

JOHN A. OLSZEWSKI, JR. County Executive

PAUL M. MAYHEW

Managing Administrative Law Judge

MAUREEN E. MURPHY

Administrative Law Judge

May 2, 2023

Jason Vettori, Esquire - <u>jvettori@sgs-law.com</u>
David Gildea, Esquire - <u>dgildea@sgs-law.com</u>
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204

RE:

Petition for Variance

Case No. 2023-0052-A

Property: The Courts of Hidden Waters

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely.

Mauren E. Murp

MAUREEN E. MÜRPHY Administrative Law Judge for Baltimore County

MEM:dlm

Enclosure

Ed Levendusky — <u>elevendusky@carusohomes.com</u>

Tom Sheckells - tsheckells@mragta.com

Erica Yoakum - eyoakum@carusohomes.com

IN RE: PETITION FOR VARIANCE	*
( <b>The Courts of Hidden Waters</b> )  3 <sup>rd</sup> Election District  2 <sup>nd</sup> Council District	*
Caruso Builder Hidden Waters II C	4

Caruso Builder Hidden Waters, LLC

Legal Owner/Petitioner

BEFORE THE

\* OFFICE OF ADMINISTRATIVE

\* HEARINGS OF

BALTIMORE COUNTY

Case No: 2023-0052-A

#### **OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Variance filed by Caruso Builder Hidden Waters, LLC, legal owner ("Petitioner") for the property located on Old Court Rd. and known as The Courts of Hidden Waters (the "Property"):

- 1) From the Baltimore County Zoning Regulations ("BCZR") § 1B01.2.C.1.b: To permit 20-foot setbacks between side building faces in lieu of the required 30 feet between the following lots:
  - a. Lots 12 & 13
  - b. Lots 18 & 19
- 2) From the BCZR §1B01.2.C.1.b: To permit 25-foot setbacks between side building faces in lieu of the required 30 feet between and for the following lots:
  - a. Lots 9 & 10
  - b. Lots 11 & 12
  - c. Lots 14 & 15
  - d. Lots 17 & 18
  - e. Lots 20 & 21
  - f. Lots 22 & 23

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Ed Levendusky, Authorized Representative for Caruso Builder Hidden Waters, LLC appeared on behalf of the Petitioner in support of the requested relief along with Thomas H. Sheckells, Civil Engineering and Land Planning Project

Manger with Morris & Ritchie Associates, Inc., the engineering firm who prepared and sealed a site plan (the "Site Plan"). (Pet. Ex. 1). Jason Vettori, Esq. of Smith, Gildea & Schmidt, LLC represented the Petitioner. There were no Protestants or interested citizens who attended the hearing.

Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP") and Department of Environmental Protection and Sustainability ("DEPS") which agencies did not oppose the requested relief.

The case proceeded by way of modified proffer by Mr. Vettori. The Property is 24.41 acres +/- located on Old Court Rd. In 2018, it received development approval for 24 single family homes in Case No. PAI# 3-0517. (Pet. Ex. 4). The approved Final Development Plan was recorded in Land Records of Baltimore County (Plat Book 79, page 966, 967). (Pet. Ex. 6, 7).

The Petitioner is now developing the Property and has received feedback from potential buyers that the original 2-story home design is not desirable. As a result, Petitioner seeks to build alternative unit types on 8 of the lots (Lots 9, 12, 13, 14, 18, 19, 20, 22) to change the approved 2-story to 1-story, alternative unity type homes. (Pet. Ex. 8). These alternative unit types are wider and further reduce the setbacks between building faces. An example of the alternative unit type called 'Baywood' was provided. (Pet. Ex. 9B). With the original 2-story, more narrow homes, the view created a walled effect which is also not desirable given that Old Court Rd. is a Baltimore County Designated Scenic Route.

Each of the 8 lots is uniquely sized and shaped. Additionally, the entire Property is irregularly shaped due to its proximity to I-695 and required 500 ft. Major Highway setback line, as well as the extensive environmental features which limit the developable area and otherwise shape the individual lots. The developable area is further reduced by the 100-year storm water

management facilities. Petitioner contends that without the requested reduced side yard building to building setbacks, the homes will not be marketable.

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

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

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

I find that Lots 9, 12, 13, 14, 18, 19, 20, and 22 are uniquely shaped and sized. I further find that such unique features create a practical difficulty in design and constructing wider 1-story homes on the limited lot sizes. The potential buyers of the proposed homes seek 1-story living in anticipation of their needs in later years. I also find that the requested variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this <u>2<sup>nd</sup></u> day of May, 2023, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR, §1B01.2.C.1.b to permit 20 foot setbacks between side building faces in lieu of the required 30 feet between the following lots:

- a. Lots 12 & 13
- b. Lots 18 & 19

be, and they are each hereby, GRANTED; and it is,

FURTHER ORDERED, that the Petition for Variance from the BCZR §1B01.2.C.1.b to permit 25 foot setbacks between side building faces in lieu of the required 30 feet between and for the following lots:

- a. Lots 9 & 10
- b. Lots 11 & 12
- c. Lots 14 & 15
- d. Lots 17 & 18
- e. Lots 20 & 21
- f. Lots 22 & 23

be, and they are each hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

- 1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is 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, Petitioner would be required to return the subject property to its original condition.
- 2. Petitioner must comply with the DOP ZAC comments, a copy of which is attached hereto and made a part hereof.
- 3. The Site Plan (Pet. Ex. 1) is attached hereto and made a part hereof.

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

MAUREEN E. MURPHY Administrative Law Judge

Mauren Z. Murphy

Administrative Law Judge for Baltimore County

MEM/dlm

## **BALTIMORE COUNTY, MARYLAND** INTER-OFFICE MEMORANDUM

TO:

C. Pete Gutwald

**DATE:** 4/3/2023

Director, Department of Permits, Approvals and Inspections

FROM:

Steve Lafferty

Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS - Revised

Case Number: 2023-0052-A

**INFORMATION:** 

**Property Address:** The Courts of Hidden Waters

Petitioner:

Ed Levendusky, Caruso Builders

Zoning:

DR 1

Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Variance(s) -

- 1. From BCZR section 1B01.2.C.1.b to permit 20 foot setbacks between side building faces in lieu of the required 30 feet between the following lots:
  - a. Lots 12 & 13
  - b. Lots 18 &19; and
- 2. BCZR section 1B01.2.C.1.b to permit 25 foot setbacks between side building faces in lieu of the required 30 feet between the following lots:
  - a. Lots 9 & 10
  - b. Lots 11 &12
  - c. Lots 14 & 15
  - d. Lots 17 & 18
  - e. Lots 20 & 21
  - f. Lots 22 & 23; and
- 3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

The proposed site is a 24.41 acre property zoned DR 1. It is surrounded by mostly residential properties and is currently an unimproved agricultural site. The project has a previous development plan that was approved in 2018 known as The Courts of Hidden Waters, PAI# 3-0517, which proposes 24 single-family dwellings.

The existing land use is currently agricultural with a proposed land use of residential development. It is understood that Old Court Road is a Baltimore County Designated Scenic Route. The requested relief for setbacks between side building faces for said lots above, does not impose adverse visual impacts on adjacent properties or the public right of way and helps achieve a desirable site design.

The Department has no objections in granting the relief conditioned upon the following:

- 1) Old Court Road is a Baltimore County Designated Scenic Route. All applicable scenic development guidelines outlined in the Baltimore County Comprehensive Manual of Development Policies, Division VI, Section A, Scenic Views, pages 173-185 are to be met. All efforts should be made to preserve the existing scenic view and disturbance should be limited to the fullest extent possible.
- 2) Comply with any landscaping guidelines required by the Baltimore County Landscape Architect.

Division Chief:

- 3) The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for DR 1 zoned property and
- 4) The plan meets all additional conditions as required by the Administrative Law Judge.

For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:

Krystle Patchak

Krystie i atchak

SL/JGN

c: Jason T. Vettori
Alexandra Laham, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

PETITION FOR ZONING HEARING(S)

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:

	46089 , 223	3	14, 15, 17, 18, 19, 20, 21, 22	See attached.		
Deed Reference	Comune Duilder I	lidden Waters, LLC	10 Digit Tax Account #			
Owner(s) Printed Name	e(s) Cardso Builder F	ilduen vvaters, LLC	,			
(SELECT TH	E HEARING(S) BY MAI	RKING <u>X</u> AT THE	APPROPRIATE SELECTIO	N(S) AND ADDING T	THE PETITION REQUES	ST)
The undersigned, who o hereof, hereby petition f	• • • •	perty situate in Bal	itimore County and which is o	lescribed in the plan/p	olat attached hereto and	made a part
	learing under Sect Commissioner sho		e Zoning Regulations o	f Baltimore Coun	ty, to determine who	ether
2 a Special E	xception under the	e Zoning Regu	lations of Baltimore Co	unty to use the he	erein described pro	perty for
3. X a Variance	from Section(s)					
Please see attache	∍d.					
additional space,	you may add an a NTED AT HEARING	ittachment to t		L FREGENTED	AT HEARING . II	
I/ we agree to pay exper Baltimore County adopt Legal Owner(s) Affirma which is the subject of the	nses of above petition(s ed pursuant to the zonir ation: I / we do so soler his / these Petition(s).	s), advertising, post ng law for Baltimore	ting, etc. and further agree to			
Contract Purchase	er/Lessee:		Legal Owners (Petit Ed Levendusky, Authoriz		Caruso Builder Hidden \	Waters, LLC
Name - Type or Print			Name #1 – Type or Print	Audy 1	Name #2 – Type or F	
			1 20 800			rint
Signature			Signature#1/ 2120 Baldwin Avenue, S	Suite 200	Signature # 2 Crofton	Print ————————————————————————————————————
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Mailing Address /	City / phone # Em	State all Address	Signature #1, 2120 Baldwin Avenue, S Mailing Address 21114 (667) 3		Crofton  City , elevendusky@c	MD State arusohomes.c
Attorney for Petiti	•	ail Address	Signature # 1 2120 Baldwin Avenue, S Mailing Address 21114 / (667) 3 Zip Code Telepho Representative to b Jason T. Vettori, Smith	307-4222 ne #'s (Cell and Home	Crofton  City / elevendusky@c e) Email Add	MD State arusohomes.co
Mailing Address / Zip Code Tele	oner:	ail Address	Signature #1, 2120 Baldwin Avenue, S Mailing Address 21114 / (667) 3 Zip Code Telepho  Representative to b	307-4222 ne #'s (Cell and Home	Crofton  City / elevendusky@c e) Email Add	MD State arusohomes.c
Mailing Address / Zip Code Tele  Attorney for Petiti  Jason T. Vettori, Smith	ioner: , Gildea & Schmidt, LLC	ail Address	Signature # 1 2120 Baldwin Avenue, S Mailing Address 21114 / (667) 3 Zip Code Telepho Representative to b Jason T. Vettori, Smith	ne #'s (Cell and Home e contacted: n, Gildea & Schmidt, L	Crofton  City / elevendusky@c e) Email Add	MD State arusohomes.co
Mailing Address  / Zip Code Tele  Attorney for Petiti  Jason T. Vettori, Smith  Name - Type or Print  Signature  600 Washington Avenu  Mailing Address	ioner: , Gildea & Schmidt, LLC	ail Address	Signature #1 2120 Baldwin Avenue, S Mailing Address 21114 (667) 3 Zip Code Telepho  Representative to b Jason T. Vettori, Smith Name – Type or Print  Signature 600 Washington Avenue  Mailing Address	ne #'s (Cell and Home e contacted: n, Gildea & Schmidt, L	Crofton  City / elevendusky@c e) Email Add	MD State arusohomes.c ress  MD State

## ATTACHMENT TO PETITION FOR ZONING HEARING LOTS ON RECORD PLATS FOR DEED REFERENCE 46089/223

The Courts of Hidden Waters
3<sup>rd</sup> Election District
2<sup>nd</sup> Councilmanic District

### Plat Reference 79-967:

- 1. Lot 9 (22 Hidden Water Way; Tax ID # 2500017368)
- 2. Lot 10 (24 Hidden Water Way; Tax ID # 2500017369)
- 3. Lot 11 (26 Hidden Water Way; Tax ID # 2500017370)
- 4. Lot 12 (28 Hidden Water Way; Tax ID # 2500017371)
- 5. Lot 13 (27 Hidden Water Way; Tax ID # 2500017372)

#### Plat Reference 79-966:

- 1. Lot 14 (25 Hidden Water Way; Tax ID # 2500017346)
- 2. Lot 15 (23 Hidden Water Way; Tax ID # 2500017347)
- 3. Lot 17 (2 Poplar Spring Road; Tax ID # 2500017349)
- 4. Lot 18 (4 Poplar Spring Road; Tax ID # 2500017350)
- 5. Lot 19 (6 Poplar Spring Road; Tax ID # 2500017351)
- 6. Lot 20 (8 Poplar Spring Road; Tax ID # 2500017352)
- 7. Lot 21 (7 Poplar Spring Road; Tax ID # 2500017353)
- 8. Lot 22 (5 Poplar Spring Road; Tax ID # 2500017354)
- 9. Lot 23 (3 Poplar Spring Road; Tax ID # 2500017355)

# ATTACHMENT TO PETITION FOR ZONING HEARING RELIEF REQUESTED

The Courts of Hidden Waters
3<sup>rd</sup> Election District
2<sup>nd</sup> Councilmanic District

### Variance from Section(s):

- 1. BCZR § 1B01.2.C.1.b to permit 25 foot setbacks between side building faces in lieu of the required 30 feet between the following lots:
  - a. Lots 9 & 10;
  - b. Lots 11 & 12;
  - c. Lots 12 & 13;
  - d. Lots 14 & 15;
  - e. Lots 17 & 18;
  - f. Lots 18 & 19;
  - g. Lots 20 & 21;
  - h. Lots 22 & 23; and
- 2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS



March 2, 2023

#### ZONING AREA DESCRIPTION FOR 22 HIDDEN WATERS WAY

Beginning at a point on the westerly side of Hidden Waters Way, a 50-foot-wide public right-of-way, at a distance of 850.42 feet north of the centerline of Old Court Road (MD Route 133), a varying width public right-of-way.

Being Lot 9, shown on the subdivision of "Final Plat Two The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 967, containing 11,656 square feet or 0.2676 acres of land. Located in the Third Election District and Second Councilmanic District.

#### **ZONING AREA DESCRIPTION FOR 23 HIDDEN WATERS WAY**

Beginning at a point on the easterly side of Hidden Waters Way, a 50-foot-wide public right-of-way, at a distance of 1,261.71 feet north of the centerline of Old Court Road (MD Route 133), a varying width public right-of-way.

Being Lot 15, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 12,468 square feet or 0.2862 acres of land. Located in the Third Election District and Second Councilmanic District.

#### ZONING AREA DESCRIPTION FOR 24 HIDDEN WATERS WAY

Beginning at a point on the westerly side of Hidden Waters Way, a 50-foot-wide public right-of-way, at a distance of 981.78 feet north of the centerline of Old Court Road (MD Route 133), a varying width public right-of-way.

Being Lot 10, shown on the subdivision of "Final Plat Two The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 967, containing 10,785 square feet or 0.2475 acres of land. Located in the Third Election District and Second Councilmanic District.

#### **ZONING AREA DESCRIPTION FOR 25 HIDDEN WATERS WAY**

Beginning at a point on the easterly side of Hidden Waters Way, a 50-foot-wide public right-of-way, at a distance of 1,261.71 feet north of the centerline of Old Court Road (MD Route 133), a varying width public right-of-way.

Being Lot 14, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 12,408 square feet or 0.2849 acres of land. Located in the Third Election District and Second Councilmanic District.

1220-B East Joppa Road, Suite 400K, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

2023.0052.A

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS



#### ZONING AREA DESCRIPTION FOR 26 HIDDEN WATERS WAY

Beginning at a point on the easterly side of Hidden Waters Way, a 50-foot-wide public right-of-way, at a distance of 981.78 feet north of the centerline of Old Court Road (MD Route 133), a varying width public right-of-way.

Being Lot 11, shown on the subdivision of "Final Plat Two The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 967, containing 11,685 square feet or 0.2682 acres of land. Located in the Third Election District and Second Councilmanic District.

#### **ZONING AREA DESCRIPTION FOR 27 HIDDEN WATERS WAY**

Beginning at a point on the easterly side of Hidden Waters Way, a 50-foot-wide public right-of-way, at a distance of 1,090.31 feet north of the centerline of Old Court Road (MD Route 133), a varying width public right-of-way.

Being Lot 13, shown on the subdivision of "Final Plat Two The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 967, containing 13,221 square feet or 0.3035 acres of land. Located in the Third Election District and Second Councilmanic District.

#### **ZONING AREA DESCRIPTION FOR 28 HIDDEN WATERS WAY**

Beginning at a point on the easterly side of Hidden Waters 'Way, a 50-foot-wide public right-of-way, at a distance of 1,090.31 feet north of the centerline of Old Court Road (MD Route 133), a varying width public right-of-way.

Being Lot 12, shown on the subdivision of "Final Plat Two The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 967, containing 14,746 square feet or 0.3385 acres of land. Located in the Third Election District and Second Councilmanic District.



ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS. AND LANDSCAPE ARCHITECTS



#### **ZONING AREA DESCRIPTION FOR 2 POPLAR SPRING ROAD**

Beginning at a point on the westerly side of Poplar Spring Road, a 50-foot-wide public right-of-way. at a distance of 594.35 feet north of the centerline of Hidden Waters Way, a 50' wide public rightof-way.

Being Lot 17, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 12,797 square feet or 0.2938 acres of land. Located in the Third Election District and Second Councilmanic District.

#### ZONING AREA DESCRIPTION FOR 3 POPLAR SPRING ROAD

Beginning at a point on the easterly side of Poplar Spring Road, a 50-foot-wide public right-of-way, at a distance of 235.00 feet east of the centerline of Hidden Waters Way, a 50' wide public right-ofway.

Being Lot 23, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 12,000 square feet or 0.2755 acres of land. Located in the Third Election District and Second Councilmanic District.

#### ZONING AREA DESCRIPTION FOR 4 POPLAR SPRING ROAD

Beginning at a point on the westerly side of Poplar Spring Road, a 50-foot-wide public right-of-way. at a distance of 494.35 feet north of the centerline of Hidden Waters Way, a 50' wide public rightof-way.

Being Lot 18, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 11,504 square feet or 0.2641 acres of land. Located in the Third Election District and Second Councilmanic District.

#### ZONING AREA DESCRIPTION FOR 5 POPLAR SPRING ROAD

Beginning at a point on the easterly side of Poplar Spring Road, a 50-foot-wide public right-of-way, at a distance of 235.00 feet east of the centerline of Hidden Waters Way, a 50' wide public right-ofway.

Being Lot 22, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 12,456 square feet or 0.2860 acres of land. Located in the Third Election District and Second Councilmanic District.

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ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS



#### ZONING AREA DESCRIPTION FOR 6 POPLAR SPRING ROAD

Beginning at a point on the westerly side of Poplar Spring Road, a 50-foot-wide public right-of-way. at a distance of 494.35 feet north of the centerline of Hidden Waters Way, a 50' wide public rightof-way.

Being Lot 19, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 11,344 square feet or 0.2604 acres of land. Located in the Third Election District and Second Councilmanic District.

#### ZONING AREA DESCRIPTION FOR 7 POPLAR SPRING ROAD

Beginning at a point on the easterly side of Poplar Spring Road, a 50-foot-wide public right-of-way. at a distance of 344.32 feet northeast of the centerline of Hidden Waters Way, a 50' wide public right-of-way.

Being Lot 21, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 27,005 square feet or 0.6199 acres of land. Located in the Third Election District and Second Councilmanic District.

#### ZONING AREA DESCRIPTION FOR 8 POPLAR SPRING ROAD

Beginning at a point on the easterly side of Poplar Spring Road, a 50-foot-wide public right-of-way, at a distance of 344.32 feet northeast of the centerline of Hidden Waters Way, a 50' wide public right-of-way.

Being Lot 20, shown on the subdivision of "Final Plat One The Courts of Hidden Waters" as recorded among the Land Records of Baltimore County as Plat Book J.L.E. 79 Page 966, containing 13,483 square feet or 0.3095 acres of land. Located in the Third Election District and Second Councilmanic District.

I certify that this description was either personally prepared by me or that I was in responsible charge over the preparation thereof in accordance with requirements set forth in the Code of Maryland Regulations (COMAR) 09.13.06.12.

This zoning description was prepared per the zoning requirements of Baltimore County, Maryland and shall not be used for land conveyance.

Morris & Ritchie Associates, Inc.

Jeanne L. Nebre, Prof. L.S. Professional Land Surveyor

Maryland License No. 21887 Exp. 09/14/2023

1220-B East Joppa Road, Suite 400K, Towson, MD 21286

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Georgetown, DE . (302) 855-5734

New Castle, DE ◆ (302) 326-2200

Leesburg, VA . Raleigh, NC (703) 994-4047 (984) 200-2103

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

**TO:** C. Pete Gutwald **DATE:** 4/3/2023

Director, Department of Permits, Approvals and Inspections

**FROM:** Steve Lafferty

Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS - Revised

Case Number: 2023-0052-A

**INFORMATION:** 

**Property Address:** The Courts of Hidden Waters **Petitioner:** Ed Levendusky, Caruso Builders

**Zoning:** DR 1 **Requested Action:** Variance

The Department of Planning has reviewed the petition for the following:

Variance(s) -

- 1. From BCZR section 1B01.2.C.1.b to permit 20 foot setbacks between side building faces in lieu of the required 30 feet between the following lots:
  - a. Lots 12 & 13
  - b. Lots 18 &19; and
- 2. BCZR section 1B01.2.C.1.b to permit 25 foot setbacks between side building faces in lieu of the required 30 feet between the following lots:
  - a. Lots 9 & 10
  - b. Lots 11 &12
  - c. Lots 14 & 15
  - d. Lots 17 & 18
  - e. Lots 20 & 21
  - f. Lots 22 & 23; and
- 3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

The proposed site is a 24.41 acre property zoned DR 1. It is surrounded by mostly residential properties and is currently an unimproved agricultural site. The project has a previous development plan that was approved in 2018 known as The Courts of Hidden Waters, PAI# 3-0517, which proposes 24 single-family dwellings.

The existing land use is currently agricultural with a proposed land use of residential development. It is understood that Old Court Road is a Baltimore County Designated Scenic Route. The requested relief for setbacks between side building faces for said lots above, does not impose adverse visual impacts on adjacent properties or the public right of way and helps achieve a desirable site design.

The Department has no objections in granting the relief conditioned upon the following:

- 1) Old Court Road is a Baltimore County Designated Scenic Route. All applicable scenic development guidelines outlined in the Baltimore County Comprehensive Manual of Development Policies, Division VI, Section A, Scenic Views, pages 173-185 are to be met. All efforts should be made to preserve the existing scenic view and disturbance should be limited to the fullest extent possible.
- 2) Comply with any landscaping guidelines required by the Baltimore County Landscape Architect.
- 3) The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for DR 1 zoned property and
- 4) The plan meets all additional conditions as required by the Administrative Law Judge.

For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:

Kyt Rt

Krystle Patchak

**Division Chief:** 

Jenifer G. Nugent

SL/JGN

c: Jason T. Vettori

Alexandra Laham, Community Planner Ngone Seye Diop, Community Planning Division Chief Jeff Perlow, Zoning Review Lajuanda Whitaker, Zoning Review Office of Administrative Hearings People's Counsel for Baltimore County

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

**TO:** C. Pete Gutwald **DATE:** 3/21/2023

Director, Department of Permits, Approvals and Inspections

**FROM:** Steve Lafferty

Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case Number: 2023-0052-A

**INFORMATION:** 

**Property Address:** The Courts of Hidden Waters **Petitioner:** Ed Levendusky, Caruso Builders

**Zoning:** DR 1 **Requested Action:** Variance

The Department of Planning has reviewed the petition for the following:

Variance(s) -

- 1. From BCZR section 1B01.2.C.1.b to permit 25 foot setbacks between side building faces in lieu of the required 30 feet between the following lots:
  - a. Lots 9 & 10
  - b. Lots 11 &12
  - c. Lots 12 & 13
  - d. Lots 14 & 15
  - e. Lots 17 & 18
  - f. Lots 18 & 19
  - g. Lots 20 & 21
  - h. Lots 22 & 23; and
- 2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

The proposed site is a 24.41 acre property zoned DR 1. It is surrounded by mostly residential properties and is currently an unimproved agricultural site. The project has a previous development plan that was approved in 2018 known as The Courts of Hidden Waters, PAI# 3-0517, which proposes 24 single-family dwellings.

The existing land use is currently agricultural with a proposed land use of residential development. It is understood that Old Court Road is a Baltimore County Designated Scenic Route. The requested relief for setbacks between side building faces for said lots above, does not impose adverse visual impacts on adjacent properties or the public right of way and helps achieve a desirable site design.

The Department has no objections in granting the relief conditioned upon the following:

- 1) Old Court Road is a Baltimore County Designated Scenic Route. All applicable scenic development guidelines outlined in the Baltimore County Comprehensive Manual of Development Policies, Division VI, Section A, Scenic Views, pages 173-185 are to be met. All efforts should be made to preserve the existing scenic view and disturbance should be limited to the fullest extent possible.
- 2) Comply with any landscaping guidelines required by the Baltimore County Landscape Architect.

**Division Chief:** 

- 3) The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for DR 1 zoned property.
- 4) The plan meets all additional conditions as required by the Administrative Law Judge.

For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:

Krystle Patchak

SL/JGN

c: Jason T. Vettori

Alexandra Laham, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

#### **BALTIMORE COUNTY, MARYLAND**

#### **Inter-Office Correspondence**



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

Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and

Sustainability (EPS) - Development Coordination

DATE: March 17, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0052-A

Address: 2-8 Popular Spring Road and

22-28 Hidden Waters Way

Legal Owner: Ed Levendusky, rep of Caruso Builder Hidden Waters, LLC

Zoning Advisory Committee Meeting of March 20, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

**RE: PETITION FOR VARIANCE** BEFORE THE OFFICE 6912 Bellona Avenue; SW/S of Bellona Avenue, 73.91' SE Stevenson Lane OF ADMINSTRATIVE 9<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts Legal Owner(s): David Trebing Trustee **HEARINGS FOR BALTIMORE COUNTY** 2023-048-A

#### **ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman/rmw

PETER MAX ZIMMERMAN People's Counsel for Baltimore County

Carole S. Demílio /rmw

CAROLE S. DEMILIO Deputy People's Counsel Jefferson Building, Suite 204 105 West Chesapeake Avenue Towson, MD 21204 (410) 887-2188

### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 13th day of March, 2023, a copy of the foregoing Entry of Appearance was emailed to Tom Gamper, AIA, SM+P Architects, 1100 Cathedral Street, Baltimore, MD 21201, tgamper@smp-architects.com, Representative for Petitioner(s).

Peter Max Zimmerman/rmw

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE OFFICE AND VARIANCE
934 Thompson Blvd; SW/S of Thompson Blvd\* OF ADMINSTRATIVE
794' SE of Sandalwood Road
15<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts \* HEARINGS FOR
Legal Owner(s): Stanley & Wanda Wolinski
Petitioner(s) \* BALTIMORE COUNTY

\* 2023-050-SPHA

\* \* \* \* \* \* \* \* \* \* \* \*

#### **ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman/rmw

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demílio /rmw

CAROLE S. DEMILIO Deputy People's Counsel Jefferson Building, Suite 204 105 West Chesapeake Avenue Towson, MD 21204 (410) 887-2188

#### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 13<sup>th</sup> day of March, 2023, a copy of the foregoing Entry of Appearance was emailed to J.S. Dallas, J.S. Dallas, Inc., P.O. Box 26, Baldwin, Maryland 21013, jsdinc@aol.com, Representative for Petitioner(s).

Peter Max Zimmerman/rmw

- RE: PETITION FOR VARIANCE
  379 Hillen Road; Corner of NE/S of Hillen
  Road, NW/S of Hendrickson Lane
  9<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts
  Legal Owner(s): Preston R. Tooks, III
  Petitioner(s)
- \* BEFORE THE OFFICE
- \* OF ADMINSTRATIVE
- \* HEARINGS FOR
- \* BALTIMORE COUNTY
- \* 2023-051-A

\* \* \* \* \* \* \* \* \* \* \* \*

#### **ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman/rmw

PETER MAX ZIMMERMAN People's Counsel for Baltimore County

Carole S. Demilio /rmw

CAROLE S. DEMILIO Deputy People's Counsel Jefferson Building, Suite 204 105 West Chesapeake Avenue Towson, MD 21204 (410) 887-2188

#### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 13<sup>th</sup> day of March, 2023, a copy of the foregoing Entry of Appearance was emailed to Adam Rosenblatt, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, <a href="mailto:amrosenblatt@venable.com">amrosenblatt@venable.com</a>, Attorney for Petitioner(s).

Peter Max Zimmerman/rmw

RE: PETITION FOR VARIANCE \* BEFORE THE OFFICE
Courts of Hidden Waters (Lots 9-15 & 17-23);
(2-8 Popular Spring Rd, 22-28 Hidden Waters \*
Way); Property located beginning at point on the
W/S of Hidden Waters Way, 850' N of Old Ct \*
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): Caruso Builder Hidden \*
Waters, LLC by Ed Levendusky, Rep.
Petitioner(s) \*
2023-052-A

\* \* \* \* \* \* \* \* \* \* \* \* \*

#### **ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman/rmw

PETER MAX ZIMMERMAN People's Counsel for Baltimore County

Carole S. Demilio /rmw

CAROLE S. DEMILIO Deputy People's Counsel Jefferson Building, Suite 204 105 West Chesapeake Avenue Towson, MD 21204 (410) 887-2188

#### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 13<sup>th</sup> day of March, 2023, a copy of the foregoing Entry of Appearance was emailed to Jason Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, <u>jvettori@sgs-law.com</u>, Attorney for Petitioner(s).

Peter Max Zimmerman/rmw

#### ZONING ADVISORY COMMITTEE AGENDA ROOM 123, COUNTY OFFICE BUILDING DISTRIBUTION MEETING March 13, 2023 FORMAL OR INFORMAL RESPONSE DUE AT March 20, 2023 Meeting

\* Agenda Only+ Agenda and Petition& Agenda and Plat# Agenda, Petition and Plat

#### Distribution:

- \* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
- \* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
- \* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), <u>JPerlow@baltimorecountymd.gov</u>

  \* PAI, Development Management (Lloyd Moxley), MS # 1105, <u>Imoxley@baltimorecountymd.gov</u>

\* PAI, Code Enforcement (Lisa Henson), MS # 1105, <a href="mailto:lhenson@baltimorecountymd.go">lhenson@baltimorecountymd.go</a>

\* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov

\* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, siacobs@baltimorecountymd.gov

\* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov

Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov

\* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov tbostwick@baltimorecountymd.gov

Mike Ruby (Newspaper), <u>mildmanneredcomm@aol.com</u>
 People's Counsel, rwheatley@baltimorecountymd.gov

+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov

+ Kathy Are, kare@baltimorecountymd.gov

- & State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
- & Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
- & PAI, Development Plans Review (Vishnu Desai), <u>vdesai@baltimorecountymd.gov</u>; Jesse Krout, <u>jkrout@baltimorecountymd.gov</u>

# People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov

- # Planning Office (Jenifer Nugent), MS # 4101, <u>inugent@baltimorecountymd.gov</u>; Henry Ayakwah <u>hayakwah@baltimorecountymd.gov</u>; Taylor Bensley <u>tbensley@baltimorecountymd.gov</u>
- # DEPS (Jeff Livingston) 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
- # IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov

# Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov

\* IF ELDERLY HOUSING, Community Development, MS #1102M

\* IF TOWER, Tower Coordinator, c/o OIT, MS #2007

- # IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
- # IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

Case Number: 2023-0047-A Reviewer: Mitchell Kellman Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

**Legal Owner:** David Serrano and Lidia Miranda **Contract Purchaser:** No Contract Purchaser was set.

Critical Area: No Flood Plain: No Historic: No Election Dist: 8 Council Dist: 3

Property Address: 304 WICKERSHAM WAY

Location: Property located on the corner of the North side of Wickersham Way, West side of Amesbury Court.

**Existing Zoning:** DR 5.5 **Area:** 7,844 SQ FT.

**Proposed Zoning:** 

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.B (Sections 211, 211.4 and 301.1, R.6, 1963): To permit a 12 foot rear yard setback in lieu of 30 feet for an addition and deck (closed on two sides) and, if necessary, a 9 foot rear yard setback in lieu of 22.5 feet for an open

patio.

Attorney: Not Available Prior Zoning Cases: None Concurrent Cases: None Violation Cases: None Closing Date: 03/27/2023

Miscellaneous Notes:

Case Number: 2023-0048-A Reviewer: Christina Frink
Existng Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Type: VARIANCE

Legal Owner: David Trebing

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No Flood Plain: No Historic: No Election Dist: 9 Council Dist: 6

Property Address: 6912 BELLONA AVE

Location: Property located on the Southwest side of Bellona Ave. 73.91 feet Southeast of Stevenson Lane.

**Existing Zoning:** DR 3.5 **Area:** 25,547 SQ FT.

**Proposed Zoning:** 

VARIANCE:

BCZR 1B02.3.C.1: To approve an existing house with a 24 foot 6 inch side street setback and a proposed sunroom

addition with a side street setback of 25 feet in lieu of the required 30 foot setback, respectively.

Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None

Closing Date:

Case Number: 2023-0049-A Reviewer: Jason Seidelman Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Shane Harris

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No Flood Plain: No Historic: No Election Dist: 9 Council Dist: 3

Property Address: 1924 SHANKLIN AVE

Location: Property located Northeast side of Shanklin Ave. (40 feet) 426 feet Northwest of Sahr Hill Rd. (45 feet)

Existing Zoning: DR 2

Area: 1.67 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3: To permit an accessory building (storage building) to be located in the side yard with a height

of 17 feet in lieu of the required rear yard placement and maximum height of 15 feet, respectively.

Attorney: Not Available Prior Zoning Cases: None Concurrent Cases: None Violation Cases: None Closing Date: 04/03/2023

Case Number: 2023-0050-SPHA

Reviewer: Christina Frink

Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Stanley and Wanda Wolinski

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes Flood Plain: Yes Historic: No Election Dist: 15 Council Dist: 7

Property Address: 934 THOMPSON BLVD

Location: Property located Southwest side of Thompson Blvd; 794 feet Southeast of Sandalwood Rd.

Existing Zoning: DR 5.5

Area: 30,857 SQ FT.

**Proposed Zoning:** SPECIAL HEARING:

BCZR 500.7 and Section 101 (defintions): To allow an accessory building with a footprint larger than the primary

structure.

VARIANCE:

BCZR 400.1: To permit an accessory building in the front yard in lieu of the required rear yard.

Attorney: Not Available Prior Zoning Cases: None Concurrent Cases: None Violation Cases: None

Closing Date:

Case Number: 2023-0051-A

Reviewer: Mitchell Kellman Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Type: VARIANCE

Legal Owner: Preston R. Tooks, III

Contract Purchaser: No Contract Purchaser was set.

Election Dist: 9 Council Dist: 6 Critical Area: No Flood Plain: No Historic: No

Property Address: 379 HILLEN RD

Location: Property located on the corner of Northeast side of Hillen Rd., Northwest side of Hendrickson Lane.

Existing Zoning: DR 10.5/ DR 16

Area: 5,315 SQ FT.

**Proposed Zoning:** 

VARIANCE:

BCZR 1B02.3.C.1: To permit a minimum side yard setbacks of 5 feet in lieu of the required 10 and 25 feet.

Attorney: Adam M. Rosenblatt Prior Zoning Cases: None Concurrent Cases: None Violation Cases: None

**Closing Date:** 

Case Number: 2023-0052-A

Reviewer: Shaun Crawford

Existng Use: RESIDENTIAL

Proposed Use: RESIDENTIAL

Type: VARIANCE

Legal Owner: Ed Levendusky, rep of Caruso Builder Hidden Waters, LLC.

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Unknown Flood Plain: Unknown Historic: Unknown Election Dist: 3 Council Dist: 2

Property Address: THE COURTS OF HIDDEN WATERS

**Location:** Lots 9-15, 17-23 The Courts of Hidden Waters; (2-8 Popular Spring Road; 22-28 Hidden Waters Way)

Property located beginning at a point on the West side of Hidden Waters Way at a distance 850 feet North of Old Court.

Existing Zoning: DR 1

Area: VARIES

Proposed Zoning:

VARIANCE:

- 1.) BCZR 1B01.2.C.1.b: To permit 25 foot setbacks between side building faces in lieu of the required 30 feet between and for the following lots:
- a. Lots 9 & 10;
- b. Lots 11 & 12;
- c. Lots 12 & 13;
- d. Lots 14 & 15;
- e. Lots 17 & 18;
- f. Lots 18 & 19;
- g. Lots 20 & 21;
- h. Lots 22 & 23; and
- 2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Attorney: Jason Vettori
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None

**Closing Date:** 

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

#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 fifteen (15) 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.

## Real Property Data Search ( ) Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption			View GroundRent Registration				
Special Tax Recapture:	None			<del></del>				
Account Identifier:	District - 03 Account	Number - 250001	7368					
		Owner Infor	nation					
Owner Name:	CARUSO BUILDER H	IDDEN WATERS		al Basidon	RESIDENTI	AL		
Mailing Address:	STE 200			al Residen eference:	/46089/ 002:	23		
Mailing Address:	2120 BALDWIN AVE CROFTON MD 21114	-	Deed N	ererence.	740007 002.			
	Locati	on & Structui	e Inform	nation				
Premises Address:	22 HIDDEN WATERS BALTIMORE 21208-	WAY	Legal D	Description	22 HIDDEN	WATERS W		
Map: Grid: Parcel: N	leighborhood: Subdivis	ion: Section:			sment Year:	Plat No:		
0068 0017 0071 3	030026.04 9967		9	2023		Plat Ref:	79/ 0967	
Town: None								
Primary Structure Built	Above Grade Living A	rea Finished	Basement	Area	Property Land	Area Co	ounty Use	
Stories Basement	Type Exterior Quality	Full/Half Bath	Garage	Last Noti	ce of Major Imp	provements		
	1							
		Value Inform	nation					
	Base Value	Value		Phase-i	n Assessments	3		
		As of		As of		As of		
		01/01/20	23	07/01/20	022	07/01/2023		
Land:	181,600	181,600						
Improvements	0	0						
Total:	181,600	181,600		181,600		181,600		
Preferential Land:	0	0						
		Transfer Info	rmation					
Seller: HIDDEN WATER	RS LLC	Date: 12/23/2021			Price: \$2,	300,000		
Type: ARMS LENGTH N	MULTIPLE	Deed1: /46089/ 0	0223		Deed2:			
Seller:		Date:			Price: \$0			
Type: NON-ARMS LENG	GTH OTHER	Deed1: //			Deed2:			
Seller:		Date:			Price:			
Туре:		Deed1:			Deed2:			
	E	xemption Inf	ormation	n				
Partial Exempt Assess	ments:Class		07/01/2	2022	07/01/2023			
County:	000		0.00					
State:	000		0.00					
Municipal:	000		0.00 0.0	00	0.00 0.00			
Special Tax Recapture:	: None							
	Homes	tead Applicat	ion Infor	mation				
Homestead Application	n Status: No Application							
**************************************	Homeowners'	Tax Credit A	pplicatio	n Inforn	nation			
n	dit Application Status: No A		Date:					

## Real Property Data Search () Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption View GroundRent Registrati					ion		
Special Tax Recaptui	e: None					XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	***************************************	
Account Identifier:	District -	03 Account Nur	nber - 25000	17369		81		
		O۱	wner Info	rmation				
Owner Name:	CARUSO	BUILDER HIDD	EN WATERS		al Residenc	RESIDENT	IAL	
Mailing Address:		DWIN AVE N MD 21114-		The same same same same same same same sam	eference:	/46089/ 002	223	
		Location	& Structu	re Inform	nation			
Premises Address:		N WATERS WA RE 21208-	Y	Legal D	escription:	24 HIDDEN		WAY NS
Map: Grid: Parcel:	Neighborhood:	Subdivision:	Section:	Block: Lot		ent Year:	Plat No:	
0068 0017 0071	3030026.04	9967		10	2023		Plat Ref:	0079/ 0967
Town: None								
Primary Structure Bu	ilt Above Gra	de Living Area	Finishe	d Basement		Property Lan 0.2480 AC	d Area	County Use
Stories Basement	Type Exterior	Quality Ful	I/Half Bath	Garage	Last Notic	e of Major Im	provemer	nts
	1							
		V	alue Infor	mation				
	Ва	ise Value	Value		Phase-in	Assessmen	ts	
			As of		As of		As of	
			01/01/2	2023	07/01/20:	22	07/01/20	23
Land:	18	0,800	180,80	0				
Improvements	0		0				7,400 0000	
Total:		0,800	180,80	0	180,800		180,800	
Preferential Land:	0		0					
		Tra	ınsfer Info	ormation				
Seller: HIDDEN WAT	ERS LLC	Da	te: 12/23/202	:1		Price: \$2	,600,000	
Type: ARMS LENGTH	MULTIPLE	De	ed1: /46089/	00223		Deed2:		
Seller:		Da	te:	***************************************		Price: \$0	)	
Type: NON-ARMS LE	NGTH OTHER	De	ed1: //			Deed2:		
Seller:	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Da	te:			Price:		
Type:		De	ed1:			Deed2:		
		Exe	mption In	formation	1			
Partial Exempt Asses	ssments:Class			07/01/2	2022	07/01/2023	3	
County:	000			0.00				
State:	000			0.00				
Municipal:	000			0.00 0.0	00	0.00 0.00		
Special Tax Recaptu	re: None							
		Homestea	d Applica	tion Infor	mation			
Homestead Applicat	ion Status: No App	olication						
	Home	eowners' Ta	x Credit A	Application	n Inform	ation		
		Status No Appli	cation	Date:				
Homeowners' Tax Ci	redit Application S	itatus, NO ADDIII	Jalion					

#### Real Property Data Search () Search Result for BALTIMORE COUNTY

View Map	View GroundRent Re	demption	View GroundRent Registration				
Special Tax Recapture:	None						
Account Identifier:	District - 03 Account N	umber - 2500017370					
		Owner Informatio	on				
Owner Name:	CARUSO BUILDER HID	e: RES	SIDENTIAL				
Mailing Address:	STE 200		The state of the s	089/ 00223			
	2120 BALDWIN AVE CROFTON MD 21114-						
	Location	n & Structure Inf	ormation				
Premises Address:	26 HIDDEN WATERS W BALTIMORE 21208-	VAY Le	26 H	BACS HIDDEN WATERS WAY NS E COURTS OF HIDDEN WATER			
Map: Grid: Parcel: N	eighborhood: Subdivisio	n: Section: Block	k: Lot: Assessment	Year: Plat No:			
0068 0017 0071 30	030026.04 9967		11 2023	Plat Ref: 79/ 0967			
Town: None							
Primary Structure Built	Above Grade Living Are	ea Finished Base	ment Area Prope	rty Land Area County Use			
Stories Basement	Type Exterior Quality F	ull/Half Bath Gara	age Last Notice of M	lajor Improvements			
	1						
		Value Informatio	n				
	Base Value	Value	Phase-in Asse	ssments			
		As of	As of	As of			
		01/01/2023	07/01/2022	07/01/2023			
Land:	181,600	181,600					
Improvements	0	0	494 600	191 600			
Total: Preferential Land:	181,600 0	181,600 0	181,600	181,600			
referential Land.		ransfer Informat	ion				
	3.20			1 00 000 000			
Seller: HIDDEN WATER	B. 700 B	Date: 12/23/2021 Deed1: /46089/ 00223	Price: \$2,600,000 Deed2:				
Type: ARMS LENGTH M		Date:		rice:			
Seller: Type:		Deed1:		eed2:			
Seller:		Date:	Pi	rice:			
Type:	C	Deed1:	D	eed2:			
	Ex	emption Informa	ıtion				
Partial Exempt Assessr	ments:Class	07	/01/2022 07/	01/2023			
County:	000	0.0	00				
State:	000	0.0					
Municipal:	000	0.	0.0 00.0 00	00.00			
Special Tax Recapture:	None						
	Homeste	ad Application I	nformation				
Homestead Application	Status: No Application						
Homestead Application		ax Credit Applic	ation Information	1			

## Real Property Data Search ( ) Search Result for BALTIMORE COUNTY

View Map	View GroundRent Re	edemption	View GroundRent Registration				
Special Tax Recapture:	None		****************	***************************************			
Account Identifier:	District - 03 Account N	Number - 2500017371					
		Owner Information	n				
Owner Name:	CARUSO BUILDER HII	DDEN WATERS LLCUs		RESIDENTIA	AL		
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 21114-		ed Reference:	/46089/ 0022	23		
	Locatio	n & Structure Inf	ormation				
Premises Address:	28 HIDDEN WATERS \ BALTIMORE 21208-	NAY Le	gal Description	28 HIDDEN	WATERS WAY NS 'S OF HIDDEN WATER		
Map: Grid: Parcel: No	eighborhood: Subdivisio	on: Section: Bloc	: Lot: Asses	sment Year:	Plat No:		
0068 0017 0071 30	030026.04 9967		12 2023		Plat Ref: 79/ 0967		
Town: None							
Primary Structure Built	Above Grade Living Ar	ea Finished Base	ment Area	Property Land 14,766 SF	Area County Use		
Stories Basement	Type Exterior Quality	Full/Half Bath Gara	ige Last Not	ice of Major Imp	rovements		
		Value Information	n				
	Base Value	Value	Phaea-	in Assessments			
	Dase value	As of	As of	III Addedailleilea	As of		
		01/01/2023	07/01/2	022	07/01/2023		
Land:	182,600	182,600					
Improvements	0	0					
Total:	182,600	182,600	182,600	)	182,600		
Preferential Land:	0	0					
	7	ransfer Informat	on				
Seller: HIDDEN WATER:	SLLC	Date: 12/23/2021		Price: \$2,6	00,000		
Type: ARMS LENGTH M	IULTIPLE	Deed1: /46089/ 00223		Deed2:			
Seller:		Date:		Price: \$0			
Type: NON-ARMS LENG	STH OTHER	Deed1: //	-	Deed2:			
Seller:		Date:		Price:			
Type:	9	Deed1:		Deed2:			
	E	cemption Informa	tion				
Partial Exempt Assessn	nents:Class	07	/01/2022	07/01/2023			
County:	000	0.0	00				
State:	000	0.0					
Municipal:	000	0.0	00.00	0.00 0.00			
Special Tax Recapture:	None						
		ead Application I	nformation				
Homestead Application							
	Homeowners'	Γax Credit Applic	ation Inforr	nation			
	it Application Status: No Ap						

## Real Property Data Search () Search Result for BALTIMORE COUNTY

Special Tax Recapture: N		View GroundRent Redemption			View GroundRent Registration				
opecial Tax Necapture. N	one			nanna dina dia pagada di Arek Ingelesiako (nanen	***************************************				
Account Identifier:	District - 03 Account I	Number - 250001	17372						
		Owner Infor	mation						
Owner Name:	CARUSO BUILDER HI	DDEN WATERS		oal Residen	RESIDENTI/	AL			
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 21114-		Transcent and the Land	Reference:	/46089/ 0022	23			
		n & Structu	re Inforn	nation					
Premises Address:	27 HIDDEN WATERS V BALTIMORE 21208-	WAY	Legal	Description	: .304 ACS 27 HIDDEN THE COURT				
Map: Grid: Parcel: Nei	ghborhood: Subdivisi	on: Section:	Block: I	Lot: Assess	ment Year:	Plat No:			
0068 0017 0071 303	0026.04 9967			13 2023		Plat Ref:	79/ 0967		
Town: None									
Primary Structure Built	Above Grade Living Ar	ea Finished	d Basemen		Property Land 13,242 SF	Area C	ounty Use		
Stories Basement Ty		Full/Half Bath	Garage	Last Notic	e of Major Imp	rovements			
	1	Value Infor	mation						
			ilation						
	Base Value	Value			n Assessments				
		As of 01/01/20	023	As of 07/01/20	22	As of 07/01/2023			
Land:	182,300	182,300		01/01/20	<del>5.5.</del>				
Improvements	0	0							
Total:	182,300	182,300		182,300		182,300			
Preferential Land:	0	0							
	7	ransfer Info	rmation						
Seller: HIDDEN WATERS	LLC	Date: 12/23/2021	1		Price: \$2,6	000,000			
Type: ARMS LENGTH MU	LTIPLE	Deed1: /46089/ (	00223	50.00.00.00.00.00.00.00.00.00.00.00.00.0	Deed2:				
Seller:		Date:			Price: \$0				
Type: NON-ARMS LENGT	H OTHER	Deed1: //			Deed2:				
Seller:		Date:			Price:				
Type:		Deed1:			Deed2:				
	Ex	kemption Inf	ormatio	n					
Partial Exempt Assessme	ents:Class		07/01/	2022	07/01/2023				
County:	000		0.00						
State:	000		0.00	00	0.0012.22				
Municipal:	000		0.00[0	.00	0.00 0.00				
Special Tax Recapture: N		and Applic-4	ion Inf-	rmation					
Homestead Application S		ead Applicat	.ion into	mation					
Tomoseda Application o	Homeowners'	Tax Credit Δ	pplication	on Inform	nation				
Homeowners' Tax Credit			Date:						
Homeowners' Tax Credit	Application Status: No Ap	plication	Date:						

## Real Property Data Search ( ) Search Result for BALTIMORE COUNTY

View Map	View GroundRe	View GroundRent Registration				
Special Tax Recapture	: None	***************************************		······································		
Account Identifier:	District - 03 Acco	ount Number - 25000	17346			
		Owner Infor	mation			
Owner Name:	CARUSO BUILDE	R HIDDEN WATERS	LLCUse: Principal Reside	RESIDENTI.	AL	
Mailing Address:	STE 200		Deed Reference		23	
maning Addresses	2120 BALDWIN A CROFTON MD 2					
	Loc	ation & Structu	re Information			
Premises Address:	25 HIDDEN WAT BALTIMORE 212		Legal Description	25 HIDDEN	WATERS WAY S TS OF HIDDEN W	
Map: Grid: Parcel: I	Neighborhood: Subo	livision: Section:	Block: Lot: Asse	ssment Year:	Plat No:	
0068 0017 0071 3	3030026.04 9967		14 2023		Plat Ref: 79/	0966
Town: None						
Primary Structure Buil	t Above Grade Livi	ng Area Finishe	d Basement Area	Property Land	Area County	/ Use
Stories Basement	Type Exterior Qual	ty Full/Half Bath	Garage Last No	tice of Major Imp	provements	
otories basement	/	Ly Tullituli Dulli	outuge market			
	27	Value Infor	mation			
	Base Valu			-in Assessments		
4		As of 01/01/20	As of 07/01/	2022	As of 07/01/2023	
Lands	182,100	182,100	TOTAL TO	2022	07/01/2023	
Land: Improvements	0	0				
Total:	182,100	182,100	182,10	00	182,100	
Preferential Land:	0	0				
		Transfer Info	rmation			
Caller LUDDEN WATER	20110	Date: 12/23/202		Price: \$2,	800 000	
Seller: HIDDEN WATER Type: ARMS LENGTH		Date: 12/23/202		Deed2:	500,000	
	WIOCIII EE		30220	Price: \$0		
Seller: Type: NON-ARMS LEN	GTH OTHER	Date: Deed1: //		Deed2:		
	GITTOTTIEN			Price:		
Seller: Type:		Date: Deed1:		Deed2:		
туре.		Exemption In	formation			
Partial Example Assess	emante:Clase		07/01/2022	07/01/2023		
Partial Exempt Assess County:	000		0.00	01/01/2020		
State:	000		0.00			
Municipal:	000		0.00 0.00	0.00 0.00		
Special Tax Recapture						
		estead Applica	tion Information	1		
Homestead Applicatio	n Status: No Application					
		rs' Tax Credit A	pplication Info	mation		
Homeowners' Tax Cro	dit Application Status: ì		Date:			
Homeowners lay cie	air Application otatus.	10 , ippiloddoll				

View Map	View GroundRen	t Redemption		View	GroundRen	t Registrat	ion
Special Tax Recapture: N	one	***************************************		***************************************	***************************************		
Account Identifier:	District - 03 Accou	nt Number - 2500	017347				
		Owner Info	rmation				
Owner Name:	CARUSO BUILDER	HIDDEN WATER		al Residence	RESIDENT	ΓIAL	
Mailing Address:	STE 200 2120 BALDWIN AV CROFTON MD 211			eference:	/46089/ 00	223	
	Loca	tion & Struct	ure Inform	nation			
Premises Address:	23 HIDDEN WATER BALTIMORE 21208		Legal C	Description:		N WATERS	WAY SS DDEN WATER
Map: Grid: Parcel: Neig	jhborhood: Subdivi	sion: Section:	Block: Lot	: Assessme	nt Year:	Plat No:	
0068 0017 0071 3030	0026.04 9967		15	2023		Plat Ref:	0079/ 0966
Town: None						×	
Primary Structure Built	Above Grade Living	Area Finish	ed Basement		roperty Lan 2860 AC	d Area	County Use
Stories Basement Ty	pe Exterior Quality	Full/Half Bath	Garage	Last Notice	of Major In	nprovemer	nts
341	<i>I</i> *						
		Value Info	rmation				
	Base Value	Value		Phase-in A	Assessmen	ts	
		As of		As of		As of	
		01/01/	2023	07/01/2022	2	07/01/20	23
Land:	182,100	182,10	0				
Improvements	0	0					
Total:	182,100	182,10	0	182,100		182,100	
Preferential Land:	0	0					
		Transfer Inf	ormation				
Seller: HIDDEN WATERS	LLC	Date: 12/23/202	21			2,600,000	
Type: ARMS LENGTH MU	LTIPLE	Deed1: /46089/	00223		Deed2:		
Seller:		Date:			Price: \$0	)	
Type: NON-ARMS LENGT	H OTHER	Deed1: //			Deed2:		
Seller:		Date: Deed1:			Price: Deed2:		
Type:		Exemption Ir	formation		Decuz.		
Partial Exempt Assessme	ante Clase	-vembrion ii	07/01/2		07/01/2023	3	
County:	000		0.00	~~~	3,,011202	-0	
State:	000		0.00				
Municipal:	000		0.00 0.0	00	0.00 0.00		
Special Tax Recapture: N	one						
	Home	stead Applica	ition Infor	mation			
Homestead Application S							
	Homeowners	' Tax Credit	Applicatio	n Informa	tion		
Homeowners' Tax Credit			Date:				
ion order							

View Map	View GroundRent	Redemption		View	GroundRent	Registration	ľ
Special Tax Recapture:	None			***************************************	***************************************		***************************************
Account Identifier:	District - 03 Accoun	t Number - 25000	17349				
		Owner Infor	mation				
Owner Name:	CARUSO BUILDER H	HIDDEN WATERS		pal Residenc	RESIDENTI/	AL	
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 21114	} 1-:		Reference:	/46089/ 0022	23	\$1 ESI
	Locat	ion & Structu	re Infor	mation			
Premises Address:	2 POPLAR SPRING I 0-0000	RD	Legal	Description:	.294 ACS 2 POPLAR S THE COURT		
Map: Grid: Parcel: N	eighborhood: Subdivis	sion: Section:	Block:	Lot: Assess	ment Year:	Plat No:	
0068 0017 0071 30	30026.04 9967			17 2023		Plat Ref:	79/ 0966
Town: None		80					
Primary Structure Built	Above Grade Living A	Area Finishe	d Basemer		Property Land 12,806 SF	Area Co	ounty Use
Stories Basement	Type Exterior Quality	Full/Half Bath	Garage	Last Notic	e of Major Imp	rovements	
	1 (32)						
		Value Infor	mation				
	Base Value	Value		Phase-in	Assessments		
		As of		As of	man	As of	
• Novembris • In	400.000	01/01/20		07/01/202	22	07/01/2023	
Land:	182,200	182,200	Ř				
lmprovements Total:	0 182,200	0	e.	182,200		182,200	
Preferential Land:	0	182,200 0	le	102,200		102,200	
		Transfer Info	rmation	í			
Seller: HIDDEN WATERS	SIIC	Date: 12/23/202			Price: \$2,6	000	
Type: ARMS LENGTH M		Deed1: /46089/			Deed2:	00,000	
Seller:		Date:			Price: \$0		
Type: NON-ARMS LENG	TH OTHER	Deed1: //			Deed2:		
Seller:		Date:			Price:		
Type:		Deed1:			Deed2:		
Турог	F	exemption Int	ormatio	n	233421		
Partial Exempt Assessn			07/01/		07/01/2023		
County:	000		0.00		0110112020		
State:	000		0.00				
Municipal:	000		0.00 0	.00	0.00 0.00		
Special Tax Recapture:	None		•				
**************************************		tead Applicat	ion Info	rmation			
Homestead Application		- FERREN					
	Homeowners'	Tax Credit A	pplication	on Inform	ation		
Homeowners' Tay Crodi	t Application Status: No A		Date:	on morm	audi		
TOTHEOWITERS TAX Credi	r Application Status: No A	ppiication	Date:				

View Map	View GroundRent	Redemption	Vi	ew GroundRent Regi	stration
Special Tax Recapture:	None				
Account Identifier:	District - 03 Accoun	nt Number - 250001	17350		
		Owner Infor	mation		
Owner Name:	CARUSO BUILDER			RESIDENTIAL	
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 2111		Deed Reference		
	Loca	tion & Structu	re Information		
Premises Address:	4 POPLAR SPRING BALTIMORE 21208-		Legal Description	4 POPLAR SPRI	NG RD NS F HIDDEN WATER:
Map: Grid: Parcel: N	eighborhood: Subdiv	ision: Section:	Block: Lot: Asse	ssment Year: PI	at No:
0068 0017 0071 3	030026.04 9967		18 2023	PI	at Ref: 79/ 0966
Town: None					
Primary Structure Built	Above Grade Living	Area Finished	d Basement Area	Property Land Are	a County Use
Stories Basement	Type Exterior Quality	Full/Half Bath	Garage Last No	tice of Major Improve	ements
	1				
		Value Infor	mation		
	Base Value	Value	Phase	-in Assessments	
		As of	As of	As	
	400 C 100 C	01/01/20		2022 07/0	11/2023
Land:	181,400	181,400			
Improvements	0	0	404.40		400
Total: Preferential Land:	181,400 0	181,400	181,40	0 181	,400
r referenciar Land.	<u> </u>	Transfer Info	rmation		
Seller: HIDDEN WATER		Date: 12/23/2021		Price: \$2,600,0	00
Type: ARMS LENGTH M	MULTIPLE	Deed1: /46089/ 0	00223	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
		Exemption Inf		07/04/0000	
Partial Exempt Assessr County:	nents:Class 000		07/01/2022 0.00	07/01/2023	
State:	000		0.00		
Municipal:	000		0.00 0.00	0.00 0.00	
Special Tax Recapture:					
opecial Tax Necaptare.		stead Applicat	ion Information	Ì	
Homestead Application		- Louis Applicat	miormadon	M	
•		' Tax Credit A	pplication Infor	mation	
			50.00		
Homeowners' Tax Cred	IL Application atatus: No	Application	Date:		

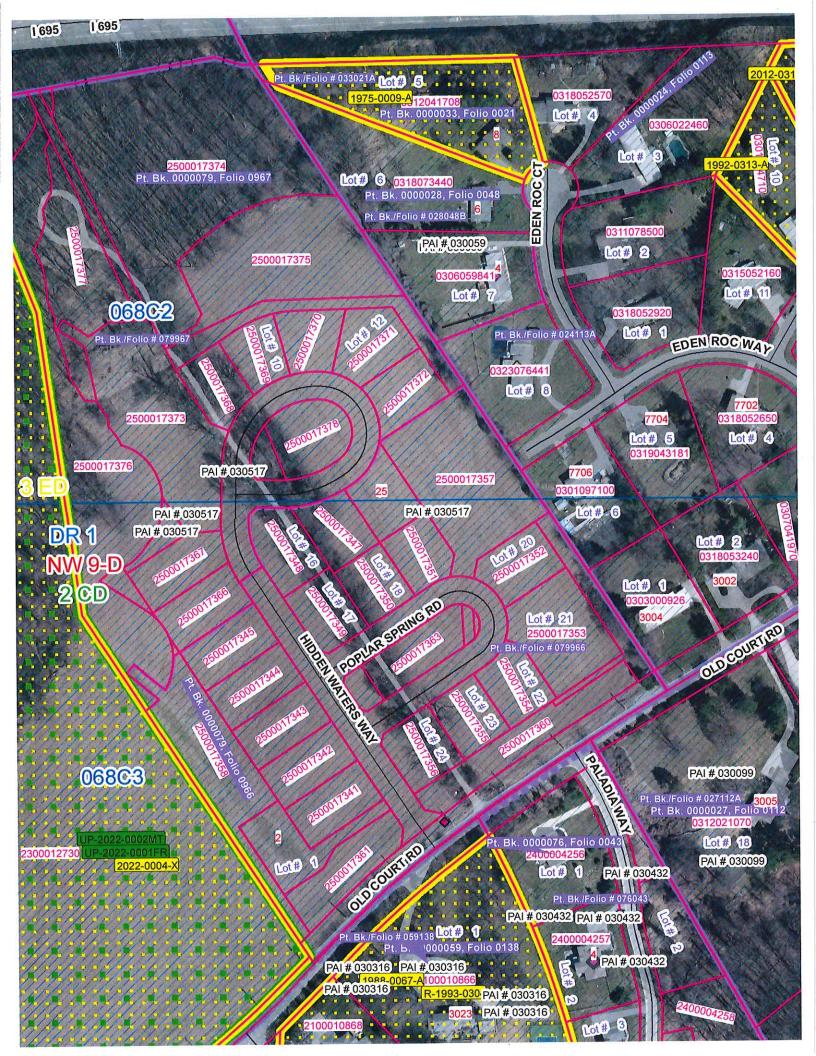
View Map	View GroundRent Red	lemption	View Ground	dRent Registration
Special Tax Recapture: I	None			
Account Identifier:	District - 03 Account Nu	ımber - 2500017351		
	O	wner Informati	on	
Owner Name:	CARUSO BUILDER HIDE		se: RESI	DENTIAL
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 21114-		en anno 1900 anno 19	9/ 00223
	Location	& Structure In	formation	
Premises Address:	6 POPLAR SPRING RD BALTIMORE 21208-	L		ACS PLAR SPRING RD NS COURTS OF HIDDEN WATER
Map: Grid: Parcel: Ne	ighborhood: Subdivision	n: Section: Bloc	k: Lot: Assessment Yo	
0068 0017 0071 30	30026.04 9967		19 2023	Plat Ref: 79/ 0966
Town: None				
Primary Structure Built	Above Grade Living Area	a Finished Base	ement Area Property	y Land Area County Use SF 04
Stories Basement 7	Type Exterior Quality Fu	ıll/Half Bath Gai	age Last Notice of Ma	jor Improvements
		/alue Information	on	
	Dana Valua	Value	Dhana in Annan	
	Base Value	Value As of	Phase-in Assess As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	182,100	182,100		
Improvements	0	0		
Total:	182,100	182,100	182,100	182,100
Preferential Land:	0	0		
	Tr	ansfer Informa	ion	
Seller: HIDDEN WATERS	S LLC Da	ate: 12/23/2021	Pric	e: \$2,600,000
Type: ARMS LENGTH MU	JLTIPLE De	eed1: /46089/ 00223	Dee	ed2:
Seller:	Da	ate:	Prio	e: \$0
Type: NON-ARMS LENG	TH OTHER De	eed1: //	Dee	d2:
Seller:	Da	ate:	Prio	:e:
Type:	De	eed1:	Dee	d2:
	Exe	emption Informa	ation	
Partial Exempt Assessm	ents:Class	0.	7/01/2022 07/01	/2023
County:	000		00	
State:	000		00	
Municipal:	000	0.	00,00 0.00	0.00
Special Tax Recapture: I	None			
	Homestea	d Application I	nformation	
Homestead Application	Status: No Application			
	Homeowners' Ta	x Credit Applic	ation Information	
	t Application Status: No Appli		ate:	

View Map	View Ground	Rent Redemption		V	iew GroundRent	Registration	
Special Tax Recapture	: None	<del></del>	<u></u>	40000 000 000 000 000 000 000 000 000 0	***************************************		
Account Identifier:	District - 03 Ac	count Number - 2	500017352				
		Owner I	nformation	n			
Owner Name:	CARUSO BUIL	DER HIDDEN WAT		: icipal Resid	RESIDENT	IAL	
Mailing Address:	STE 200 2120 BALDWIN CROFTON MD			d Reference		223	
	L	ocation & Stru	cture Info	rmation			
Premises Address:	8 POPLAR SPE BALTIMORE 2		Leg	al Descripti	8 POPLAR	SPRING RD	
Map: Grid: Parcel:	Neighborhood: Su	bdivision: Sec	tion: Block:	Lot: Ass	essment Year:	Plat No:	
0068 0017 0071	3030026.04 99	67		20 2023	3	Plat Ref:	79/ 0966
Town: None							
Primary Structure Bui	It Above Grade Li	ving Area Fir	ished Basem	ient Area	Property Land	d Area Co	ounty Use
Stories Basement	Service of the servic	ality Full/Half B	ath Garaç	je Last N	otice of Major Im	provements	
	1		14 .44				
			nformation				
	Base V		lue		e-in Assessment		
	E.	5.00	of /01/2023	As of	/2022	As of 07/01/2023	
Landi	182,300		2,300	07701	12022	0770172023	
Land: Improvements	0	0	2,500				057
Total:	182,300		2,300	182,3	00	182,300	
Preferential Land:	0	0	-,	,		a to the second	
		Transfer	Informatio	on			
Seller: HIDDEN WATE	RS LLC	Date: 12/23	/2021		Price: \$2	,600,000	
Type: ARMS LENGTH		Deed1: /46			Deed2:		
Seller:		Date:			Price:		
Туре:		Deed1:			Deed2:		
Seller:		Date:			Price:		<u> </u>
Type:		Deed1:			Deed2:		
	8	Exemptio	ո Informat	ion			
Partial Exempt Asses	sments:Class		07/0	01/2022	07/01/2023		
County:	000		0.00	)			
State:	000		0.00	)			
Municipal:	000		0.00	00.00	0.00 0.00		
Special Tax Recaptur	e: None						
	Ho	mestead App	lication In	formatio	n		
Homestead Application	on Status: No Application	on			200 U 10 WAR		
	Homeow	ners' Tax Cred	lit Applica	ition Info	rmation		
			000000				

View Map	View GroundRent R	edemption	Vie	w GroundRent I	Registration
Special Tax Recapture: N	None				
Account Identifier:	District - 03 Account I	Number - 25000173	353		
		Owner Inform	ation		
Owner Name:	CARUSO BUILDER HI	DDEN WATERS LL	CUse: Principal Resider	RESIDENTIA	AL
Mailing Address:	STE 200 2120 BALDWIN AVE CROFTON MD 21114-		Deed Reference:	/46089/ 0022	23
	Locatio	n & Structure	Information		
Premises Address:	7 POPLAR SPRING RI BALTIMORE 21208-	0	Legal Description	7 POPLAR S	PRING RD ES S OF HIDDEN WATER
Map: Grid: Parcel: Ne	ighborhood: Subdivisi	on: Section: I	Block: Lot: Asses	sment Year:	Plat No:
0068 0017 0071 30	30026.04 9967		21 2023		Plat Ref: 79/ 0966
Town: None					
Primary Structure Built	Above Grade Living Ar	ea Finished E	Basement Area	Property Land 27,007 SF	Area County Use
Stories Basement 1	ype Exterior Quality	Full/Half Bath	Garage Last Not	ice of Major Imp	rovements
	1				
		Value Inform	ation		
	Base Value	Value		in Assessments	
		As of 01/01/202:	As of 07/01/2	022	As of 07/01/2023
Land:	185,700	185,700	0170172	022	0770 172020
Improvements	0	0			
Total:	185,700	185,700	185,700	)	185,700
Preferential Land:	0	0	1990 (1991) 1 - 1991		
	, i	ransfer Inform	nation		
Seller: HIDDEN WATERS	LLC	Date: 12/23/2021		Price: \$2,6	000,000
Type: ARMS LENGTH MI		Deed1: /46089/ 00:	223	Deed2:	
Seller:		Date:		Price: \$0	
Type: NON-ARMS LENG	TH OTHER	Deed1: //		Deed2:	
Seller:		Date:		Price:	***************************************
Type:		Deed1:		Deed2:	
	E	kemption Info	rmation		
Partial Exempt Assessm	ents:Class		07/01/2022	07/01/2023	
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00	0.00 0.00	
Special Tax Recapture:					
		ead Application	n Information		
Homestead Application	Status: No Application				
	Homeowners'	Tax Credit Ap	plication Infori	mation	
		plication	Date:		

Primary Structure Built   Above Grade Living Area   Finished Basement Area   Property Land Area   County   12,458 SF   04	View Map	View GroundRent I	Redemption	Λ	/iew GroundRent	Registration
CARUSO BUILDER HIDDEN WATERS LLCUse: RESIDENTIAL Principal Residence: NO	Special Tax Recapture	: None	******************		***************************************	
Mailing Address:   STE 200	Account Identifier:	District - 03 Account	Number - 250001	17354		
Mailing Address:   STE 200			Owner Infor	mation		
12120 BALDWIN AVE	Owner Name:	CARUSO BUILDER H	HIDDEN WATERS	The state of the s		AL
Premises Address:   5 POPLAR SPRING RD BALTIMORE 21208-	Mailing Address:	2120 BALDWIN AVE	ı <u>-</u>	Deed Reference	e: /46089/ 002	23
BALTIMORE 21208-		Locati	on & Structu	re Information		
None	Premises Address:		RD	Legal Descript	5 POPLAR	
Town: None   Primary Structure Built	Map: Grid: Parcel:	Neighborhood: Subdivis	ion: Section:	Block: Lot: Ass	essment Year:	Plat No:
Primary Structure Built   Above Grade Living Area   Finished Basement Area   Property Land Area   County 12,458 SF   04	0068 0017 0071	3030026.04 9967		22 202	3	Plat Ref: 79/ 0966
12,458 SF	Town: None					
Value   Information     Value   Phase-in Assessments   As of   As of   O1/01/2023   O7/01/2022   O7/01/2023   O7/01/2023	Primary Structure Bui	It Above Grade Living A	rea Finished	d Basement Area		
Name	Stories Basement	name of Samuellands	Full/Half Bath	Garage Last N	otice of Major Imp	provements
Base Value		.L	Value Infor	mation		
As of   O1/01/2023   O7/01/2023						
Land: 182,100		Base Value	55 986			
Land:       182,100						
Total: 182,100	Land:	182 100			72022	0770112020
Total:			996			
Preferential Land:   0   0	SALES SECTION	182,100	182,100	182,1	00	182,100
Seller: HIDDEN WATERS LLC         Date: 12/23/2021         Price: \$2,600,000           Type: ARMS LENGTH MULTIPLE         Deed1: /46089/ 00223         Deed2:           Seller:         Date:         Price: \$0           Type: NON-ARMS LENGTH OTHER         Deed1: //         Deed2:           Seller:         Date:         Price:           Type:         Deed1:         Deed2:           Exemption Information           Partial Exempt Assessments:Class         07/01/2022         07/01/2023           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           Homeowners' Tax Credit Application Information	Preferential Land:		0			
Type: ARMS LENGTH MULTIPLE         Deed1: /46089/ 00223         Deed2:           Seller:         Date:         Price: \$0           Type: NON-ARMS LENGTH OTHER         Deed1: //         Ped2:           Seller:         Date:         Price:           Type:         Deed1:         Deed2:           Exemption Information           Partial Exempt Assessments:Class         07/01/2022         07/01/2023           County:         000         0.00           State:         000         0.00           Municipal:         0.00         0.00 0.00         Ool[0.00]           Homestead Application Information           Homeowners' Tax Credit Application Information			Transfer Info	rmation		
Date:	Seller: HIDDEN WATE	RS LLC	Date: 12/23/2021	Ĭ	Price: \$2,6	600,000
Type: NON-ARMS LENGTH OTHER   Deed1: //   Deed2:	Type: ARMS LENGTH	MULTIPLE	Deed1: /46089/ 0	00223	Deed2:	
Seller:   Date:   Price:     Deed1:   Deed2:     Deed2:       Deed2:       Deed2:	Seller:		Date:		Price: \$0	
Type:   Deed1:   Deed2:	Type: NON-ARMS LEN	IGTH OTHER	Deed1: //		Deed2:	
Exemption Information	Seller:		Date:		Price:	
Partial Exempt Assessments: Class         07/01/2022         07/01/2023           County:         000         0.00           State:         000         0.00           Municipal:         000         0.00 0.00           Special Tax Recapture: None           Homestead Application Information           Homestead Application Status: No Application           Homeowners' Tax Credit Application Information	Type:		Deed1:		Deed2:	
County:   000   0.00		E	xemption Inf	ormation		
State: 000 0.00  Municipal: 000 0.00 0.00 0.00 0.00  Special Tax Recapture: None  Homestead Application Information  Homestead Application Status: No Application  Homeowners' Tax Credit Application Information	Partial Exempt Assess	sments:Class		07/01/2022	07/01/2023	
Municipal: 000 0.00 0.00 0.00 0.00  Special Tax Recapture: None  Homestead Application Information  Homestead Application Status: No Application  Homeowners' Tax Credit Application Information	County:	000		0.00		
Special Tax Recapture: None  Homestead Application Information  Homestead Application Status: No Application  Homeowners' Tax Credit Application Information	State:	000				
Homestead Application Information  Homestead Application Status: No Application  Homeowners' Tax Credit Application Information	Municipal:	000		0.00 0.00	0.00 0.00	
Homestead Application Status: No Application  Homeowners' Tax Credit Application Information	Special Tax Recapture					
Homeowners' Tax Credit Application Information		Homes	tead Applicat	ion Informatio	n	
8	Homestead Applicatio	n Status: No Application				
Homeowners' Tax Credit Application Status: No Application Date:		Homeowners'	Tax Credit A	pplication Info	rmation	
	Homeowners' Tax Cre	dit Application Status: No A	pplication	Date:		

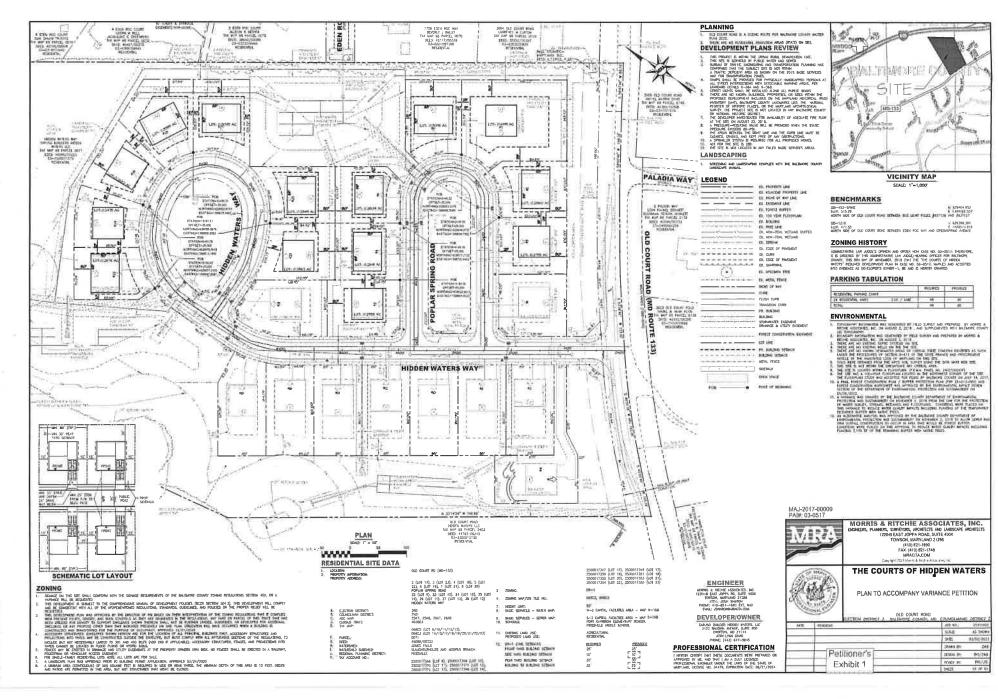
View Map	View GroundRent Re	edemption	*	View 0	GroundRent Regi	stration	i
Special Tax Recapture: No	ne		***************************************				***************************************
Account Identifier:	District - 03 Account I	Number - 250001	7355				
		Owner Infor	mation				
Owner Name:	CARUSO BUILDER HI		LLCUse:	al Basidanas	RESIDENTIAL		
Mailing Address:	STE 200			al Residence Reference:	/46089/ 00223		
mailing Address.	2120 BALDWIN AVE CROFTON MD 21114-		Decui	core remote.	,140007 00220		
	Location	n & Structui	e Inforn	nation			
Premises Address:	3 POPLAR SPRING RI BALTIMORE 21208-	)	Legal I	Description:	.276 ACS 3 POPLAR SPRII THE COURTS O		Till the second of the second
Map: Grid: Parcel: Neig	hborhood: Subdivisi	on: Section:	Block: L	.ot: Assessm	ent Year: Pla	t No:	
0068 0017 0071 3030	026.04 9967		2	3 2023	Pla	t Ref:	79/ 0966
Town: None							
Primary Structure Built	Above Grade Living Ar	ea Finished	Basemen		operty Land Area	. Co	ounty Use
Stories Basement Ty		Full/Half Bath	Garage	Last Notice	of Major Improve	ments	
	I.	Value Inform	nation				
	1		ilation	/ <b>122</b>			
	Base Value	Value			ssessments	2	
		As of 01/01/20	23	As of 07/01/2022	As o	r 1/2023	
Land:	182,000	182,000		0170172022	3,,,		
Improvements	0	0					
Total:	182,000	182,000		182,000	182,	000	
Preferential Land:	0	0					
	Т	ransfer Info	rmation				
Seller: HIDDEN WATERS L	LC	Date: 12/23/2021			Price: \$2,600,0	00	
Type: ARMS LENGTH MUL	TIPLE	Deed1: /46089/ 0	0223		Deed2:		
Seller:		Date:			Price: \$0		
Type: NON-ARMS LENGTH	OTHER	Deed1: //			Deed2:		
Seller:		Date:			Price:		
Type:	I	Deed1:			Deed2:		
		cemption Inf					
Partial Exempt Assessmer			07/01/2	2022	07/01/2023		
County:	000 000		0.00				
State: Municipal:	000		0.00	00	0.00 0.00		
Special Tax Recapture: No			2.00 0.				
opeoiai rax necapture. No		ead Applicat	ion Info	mation			
Homestead Application St		aa Appiioat					
• • • • • • • • • • • • • • • • • • • •	Homeowners'	Γax Credit Αι	oplicatio	n Informa	tion		***************************************



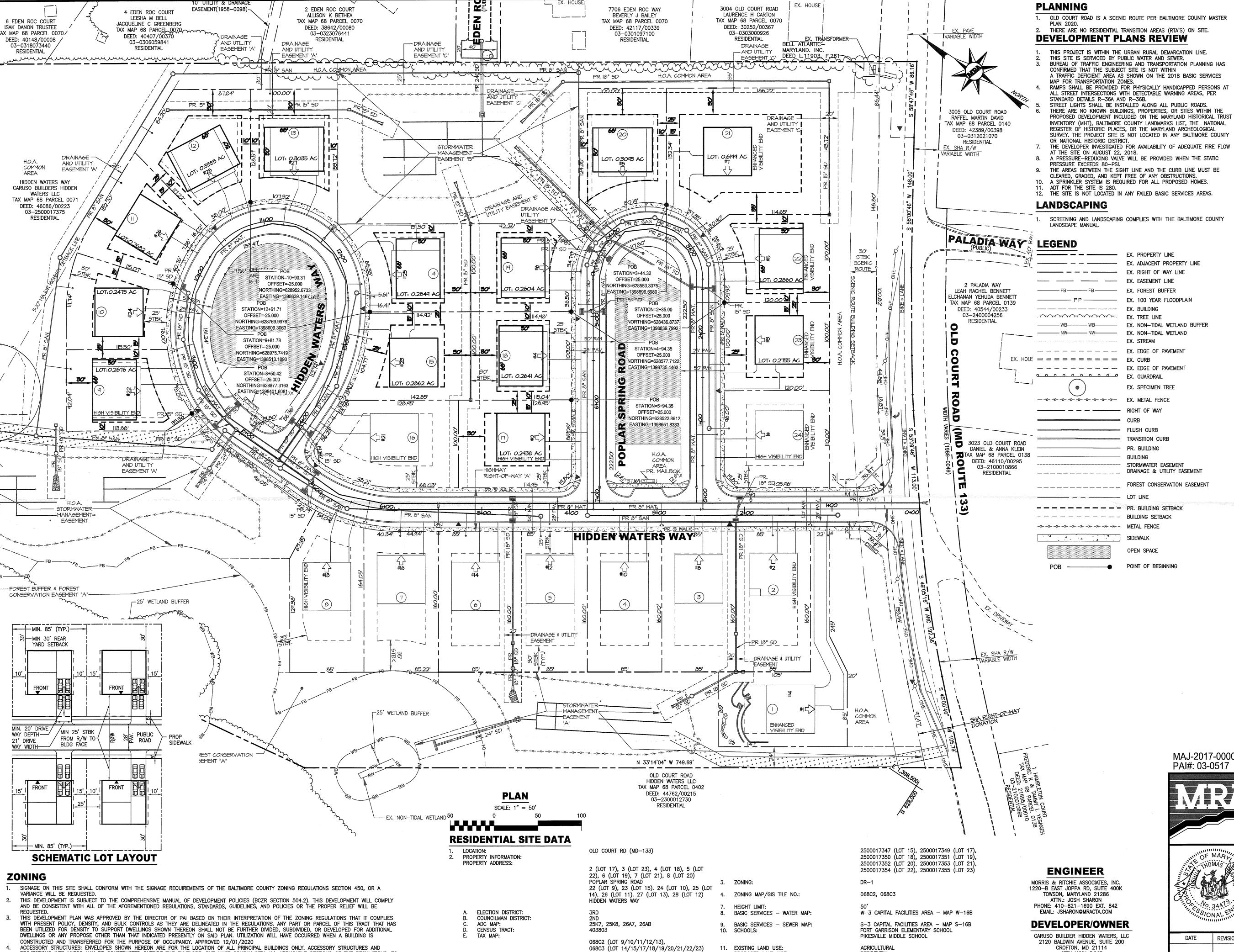
MISCELLANEOUS CASH RECEIPT  Date: 3/10/23  Rev Sub Source/ Rev/ Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount  OO/ 806 DOW 6150  Rec From: 6 Carus 6 12 10 10 10 10 10 10 10 10 10 10 10 10 10
Rev Sub Source/ Rev/ Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount  OU 806
Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount  OU SUC OUD CISU SSU  Total: 9500  Rec From: Caruso B. Mere I Subsenting
Total: 9500  Rec From: Carusô 3, Idem 14: Olden Listers, Luc  For: Wariance Zozz. 0052. A  CASHIER'S VALIDATION  WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
Rec From: Larus B. Idem 14: Olden Listers, Luc  For: Wariance Zozz. 0052. A  CASHIER'S  VALIDATION  WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
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For: VGrignee Z023. 0052. A  CASHIER'S  VALIDATION  WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
CASHIER'S <u>DISTRIBUTION</u> WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
CASHIER'S  DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
DISTRIBUTION  WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING  VALIDATION
DISTRIBUTION  WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING  VALIDATION
DISTRIBUTION  WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING  VALIDATION
1 ELACET REGOTATIONS
•
WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY FEATURES  United Bank 68-690/514/ 40163
Caruso Builder Hidden Waters, LLC 2120 Baldwin Avenue Suite 200
Suite 200 Crofton MD 21114 DATE 03/01/2023
(301) 261-02.77
Pay:************************************
ТО
THE ORDER BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

OF



P. V. C. H. V. C. P. C. P. V. V. V. V. W. P. B. C. C. C. III. V. P. C. P. P. C. P. P. C. P



46089/00223

SLAUGHTERHOUSE AND MOORES BRANCH

2500017368 (LOT 9), 2500017369 (LOT 10),

2500017370 (LOT 11), 2500017371 (LOT 12),

2500017372 (LOT 13), 2500017346 (LOT 14),

JONES FALLS

PIKESVILLE

PARCEL:

WATERSHED:

WATERSHED SUBSHED:

TAX ACCOUNT NO .:

REGIONAL PLANNING DISTRICT:

G. DEED:

PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH ALL APPLICABLE SECTIONS OF THE REGULATIONS, TO

INCLUDE BUT NOT NECESSARILY LIMITED TO 301 AND 400 BCZR (ADD 260 IF APPLICABLE). ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO

FENCES MAY BE ERECTED IN DRAINAGE AND UTILITY EASEMENTS AT THE PROPERTY OWNERS OWN RISK. NO FENCES SHALL BE ERECTED IN A WALKWAY,

A MINIMUM AREA (CONTIGUOUS) OF 500 SQUARE FEET IS REQUIRED IN SIDE OR REAR YARDS. THE MINIMUM DEPTH OF THIS AREA IS 15 FEET. DECKS

YARDS CANNOT BE LOCATED IN FLOOD PLAINS OR HYDRIC SOILS.

FOR SINGLE-FAMILY RESIDENTIAL LOTS NOTE: ALL LOTS ARE FOR SALE.

A LANDSCAPE PLAN WAS APPROVED PRIOR TO BUILDING PERMIT APPLICATION. APPROVED 03/24/2020

AND PATIOS ARE PERMITTED IN THIS AREA, BUT NOT STRUCTURES THAT MIGHT BE CLOSED.

PEDESTRIAN OR VEHICULAR ACCESS EASEMENT.

(Tilloh Dahan **UMBOLDT** 

**VICINITY MAP** SCALE: 1"=1,000"

#### **BENCHMARKS**

GIS-453-SPIKE ELEV. 515.26 NORTH SIDE OF	OLD	COURT	ROAD	BETWEEN	BGE LIGHT	POLES	#837126	N 62840 E 13991 AND #83
GIS-1219 ELEV. 471.55 NORTH SIDE OF	ᅂᄧ	COURT	ROAD	BETWEEN	EDEN ROC	WAY A	ND GREEN	N 62926 E 14005 SPRING AV

### **ZONING HISTORY**

IT IS ORDERED BY THIS ADMINISTRATIVE LAW JUDGE/HEARING OFFICER FOR BALTIMOI COUNTY, THIS 9TH DAY OF NOVEMBER, 2018 THAT THE "THE COURTS OF HIDDEN WATERS" REDLINED DEVELOPMENT PLAN IN CASE NO. 03-0517, MARKED AND ACCES INTO EVIDENCE AS DEVELOPER'S EXHIBIT-1, BE AND IS HEREBY GRANTED.

ADMINISTRATIVE LAW JUDGE'S OPINION AND ORDER HOH CASE NO. 03-0517: THERE

#### **PARKING TABULATION**

		REQUIRED	PROVIDE
RESIDENTIAL PARKING CHART			
24 RESIDENTIAL UNITS	2.00 / UNIT	48	96
TOTAL:		48	96
	***************************************	1 .0	

#### **ENVIRONMENTAL**

- TOPOGRAPHY INFORMATION WAS GENERATED BY FIELD SURVEY AND PREPARED RITCHIE ASSOCIATES, INC. ON AUGUST 3, 2018, AND SUPPLEMENTED WITH BAL GIS TOPOGRAPHY.
- BOUNDARY INFORMATION WAS GENERATED BY FIELD SURVEY AND PREPARED BY RITCHIE ASSOCIATES, INC. ON AUGUST 3, 2018 .
- THERE ARE NO EXISTING SEPTIC SYSTEMS ON SITE. THERE ARE NO EXISTING WELLS ON THE THE SITE THERE ARE NO KNOWN DESIGNATED AREAS OF CRITICAL STATE CONCERN IDENTI
- UNDER THE PROCEDURES OF SECTION 5-611 OF THE STATE FINANCE AND PRO SOILS WERE OBTAINED FROM THE NRCS SOIL SURVEY USING THE DATA MART W
- THIS SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA. 8. THE SITE IS LOCATED WITHIN A FLOODPLAIN. (F.E.M.A. PANEL NO. 2400100240F
- 9. THE SITE HAS A 100-YEAR FLOODPLAIN LOCATED IN THE NORTHWEST CORNER THE FLOODPLAIN STUDY WAS ACCEPTED FOR FILING BY BALTIMORE COUNTY ON
- 10. A FINAL FOREST CONSERVATION PLAN / BUFFER PROTECTION PLAN (FBP 21-0 FOREST CONSERVATION WORKSHEET WAS APPROVED BY THE ENVIRONMENTAL IMP SECTION OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABII
- 11. A VARÍANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRO PROTECTION AND SUSTAINABILITY ON NOVEMBER 2, 2018 FROM THE LAW FOR T OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. CONDITIONS WERE
- THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS INCLUDING PLANTING OF TH DISTURBED BUFFER WITH NATIVE TREES. 12. AN ALTERNATIVE ANALYSIS WAS APPROVED BY THE BALTIMORE COUNTY DEPARTM ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON NOVEMBER 2, 2018 TO AL SWM OUTFALL CONSTRUCTION TO OCCUR IN AREA THAT WOULD BE FOREST BUF
- CONDITIONS WERE PLACED ON THIS APPROVAL TO REDUCE WATER QUALITY IMPA PLANTING 7,170 SF OF THE REMAINING BUFFER WITH NATIVE TREES.

MAJ-2017-00009

ATTN: LYNN DAVIS

PHONE: (443) 617-5945

PROFESSIONAL CERTIFICATION

PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF

MARYLAND, LICENSE NO. 34479, EXPIRATION DATE: 06/21/2024

APPROVED BY ME, AND THAT I AM A DULY LICENSED

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR

RESIDENTIAL

PROPOSED LAND USE:

FRONT YARD BUILDING SETBACK

SIDE YARD BUILDING SETBACK

REAR YARD BUILDING SETBACK

BUILDING TO BUILDING SETBACK

12. DR-1 ZONE SETBACKS

## **MORRIS & RITCHIE ASSOCIATES** 1220-B EAST JOPPA ROAD, SUITE 400K



# ENGINEERS, PLANNERS, SURVEYORS, ARCHITECTS AND LANDSCAPE

TOWSON, MARYLAND 21286 (410) 821-1690 FAX: (410) 821-1748 MRAGTA.COM

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PLAN TO ACCOMPANY VARIANCE PETI

OLD COURT ROAD ECTION DISTRICT 3 BALTIMORE COUNTY, MD COUNCILMAN

JOB NO.: REVISIONS SCALE: DATE: DRAWN BY: DESIGN BY: REVIEW BY: SHEET: