street being Shopo Road which is 50' wide.

Being Lot 160, in the subdivsion of Old Court Crossing as recorded in the baltimore county plot book #79 Folio #738 containing .208acres. and located in the 3rd election district and the 2nd councilmanic district also know as 3235 Pelger Road

2020-0188-A

Zoning Property Description:

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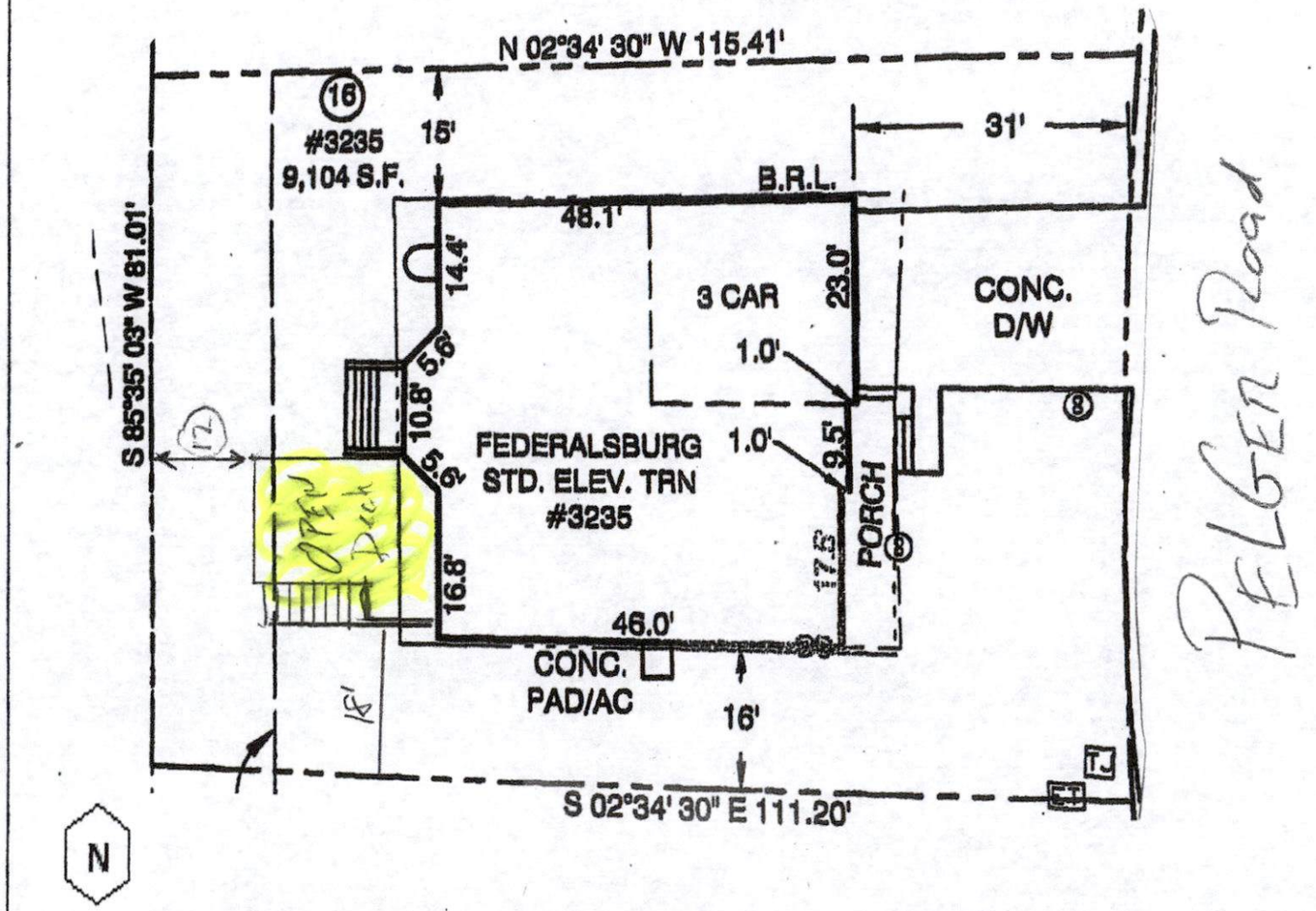
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 3235 Pelger Road OWNER(S) NAME(S) Jason & Michelle Fedash

SUBDIVISION NAME Old Court Crossing LOT # 16 BLOCK # ____ SECTION # ____

PLAT BOOK # 79 FOLIO # 738 10 DIGIT TAX # 2500011120 DEED REF. # ____/____



PLAN DRAWN BY Gerard Andersen DATE ____ SCALE: 1 INCH = 20' FEET

SITE VICINITY MAP

■ MAP IS NOT TO SCALE

ZONING MAP# ____

SITE ZONED DR 2

ELECTION DISTRICT 3rd

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE .208

OR SQUARE FEET ____

HISTORIC ? no

IN CBCA ? no

IN FLOOD PLAIN ? no

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

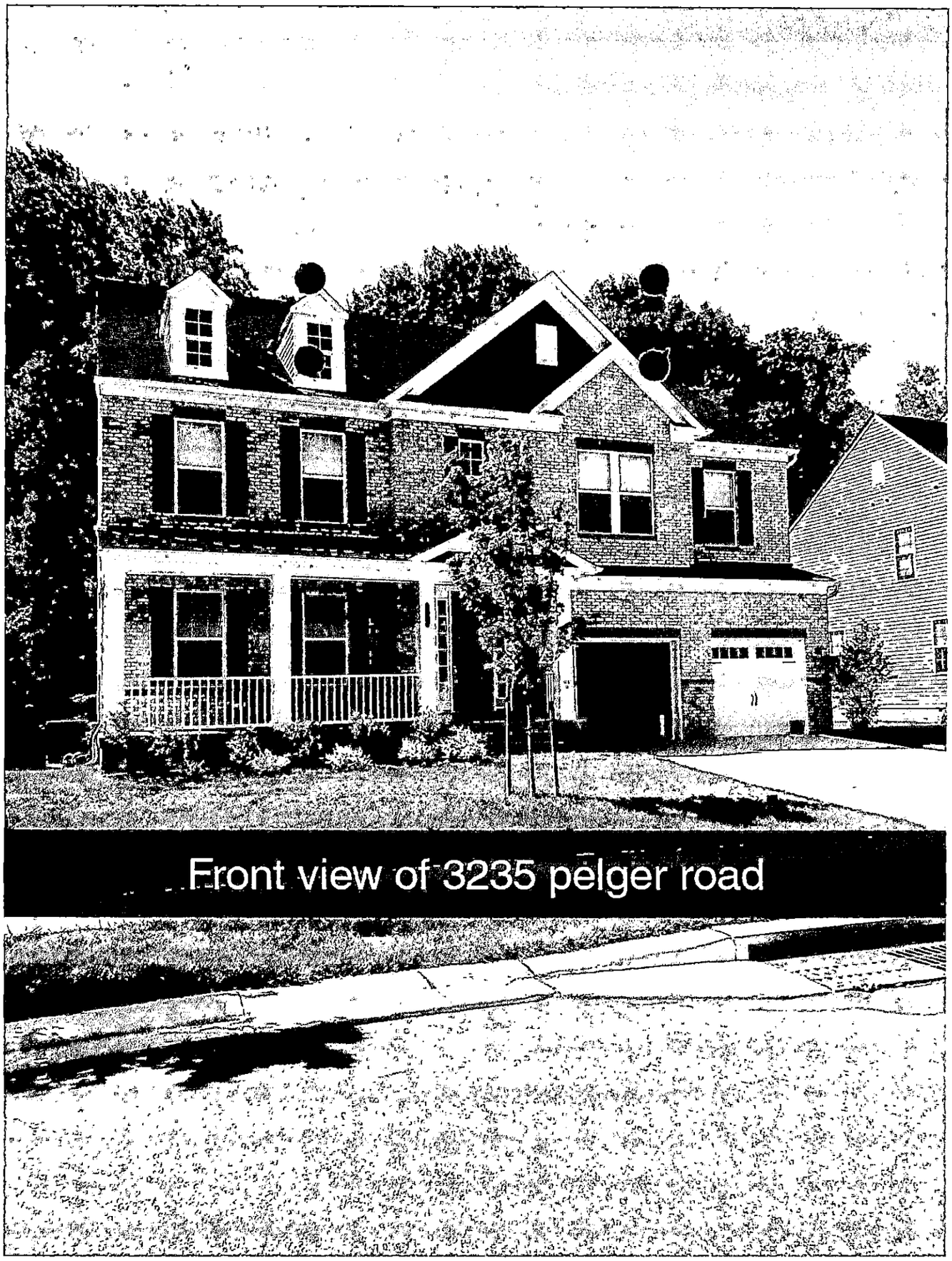
PUBLIC X PRIVATE ____

PRIOR HEARING ? ____

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

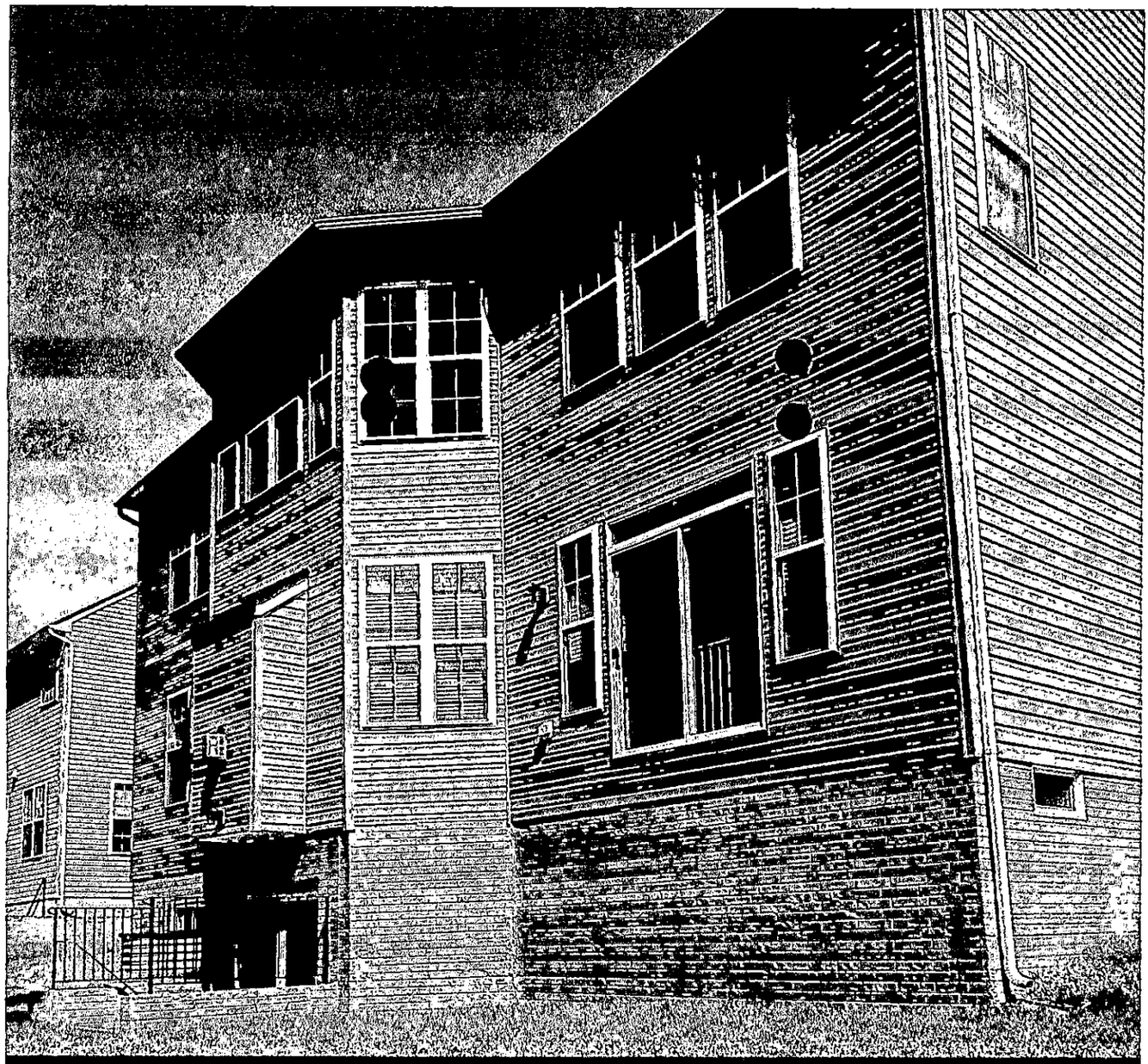
VIOLATION CASE INFO:

2020-0188-A



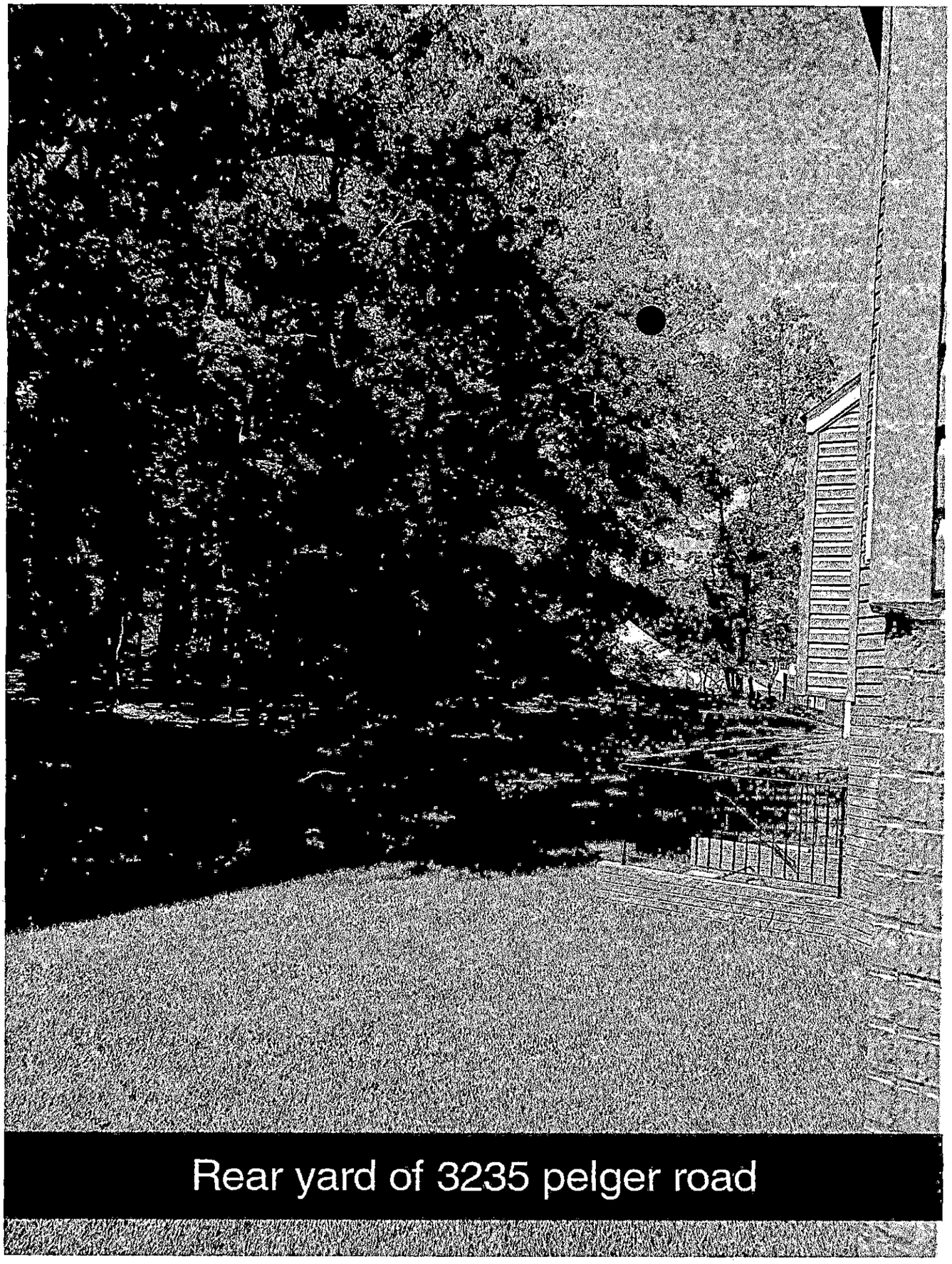
Front view of 3235 pelger road

2020-0188-A



Rear of 3235 pelger road (location of open deck

2020-0188-A



Rear yard of 3235 pelger road

2020-0188-A