



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 25, 2023

Youssef Alyhamwi
Rajaa Abbas- youssefalhamwi63@gmail.com
1847 Church Road
Baltimore, MD 21222

RE: Petition for Variance
Case No. 2023-0169-A
Property: 1847 Church Road

Dear Petitioners:

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,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

IN RE: PETITION FOR VARIANCE
(1847 Church Road)
12th Election District
7th Council District
Youseff Alhamwi & Rajaa Abbas
Legal Owners

Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2023-0169-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by the legal owners, Youseff Alhamwi and Rajaa Abbas (“Petitioners”) for property located at 1847 Church Road, Dundalk (the “Property”). The Petitioners are requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”), §400.1, to permit an existing accessory building (garage) to remain on the property (erected without a permit) with a side setback of 0 ft in lieu of the required 2.5 ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioners, along with their daughter, Tasnim Alhamwi who acted as a translator, appeared *pro se* at the hearing in support of the Petition. There were no Protestants or other interested persons who appeared at the hearing.

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

The Property is 7,788 sf +/- and is improved with a 1,518 sf brick townhome constructed in 1957. A site plan (the “Site Plan”) was submitted. (Pet. Ex 1 The Property is zoned Density Residential (DR 10.5). A Code Enforcement Violation was issued on July 6, 2023 (Case No.

CB2300385) for the construction of a 264 sf, detached garage in the rear yard without a permit. The Petitioners, who are originally from Syria and speak English as a second language with the assistance of their daughter, proceeded to construct the garage beginning on June 10, 2023. When the Citation was issued, Petitioners stopped all work and waited for the instant zoning hearing to take place. Street view photographs were submitted showing a 1-vehicle garage with Tyvek wrap in the rear yard. (Pet. Exs. 2, 3).

Petitioners explained that in Syria, a building permit is not required to construct a garage. Petitioners also inquired of their neighbors as to whether a permit was needed and they were informed that none was required. Street view photographs of the neighboring garages and/or sheds. (Pet. Ex. 2, 3). The garage height is 11 ft. and its total square footage is less than the house. Petitioners stated that the need not only a place to park their car but also storage space for tools, etc. The garage was constructed overtop of the concrete parking pad.

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 the Property is unique due to its irregular shape as shown on the My Neighborhood GIS Map and Site Plan. The Property is not a rectangle but rather fans out as it gets closer to Church Rd. However, the rear of the Property, where the garage was constructed, is narrower, limiting the space where a garage could be constructed. Given that the Petitioners would not have been required to obtain a building permit in Syria to construct a garage, and the fact that when the Citation was issued, the Petitioner immediately stopped working on the garage,

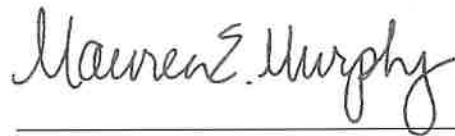
I find that there was no intent to avoid the legal requirement for a permit but rather an inadvertent misunderstanding as to what the law requires. Many townhomes in this neighborhood have detached garages or sheds. This case does not address whether those other homes in the neighborhood obtained building permits or not. 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 25th day of **October 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §400.1 to permit an existing accessory building to remain on the property (erected without a permit) with a side setback of 0 ft. in lieu of the required 2.5 ft., be, and it is hereby **GRANTED**; and

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes.
5. No construction shall occur with respect to the garage until a Building Permit is issued and a County Building Inspector has approved the existing construction.
6. The Site Plan which is attached hereto, shall be incorporated herein in its entirety.

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

A handwritten signature in cursive script that reads "Maureen E. Murphy". The signature is written in dark ink and is positioned above a horizontal line.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm



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:

Address 1847 Church Rd Dundalk MD 21222 Currently Zoned DR 10.5
Deed Reference 41498 100476 10 Digit Tax Account # 1210045601
Owner(s) Printed Name(s) Youssef AlHamwi / Rajad Abbas

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

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. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ✓ a **Variance** from Section(s)

BCZR: 400.1 → To permit an existing accessory building to remain on the property (erected without a permit) with a side setback of 0 feet in lieu of the required 2.5 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

I need it to put my car and garden supplies

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.

Legal Owner(s) Affirmation: I/we do so solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Case Number 2023-0169-A Filing Date 8/14/23 Do Not Schedule Dates _____ Reviewer _____

Legal Owners (Petitioners):

Youssef AlHamwi / Rajad Abbas

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1847 Church Rd Baltimore MD

21222 / 6673035437 / YoussefAlHamwi

Zip Code Telephone #'s (Cell and Home) Email Address 63@gmail.com

Representative to be contacted:

Youssef AlHamwi

Name - Type or Print

Signature

1847 Church Rd Baltimore MD

21222 / 6673035437 / YoussefAlHamwi

Zip Code Telephone # Email Address 63@gmail.com

1847 Church Road

(12-10-045601)

2023-0169-A

Property Description

Located on the north corner of Church Road (60' row) and Harold Road (60' row).

Being Lot #6, Block B, Section #5 in the subdivision Eastfield. As recorded in Baltimore County Plat Book #2, Folio #85. Containing 7,788 square feet of land, located in the 12th Election District and 7th Councilmatic District.

BEGINNING FOR THE SAME on the eastern side of Church Road as shown on Subdivision Plat No. 2 - Section No. 5 - Eastfield recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 23, folio 85, at the distance of 203 and 36/100ths feet southerly measured along the eastern side of Church Road from a point where the eastern side of Church Road is intersected by the northern lot line of Lot No. 1 in Block B as shown on the aforesaid Plat, which place of beginning is at a point in line with the center line of a partition wall there erected, and running thence southerly binding on the eastern side of Church Road by a line curving to the right having a radius Of 350 feet for the distance of 54 and 92/100ths feet to the northern end of the curve forming the intersection or meeting of the eastern side of Church Road and the northern side of Harold Road, thence running southeasterly binding on said curve by a line curving to the left having a radius of 15 feet for the distance of 21 and 71/100ths feet to the end of said curve, thence running north 30 degrees 44 minutes 20 seconds east 192 and 13/100ths feet to the southern side of an alley 20 feet wide there situate, thence running northwesterly binding on the southern side of said alley with the use thereof in common with others 13 feet, thence running south 36 degrees 23 minutes 10 seconds west 70 and 42/100ths feet to meet a line drawn north 56 degrees 54 minutes 40 seconds east from the place of beginning to, through and along the center line of the partition wall first above mentioned in this description, thence running southwesterly reversing said line so drawn and binding thereon 93 and 36/100ths feet to the place of beginning.

Baltimore County
Department of Permits,
Approvals And Inspections

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. C82300385 Property No. 1210045601 Zoning: _____

Name(s): YOUSSEF ALHAMPI and Raja Abbas
1847 Church Rd.

Address: Dundalk, MD 21222

Violation Location: 1847 Church Rd.
Dundalk, MD 21222

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Code 2003
Building Regulations - Article 35
Subtitle 3 - Building Permits
Sec 35-2-30A Penalty for action without permits

Rear garage/structure requires a permit.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 08/16/23 DATE ISSUED: 07/05/23

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION
SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR
90 DAYS IN JAIL, OR BOTH.

INSPECTOR: [Signature] PRINT NAME: Mike Lakey

STOP WORK NOTICE

PURSUANT TO INSEPTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS
ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION
OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

PAI BI 10

(2023-0169-A)

REV. 2/13

CERTIFICATE OF POSTING

Date: 9-16-23

RE: Case Number: 2023-0169-A

Petitioner/Developer: ALHAMWI

Date of Hearing/Closing: 10-11-23 10AM

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 1847 Church Road

The signs(s) were posted on 9-16-23
(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

CASE # 2023-0169-A

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE JENNER
IN TOWSON, MD

PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS NO LATER THAN
48 HOURS PRIOR TO THE HEARING DATE. YOU MAY ALSO CALL 410-587-3865 EXT. 0

DATE AND TIME: WEDNESDAY OCTOBER 11, 2023 10:00AM

REQUEST: VARIANCE PER SECTION 400.1 BUZZ TO PERMIT AN
EXISTING ACCESSORY BUILDING TO REMAIN ON THE PROPERTY
(ERECTED WITHOUT A PERMIT) WITH A SIDE SETBACK OF 0 FT
IN LIEU OF THE REQUIRED 2.5 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 9/14/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0169-A

INFORMATION:

Property Address: 1847 Church Road
Petitioner: Youssef Alttommi, Rajad Abbas
Zoning: DR 10.5
Requested Action: Variance

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

Variance -

1. From Section 400.1 of the Baltimore County Zoning Regulations to permit an existing accessory building to remain on the property (erected without a permit) with a side setback of 0 feet in lieu of the required 2.5 feet.

The subject site is an approximately 7,788 square foot parcel in the Dundalk area. The property is at the corner of Church Road and Harold Road, and is therefore a slightly irregular configuration; the front of the lot is significantly wider than the rear of the lot. The site is improved with a two-story, end unit rowhome and has an approximately 11' x 24' detached garage. The garage is located in the rear yard, facing the alley behind the home, per the submitted site plan. The property, like many of the surroundings, has a small parking pad off of the alley, which is separated from the backyard with a chain link fence. The alley behind the home divides the rear yards of the townhomes from the rear of commercial properties on Wise Avenue.

Surrounding uses in the neighborhood are primarily single family attached two-story townhomes. Based on aerial imagery available to the Department of Planning and Google Streetview, it appears many of the surrounding dwellings have accessory structures in the rear yard. This includes at 1841 and 1845 Church Road, as well as 7800, 7804, 7806, and 7808 Harold Road. The majority of these structures appear to abut chain link fences separating the rear yards of the dwelling.

The site has one active Code Enforcement Complaint against it (Case CB2300385). The complaint was submitted on June 29th, 2023 for the construction of a garage without a Building Permit. The case is listed as being on a Monitor status with Code Enforcement.

The site also has one pending Building Permit application (Permit R23-05071). Baltimore County Cityworks shows that the permit was applied for on July 5th, 2023 for the construction of a detached garage structure. The permit had not been issued as of the date of these comments.

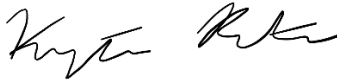
On August 24th, 2023, the Department contacted the Petitioner via email requesting photos of the structure as constructed. In a September 5th, 2023 reply, the Petitioner provided photos of the garage, as well as photos from the alley of neighboring sheds, confirming they are constructed along the fence lines.

Because accessory structures along the fence line appears to be relatively common within the immediate neighborhood, the Department of Planning has no objections to the requested relief, subject to the following condition:

1. The Petitioner shall obtain the proper Building Permit and have the active Code Enforcement Complaint closed out.

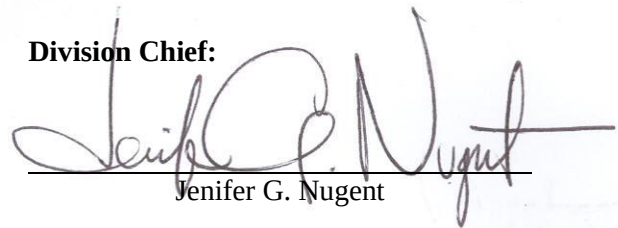
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN/KP

c: Youssef Alttommi
David Birkenthal, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Kristen Lewis, 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: September 1, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0169-A
Address: 1847 CHURCH RD
Legal Owner: Youseff Alhomwi, Rajaa Abbas

Zoning Advisory Committee Meeting of August 28, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

<https://www.baltimorecountymd.gov>

Cashier: Jason S.
10-Aug-2023 11:20:21A

Transaction **101893**

1 Petition Before ALJ \$75.00

Total \$75.00

CREDIT CARD SALE \$75.00
VISA 4280

Retain this copy for statement
validation

Station: Permit Processing - Mini

10-Aug-2023 11:20:48A

\$75.00 | Method: EMV

VISA CREDIT

XXXXXXXXXXXX4280

YOUSSEF MUSTAFA ALHAMWI

Reference ID: 322200547223

Auth ID: 05947D

MID: *****2995

AID: A0000000031010

AthNtwkNm: VISA

SIGNATURE

Clover ID: Q7GMBawe9H576
Payment 66B479W8ZPVAY

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 12 Account Number - 1210045601

Owner Information

Owner Name:	ALHAMWI YOUSSEF ABBAS RAJAA	Use:	RESIDENTIAL
Mailing Address:	1847 CHURCH RD DUNDALK MD 21222-3202	Principal Residence:	YES
		Deed Reference:	/41498/ 00476

Location & Structure Information

Premises Address:	1847 CHURCH RD DUNDALK 21222-3202	Legal Description:	AT HAROLD RD EASTFIELD
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2
 0103 0018 0475 12030052.04 0000 5 B 6 2024 **Plat Ref:** 0023/ 0085

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1957	1,188 SF	330 SF	7,788 SF	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	END UNIT BRICK/	3	1 full/ 1 half	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2023	07/01/2024
Land:	38,000	38,000		
Improvements	115,300	115,300		
Total:	153,300	153,300	153,300	
Preferential Land:	0			

Transfer Information

Seller: JOSEPH JOSEPH E	Date: 06/10/2019	Price: \$160,000
Type: ARMS LENGTH IMPROVED	Deed1: /41498/ 00476	Deed2:

Seller:	Date: 09/23/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /31215/ 00028	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 03/31/2021

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: Application Received **Date:** 05/31/2022

Harold Road

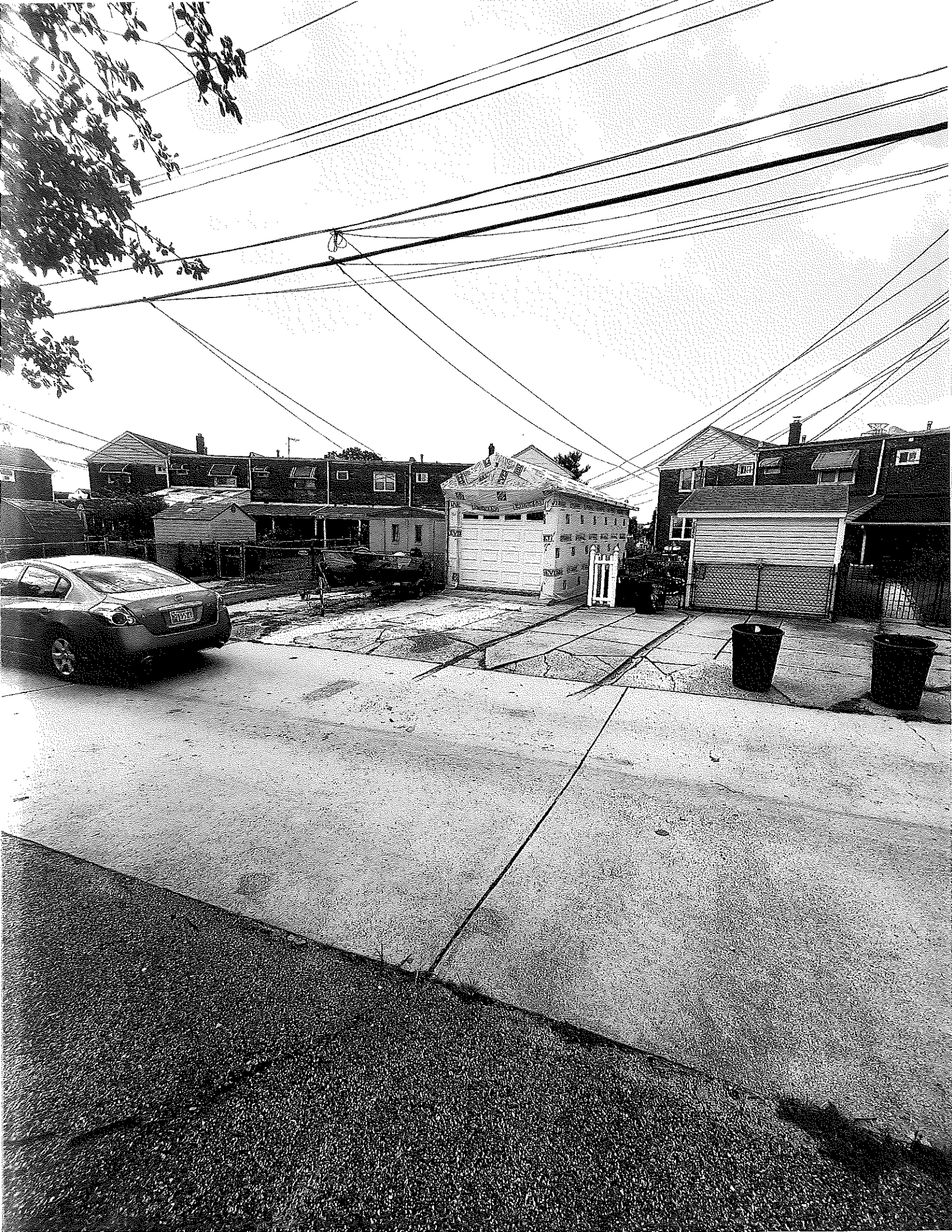
Proposed

Existing property
1842 Church Rd
Dundalk MD 21222

Proposed
11ft x 24ft
rear garage addition
ALLEY















RBILT™

100-ESER-2995

EVERB











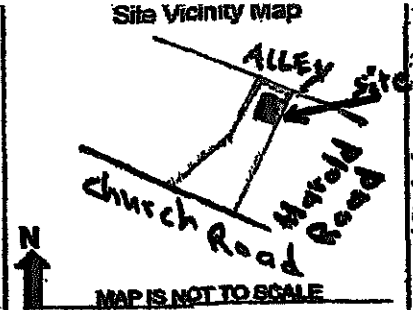
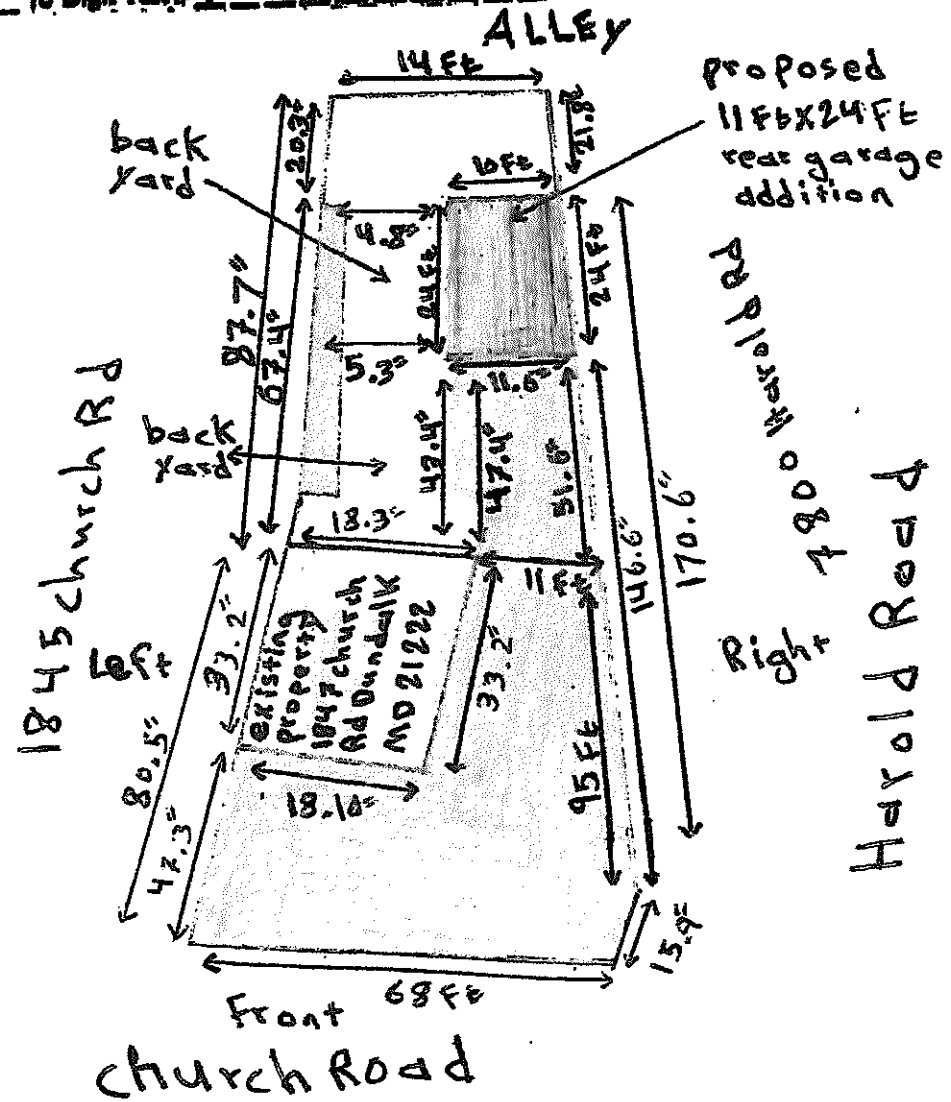






47834

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 1847 Church Rd Baltimore Owner(s) Name(s) Youssef ALHamwi
Subdivision Name EASTFIELD Lot # 12 Block # 10 Section # 045601
Plat Book # B Folio # _____ 10 Digit Tax # 1210045601 Deed Reference # 41498100476



MAP IS NOT TO SCALE
Zoning Map # 0103
Zoning DR 10.5
Election District 12
Council District 7
Lot Area Acreage 3.7
Lot Square Footage 3,288
Historic (Yes or No) NO
CBCA (Yes or No) _____
Flood Plain (Yes or No) NO
Utilities - Mark with (X)
Water is:
Public ☒ Private _____
Sewer is:
Public ☒ Private _____
Prior Hearing (Yes or No) ☒
If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)
CB 2300985

Plan Drawn By Youssef ALHamwi Date 08/07/2013 Scale: 264 Feet

2073-0169-A

1202058709

BM CT

1216001252

1202000901
R-1953-2682

7802

7804

1223052332

R-1945-0406

R-1954-3223
R-1965-0128
R-1958-4443

1957/422

CHURCH RD

WISE AVE

BLAS

1997-0442-X

R-1961-5435-X

PAI # 128027

R-1960-4850-X

PAI # 128027

1997-0203-SPH

R-1963-0080
R-1968-589
1965-0243
1966-0037
1971-0240

PAI # 120162

PAI # 120162

1950-1823-XA
1950-1828-X
1950-1830-X

Pt. Bk. 0000023, Folio 0085

PAI # 120162

SE 3-F 103C2
7 CD

DR 10.5

ALLEY

ALLEY

R-1953-2682

R-1965-021
R-1965-025
R-1954-315

PAI # 120026

Pt. Bk. 0000324, Folio 0069

PAI # 120026

R-1950-1880

R-1953-2682

HAROLD RD

KAVANAGH RD

ALLEY

1202003387

1202007340

1211016910

1204025090

1208006180

1885

1219077251

1215000640

1211016441

1220020450

7811

7813

1219032540

1212041360

1204077300

1202006260

1216061971

1219052500

1223087370

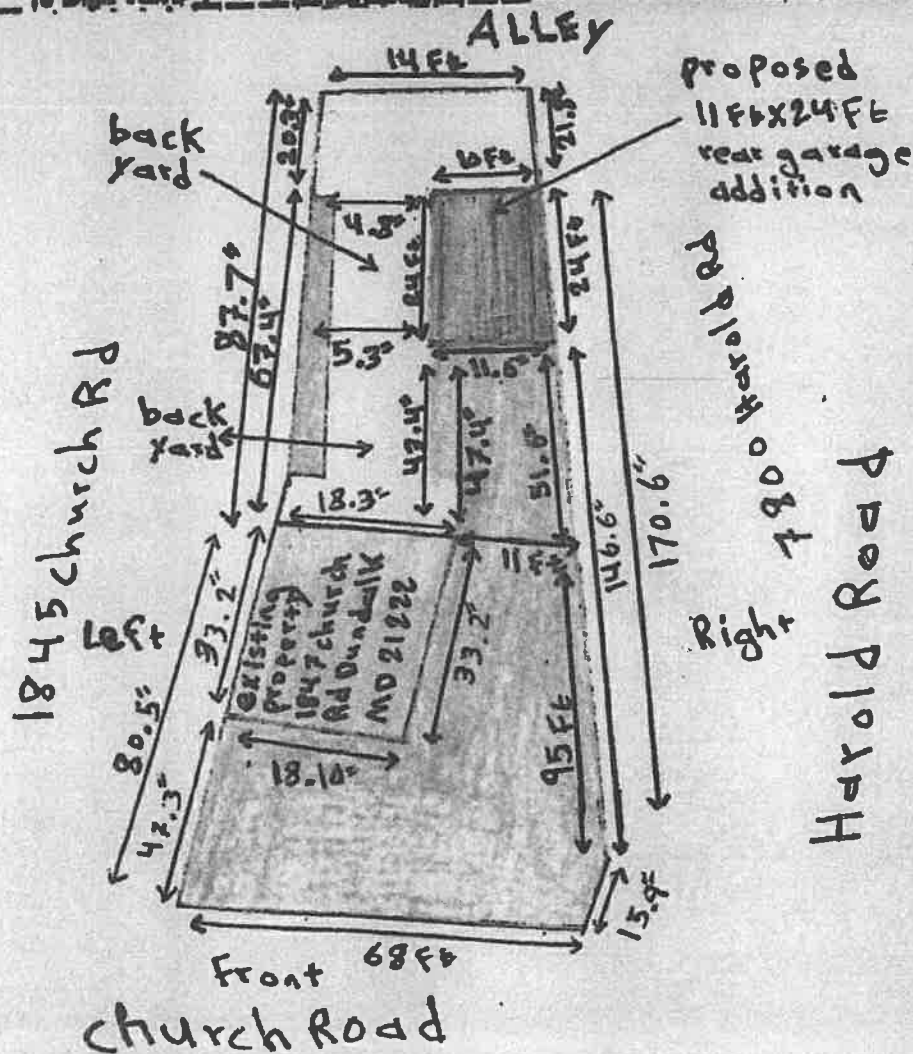
1219052460

1207016310

1210000341

7834

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 1847 Church Rd Baltimore Owners Name(s) Youssef AlHamwi
 Subdivision Name EASTFIELD Lot # 12 Block # 10 Section # 045601
 Plat Book # B Folio # _____ 10 Digit Tax # 1210045601 Deed Reference # 41498100476



Site Vicinity Map

N
MAP IS NOT TO SCALE

Zoning Map # 0103
 Zoning DR 10.5
 Election District 12
 Council District 7
 Lot Area Acres 3.7
 Lot Square Footage 3,788
 Historic (Yes or No) NO
 CBCA (Yes or 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) V
 If (Yes) list Case Number(s) and order result(s) below:

 Violation Case Number(s)
CB 2300985

Plan Drawn By Youssef AlHamwi Date 08/07/2017 Scale: 264 Feet