



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

June 7, 2023

David C. Roxin – SMACDCR@yahoo.com
3411 Old Forest Road
Pikesville, MD 21208

RE: Petition for Administrative Variance
Case No. 2023-0101-A
Property: 3411 Old Forest Road

Dear Mr. Roxin:

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,


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3411 Old Forest Road)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
David Roxin	*	HEARINGS FOR
Petitioner	*	BALTIMORE COUNTY
	*	CASE NO. 2023-0101-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, David Roxin (“Petitioner”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 400.1: To permit an accessory building (detached shed) in the side yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 21, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

welfare of the public and should therefore be granted. In the opinion of the Administrative Law 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 Petitioner.

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

THEREFORE, IT IS ORDERED, this 7th day of **June, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BCZR § 400.1: To permit an accessory building (detached shed) in the side yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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 her 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.

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



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filled with the Department of Permits, Approvals, and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 3411 Old Forest Road Pikesville, MD. 21208-3014 Currently Zoned Residential DR-2
Deed Reference 31715 / 00149 10 Digit Tax Account # 0303052600
Owner(s) Printed Name(s) Roxin, David C

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 400.1, BCER to permit an accessory building (detached shed) in the side yard in lieu of the required rear yard.

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 zoning regulations of Baltimore County, to the zoning 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):

Roxin, David C /
Name #1 – Type or Print Name #2 – Type or Print

[Signature] /
Signature #1 Signature #2
3411 Old Forest Road Pikesville MD
Mailing Address City State
21208-3104 / H: (410) 486-0597 C: (443) 379-4590 / SMACDCR@yahoo.com
Zip Code Telephone #s (Cell and Home) e-Mail Address

Attorney for Owner(s) Petitioner(s):

N/A
Name – Type or Print

Representative to be Contacted:

David C Roxin
Name – Type or Print

Signature
Mailing Address City State
Zip Code Telephone # e-Mail Address

Signature
3411 Old Forest Road Pikesville MD
Mailing Address City State
21208 / (443) 379-4590 / SMACDCR@yahoo.com
Zip Code Telephone # e-Mail 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 2023-0101-A Filing Date 5 / 9 / 2023 Estimated Posting Date 5 / 12 / 2023 Reviewer MLK

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.

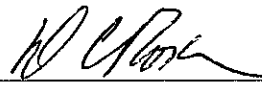
Address: 3411 Old Forest Road	Pikesville	MD	21208-3104
Print or Type Address of Property	City	State	Zip Code

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

I have invested a great deal of care in my red and silver maples that are well over 40' in height, with equally spectacular canopies. They provide shade and enhance the beauty and usability of my yard. I recently invested in the construction of a retaining wall to enlarge the upper of three terraces that comprise my back yard. I have planted seven fruit trees on the second and third terraces, and am preparing to plant an American Beech too. I just had five loads of topsoil spread across the top tier of my back yard, expanding the usable space significantly, and will have four or five more next week as part of my efforts to enhance the yard that I will seed. More importantly, I am protecting my maple's root system from future trauma. It already suffered damage from a derecho. Arborists from Bartlett are caring for my maples, ensuring their health and well being by cable bracing, pruning, and thinning to prolong their lives. If I place the shed, a sizeable structure on top of the maple's root system, I run the risk of killing the tree from trauma. Its already sprawling canopy is straining its spine, and cable bracing is the only way to preserve it by helping it help itself.

Terraces (property, and neighborhood in total, was an orchard before homes were built in 1959) make placing shed in back impractical. They are steep, and negotiating them is becoming more difficult as I age.
Losing my trees would be emotionally painful.

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



Signature of Owner (Affiant)
David C Roxin

Name – Print or Type

Signature of Owner (Affiant)

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 03 day of May 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared: David C. Roxin

Print Name(s) here: _____

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

AS WITNESS my hand and Notaries Seal



Notary Public
03/25/2024

My Commission Expires



THE ZONING PETITION PROPERTY DESCRIPTION

PART A (START DESCRIPTION WITH THE FOLLOWING):

ZONING PROPERTY DESCRIPTION FOR 3411 Old Forest Road

(address or location)

Beginning at a point S 22° 21' 00" E on the south side of Old Forest Road, and continuing for 201.77' to the property boundary at 73° 32' 20" W, and continuing for 127.47' to 12° 24' 20" W, and continuing 201.81' to Old Forest Road, continuing along 92.63' to the starting point.

PART B (CONTINUE DESCRIPTION WITH ONE OF THE FOLLOWING 3 OPTIONS):

- OPTION 1: (Metes and Bounds – Lot not part of record plat or minor subdivisions);
- OPTION 2: (Subdivision Lot – Lot is part of record plat):
Being Lot # 10 , Block(C), Section # 4), in the subdivision of Dumbarton Heights as recorded in Baltimore County Plat Book # 26 , Folio # 144 , containing 22,100 square feet. Located in the 03-006 Election District and 2nd Council District.
- OPTION 3: (Minor Subdivision Lot)

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

For Newspaper Advertising:

Case Number: 2023-0101-A

Property Address: 3411 Old Forest Road Baltimore, MD 21208

Legal Owners (Petitioners): David C Roxin

Contract Purchaser / Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable) David Roxin

Address: 3411 Old Forest Road

Baltimore, MD 21208-3104

Telephone Number: (443) 379 – 4590

* Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0101 -A Address 3411 Old Forest Road

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/9/2023 Posting Date: 5/21/2023 Closing Date: 6/5/2023

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 - 0101 -A Address 3411 Old Forest Road

Petitioner's Name: David C. Roxin Telephone (Cell) 443 - 379 - 4590

Posting Date: 5/21/2023 Closing Date: 6/5/2023

Wording for Sign: To Permit an accessory building (detached shed)
in the side yard in lieu of the required rear yard.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 1, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 30, 2023
Item No. 2023-0101-A, 0107-SPH, 0111-SPH & 0112-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 30, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0101-A
Address: 3411 Old Forest Rd
Legal Owner: David Roxin

Zoning Advisory Committee Meeting of May 30, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

CERTIFICATE OF POSTING

Date: 5-21-23

RE: Case Number: 2023-0101-A

Petitioner/Developer: ROXIN

Date of Hearing/Closing: 6-5-23

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3411 Old Forest Rd

The signs(s) were posted on 5-21-23
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2023-0101-A

TO PERMIT AN ACCESSORY BUILDING (DETACHED
SHED) IN THE SIDE YARD IN LIEU OF THE REQUIRED
REAR YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

4:30 P.M. ON 6/5/23

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS, APPROVALS AND INSPECTIONS, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2023-0101 - A

TO PERMIT AN ACCESSORY BUILDING (DETACHED
SHED) IN THE SIDE YARD IN LIEU OF THE REQUIRED
REAR YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON 6/5/23

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

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

No. 222544

Date: 5/8/2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 75.00

Total: \$ 75.00

Rec
From: David C. Roxin

For: Zoning Variance (Administrative)
3411 Old Forest Road
Zoning Case 2023-0101 - A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PLEASE PRESS HARD!!!!

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 0303052600

Owner Information

Owner Name: ROXIN DAVID C Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3411 OLD FOREST RD Deed Reference: /31715/ 00149
BALTIMORE MD 21208-3104

Location & Structure Information

Premises Address: 3411 OLD FOREST RD Legal Description: 3411 OLD FOREST RD
BALTIMORE 21208-3104 DUMBARTON HEIGHTS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0068 0022 0194 3030033.04 0000 4 C 10 2023 Plat Ref: 0026/ 0144

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1959 2,250 SF 22,110 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
1 YES STANDARD UNITSIDING/5 2 full/ 1 half 1 Carport

Value Information

	Base Value	Value As of 01/01/2023	Phase-In Assessments As of 07/01/2022	As of 07/01/2023
Land:	112,600	112,600		
Improvements	174,000	244,500		
Total:	286,600	357,100	286,600	310,100
Preferential Land:	0	0		

Transfer Information

Seller: ROXIN JOLIE L	Date: 02/14/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /31715/ 00149	Deed2:
Seller: ROXIN DAVID C	Date: 06/26/2006	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /24068/ 00322	Deed2:
Seller: LESSER-CURMI JO LEE	Date: 09/15/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /18781/ 00467	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2022	07/01/2023
County:	0.00	
State:	0.00	
Municipal:	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 06/01/2020

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Zoning Case 2023-0101-A

**BARTLETT TREE EXPERTS**P.O. Box 3067
Stamford, CT 06905-0067

TEMP RETURN SERVICE REQUESTED

HOME OFFICE - STAMFORD, CT

THE BARTLETT TREE RESEARCH LABORATORIES & EXPERIMENTAL GROUNDS - CHARLOTTE, NC

INVOICE☐ Invoice check box if your address below is incorrect or has changed. Indicate change(s) on reverse side.

000767 0.7330 MH 0.531

TR00003

Mr David Roxin
3411 Old Forest Road
Pikesville, MD 21208-3104

ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER
3294154	04/01/2023	40938592-0
AMOUNT DUE		PAY THIS AMOUNT

Page 1 of 2

MAKE CHECK PAYABLE TO: Bartlett Tree Experts
Pay online at www.bartlett.com

YOUR CHECK NUMBER

TO ENSURE PROPER CREDIT PLEASE RETURN THIS PORTION
WITH YOUR PAYMENT.BARTLETT TREE EXPERTS
P.O. BOX 3067
STAMFORD, CT 06905-0067

INVOICE NO

AMOUNT DUE

40938592-0 Work Completed 03/31/2023
Work at: 3411 Old Forest Road
Pikesville

Red Maple, *Acer rubrum* (right front) Goals: - Improve safety, health and appearance - Reduce density Specifications: - Remove 15 percent of live branches, 1-4 inch diameter cut(s), entire canopy - Remove all dead branches, 1-4 inch diameter cut(s), entire canopy - Leave wood chips on site - Chip all the brush and leave chips on site.

Install 3 supplemental support cables in Red Maple located at the right front to limit branch movement to reduce the risk of branch failure. Supports require periodic inspection for evidence of fatigue and to verify functionality. Please contact your Bartlett Arborist to schedule the inspection each year. Cable System: Simple-Direct # of Cables: 3 Cable Type: 24 feet of 1/4" EHS Anchor (eyebolt size): (6) 3/8" x 10" Thimbles: (6) 1/4" Washers: (6) 3/8" Nuts: (6) 3/8" Dead Ends: (6) 1/4"

Silver Maple, *Acer saccharinum* (right rear) Goals: - Reduce risk of branch failure - reduce risk of falling debris - Provide 7 to 9 feet of clearance to house loop Specifications: - Remove 10 percent of live branches, 1-3 inch diameter cut(s), entire canopy - Remove all dead branches, 1-4 inch diameter cut(s), entire canopy - Leave wood chips on site - Chip all the brush and leave chips on site.

Install 2 supplemental support cables in Silver Maple located at the right rear to limit branch movement to reduce the risk of branch failure. Supports require periodic inspection for evidence of fatigue and to verify functionality. Please contact your Bartlett Arborist to schedule the inspection each year. The cables will support the two large over extended leads. Cable System: Simple-Direct # of Cables: 2 Cable Type: 30 feet of 1/4" EHS

ACCOUNT NUMBER
3294154INVOICE DATE
04/01/2023

PAY THIS AMOUNT

YOUR BARTLETT REPRESENTATIVE IS: **Scott Anderson**

(410) 526-6655

A SERVICE CHARGE OF 1.5 % PER MONTH WHICH IS AN ANNUAL PERCENTAGE OF 18.0 %
IS ADDED TO ACCOUNTS 30 DAYS AFTER INVOICE DATE

DETACH THIS PORTION FOR YOUR RECORDS

MAKE CHECK PAYABLE TO
BARTLETT TREE EXPERTS
P.O. BOX 3067
STAMFORD, CT 06905-0067

TREE 230405-00000001

2023-0101-A

**BARTLETT TREE EXPERTS**P.O. Box 3067
Stamford, CT 06905-0067

TEMP RETURN SERVICE REQUESTED

HOME OFFICE - STAMFORD, CT

THE BARTLETT TREE RESEARCH LABORATORIES & EXPERIMENTAL GROUNDS - CHARLOTTE, NC

INVOICE☐ Please check box if your address below is incorrect or has changed. Include change(s) on return slide.

001175 0.5380 MB 0.531

TROKXEM

Mr David Roun
3411 Old Forest Road
Pikesville, MD 21208 3104

ACCOUNT NUMBER INVOICE DATE INVOICE NUMBER

3294154

04/20/2023

40938593-0

AMOUNT DUE

PAY THIS AMOUNT

Page 1

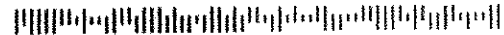
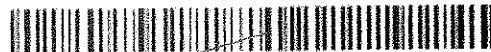
MAKE CHECK PAYABLE TO: Bartlett Tree Experts
Pay online at www.bartlett.com

YOUR CHECK NUMBER _____

TO ENSURE PROPER CREDIT PLEASE RETURN THIS PORTION
WITH YOUR PAYMENT.

ALL ACCOUNTS NET

PAYABLE TOTAL PER CRT

BARTLETT TREE EXPERTS
P.O. BOX 3067
STAMFORD, CT 06905-0067

INVOICE NO

AMOUNT DUE

40938593-0 Work Completed 04/18/2023

Work at 3411 Old Forest Road

Pikesville

Perform a lower bark treatment to the following plant to help
suppress Phytophthora Canker disease.

Red Maple located at the right front

Provide 2 treatments.

Visit 1.

INVOICEDue to postal service delays, please make payment
by registering "Your Account" at www.bartlett.com or call
our office at 410-526-6655 to process payment via
phone. All major credit card and checking/savings accounts are accepted.

Thank you for the opportunity to care for your property.

YOUR BARTLETT REPRESENTATIVE IS: **Scott Anderson**

(410) 526-6655

A SERVICE CHARGE OF 4.5% PER MONTH WHICH IS AN ANNUAL PERCENTAGE OF 18.0%
IS ADDED TO ACCOUNTS 30 DAYS AFTER INVOICE DATE

RETAIN THIS PORTION FOR YOUR RECORDS

ACCOUNT NUMBER

3294154

INVOICE DATE

04/20/2023

PAY THIS AMOUNT

MAKE CHECK PAYABLE TO
BARTLETT TREE EXPERTSP.O. BOX 3067
STAMFORD, CT 06905-0067

TREE 2023/07/14/01

2023-0101-A

David,
Here is your custom estimate. Please feel free to print it off or reference this URL later.
If you have any questions or concerns, please feel free to call me at anytime.

BedRock Siteworks LLC

Marietta, PA. Location
717-587-7062

Invoice No: #44316

Contact Information

Job Start Date: 04/12/2023

Date of Est: 04/13/2023

Cust. Name: David Roxin

Address: 3411 Old Forest Rd

Baltimore, MD 21208

Email: smacdc@yahoo.com

Scheduled: 04/12/2023 - 7 am To 8 am

Phone Home: 443-379-4590

Phone Cell: Stephanie (443) 472-8136

Phone Work:

Job Site Address

Address: 3411 Old Forest Rd

City: Baltimore

State: MD Zip: 21208

24" x 54" x 75' - Standard Timber Retaining Wall
- Retaining Wall

With 6" x 6" Timber Border

Description: Grading, Leveling, and Compaction of the site, 6x6 pressure treated timber wall secured to the ground with 1/2" x 24" steel rebar. Deadman and cross bracing grid perpendicular and parallel to the wall every 6' to 8' apart and back into the hill with steel rebar for maximum support, 10" galvanized spiral screws tie the timber wall together, certified drain stone with a 3" perforated pipe behind the wall insures proper drainage and minimizes hydrostatic pressure against the wall, backfill and final grading of the site.

Make checks payable to:
BedRock Siteworks LLC
461 Old Wilmington Rd.
Coatesville, PA 19320

Total:

Amount Paid:

Balance Due:

Disclaimer: BedRock Siteworks and any and all affiliates are not responsible for damage to any of the following: lawn, driveway, pipes, wires, cables, water lines, septic lines, gas lines, roots, trees or anything else that may obstruct or hinder the construction of the foundation. If bedrock is encountered, additional charge per hour may apply. Customer is responsible for acquiring all permits if needed, this is the sole responsibility of customer.

Customer Signature: _____

Date: _____

By signing this document, signatories are certifying that they agree to the scope of work and the price detailed within.

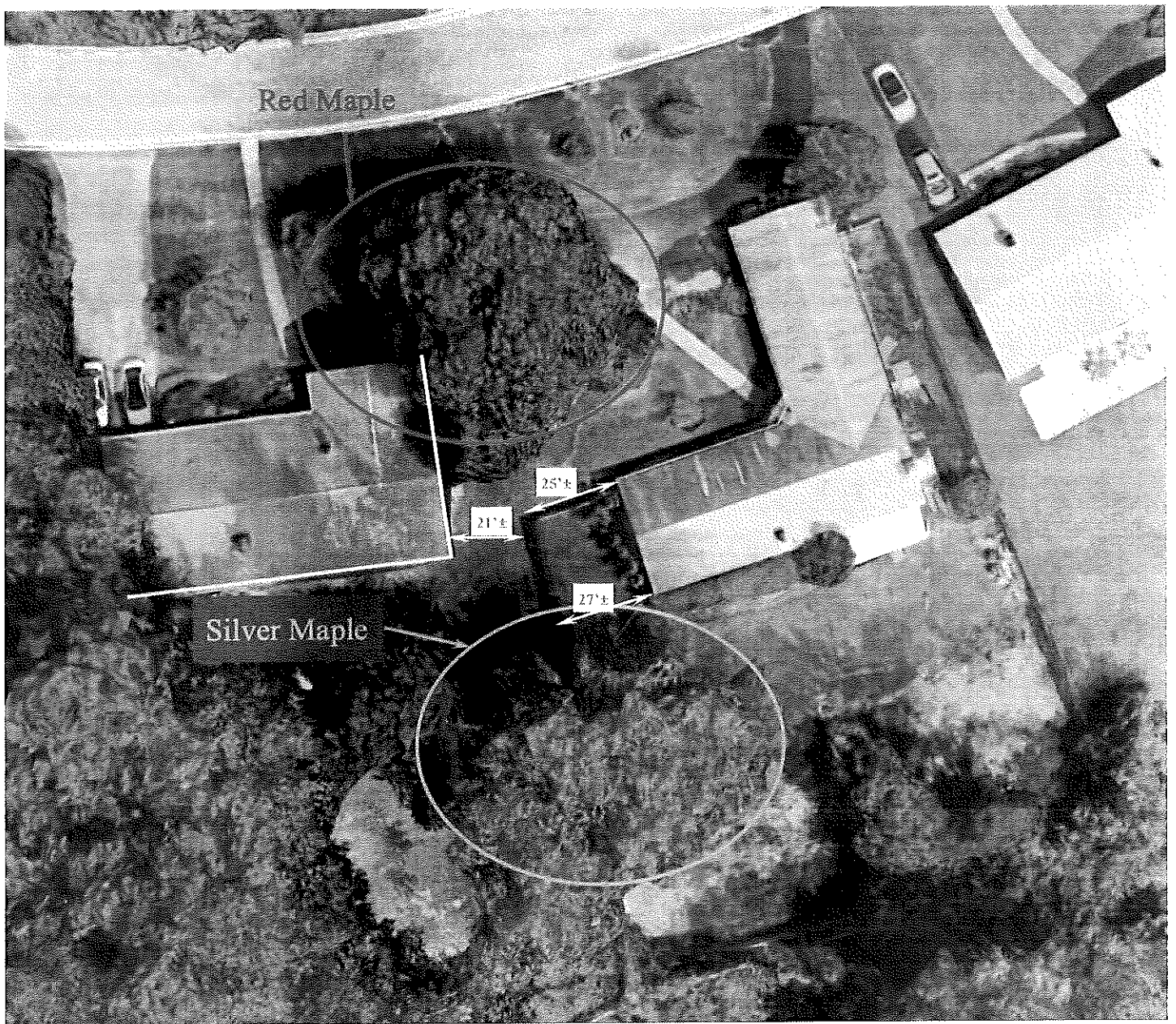
Paid

A payment in the amount of _____ was made on 04/04/2023

Paid

A payment in the amount of _____ was made on 04/13/2023

2023-0101-A



2023-6101-A



Rear Yard

2623-0101-A

Baltimore County - My Neighborhood



Antibody

3412

3405

OLD FOREST RD

3409

3407

7915

3413

3411

DR 2

SITE

7913

7907

7906

2023-0101-A

1:1,128

0 45 90 180 Feet

May 17, 2023

Sources: Esri, HERE, Garmin, Intermap, increment PLS, INRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri China (Hong Kong), (c) OpenStreetMap contributors

Baltimore County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, I

Legend

House Numbers

Zoning History Cases

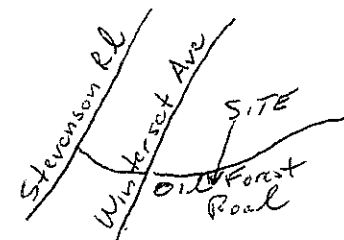
Zoning

Property

SWM Easements since 2008

County Boundary

HEARING PLAN

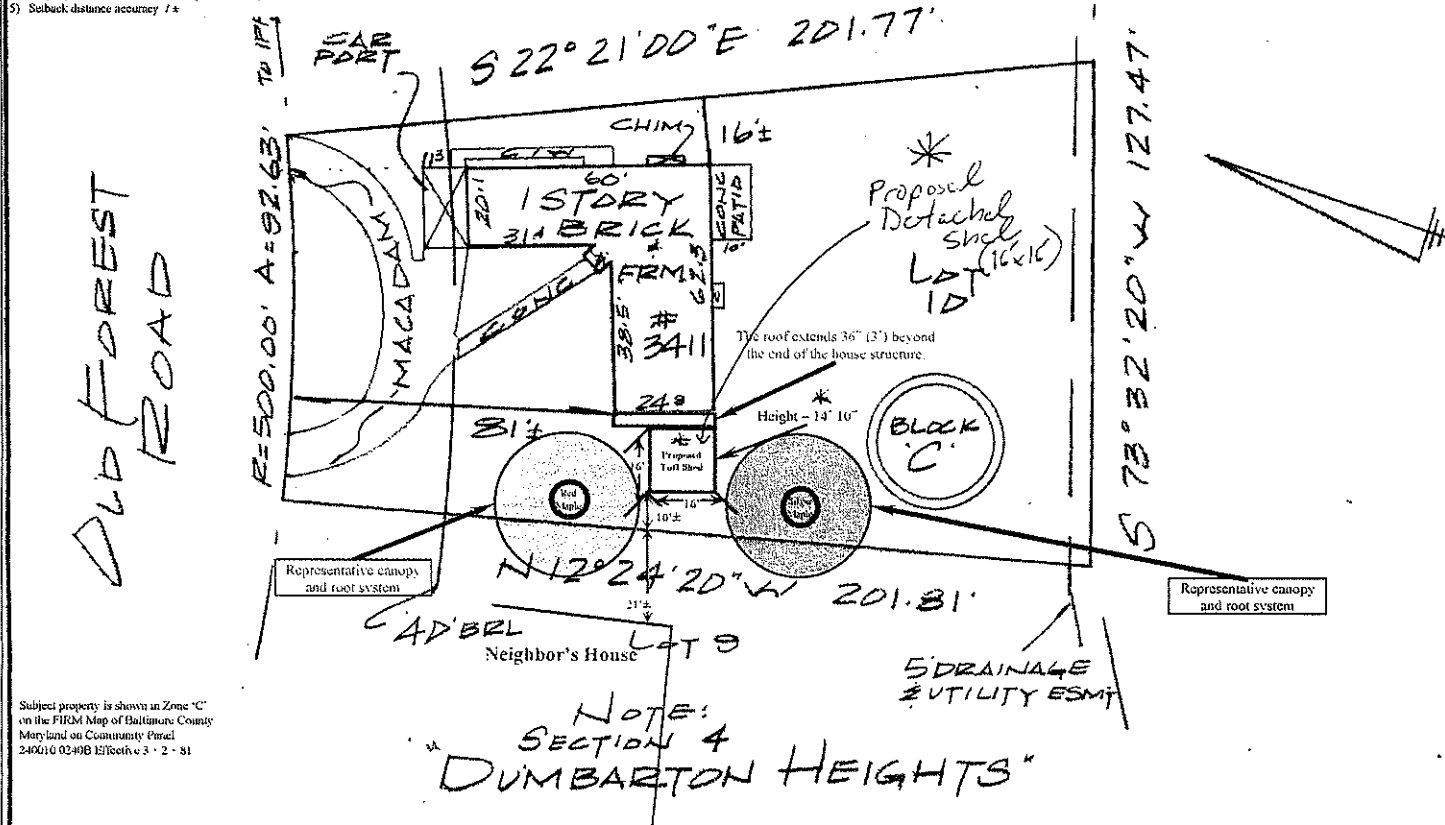


Zoning Hearing Plan for Variance ☒ For Special Hearing ☐ Mark Type Requested with (x)
 Address 3411 Old Forest Road Owner(s) Name(s) David C. Roxin
 Subdivision Name Dumbarton Heights Lot # 10 Block # C Section # 4
 Plat Book # 26 Folio # 144 10 Digit Tax # 0303052600 Deed Reference # 31715/00149

Zoning Map #	068B3
Zoning	Residential DR-2
Election District	3
Council District	2
Lot Area Acreage	0.5075757576
Lot Square Footage	22,110
Historic (Yes or No)	No
CBCA (Yes or No)	NO
Flood Plain (Yes or No)	No
Utilities - Mark with (X)	
Water is:	
Public	☒
Private	☐
Sewer is:	
Public	☒
Private	☐
Prior Hearing (Yes or No)	No
If (Yes), list Case Number(s) and order result(s) below:	N/A
Violation Case Number(s)	N/A

NOTES:

- 1) B.R.L. information, if shown, was obtained from existing record plot or local agencies and is not guaranteed by MIT, Inc.
- 2) Building line and/or Flood Zone information is subject to the interpretation of the originator
- 3) MIT, Inc. does not certify is unknown or unrecorded encroachments or overlaps.
- 4) Property markers NOT found, or guaranteed by this location.
- 5) Subsequent distance accuracy 1/4"



Plan Drawn By David Roxin Date 2023-04-13 Scale: 1 inch = 50 Feet

2023-0101-A