



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

April 22, 2024

Timothy Kotroco, Esquire – tkotroco@gmail.com
Matthew Kotroco, Esquire – mattkotroco@gmail.com
210 Allegheny Avenue, Suite 100
Towson, MD 21204

RE: **AMENDED OPINION AND ORDER**
Petition for Variance
Case No. 2024-0064-A
Property: 7240 Greenbank Road

Dear Counsel:

Enclosed please find a copy of the Amended Opinion and Order 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 with a large, stylized "M" and "E".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm

Enclosure

c: Candice L. Kaminski – candice.kaminski@gmail.com
Bria Burke- bburke@cmrengineers.com
Carla Ryon- cryon@cmrengineers.com
Bob Berry - bob@threebarchitecture.com
Richard Matz - dmatz@cmrengineers.com

IN RE: PETITION FOR VARIANCE

(7240 Greenbank Road)

15th Election District

5th Council District

Candice Kaminski

Legal Owner

Petitioner

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BEFORE THE

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OFFICE OF ADMINISTRATIVE

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HEARINGS OF

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BALTIMORE COUNTY

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CASE NO. 2024-0064-A

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AMENDED OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Candice Kaminski (“Petitioner”) for property located at 7240 Greenbank Road, Middle River (the “Property”). The Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”) from: (1) §1B02.3.C to allow a proposed replacement dwelling with a minimum width of each individual side yard to be as close as 7 ft. and 5.7 ft. in lieu of the required 10 ft.; (2) §400.3 for a proposed garage with a height of 18 ft. in lieu of the required 15 ft; and (3) §400.1 to allow a proposed detached garage to be located in the front yard of the waterfront property in lieu of the required rear yard.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner appeared at the hearing in support of the Petition along with Richard Matz, PE, Bria Burke, and Carla Ryon of Colbert, Matz, Rosenfelt, the civil engineering firm who prepared a site plan (the “Site Plan”). (Pet. Ex. 3). Bob Berry, architect, with 3D Architecture also appeared at the hearing. Timothy Kotroco, Esquire and Matthew Kotroco, Esquire represented the Petitioner. 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”), the Department of Environmental Protection Sustainability (“DEPS”), and the Department of Plans Review (“DPR”) and Development Plans Review (“DPR”)/Department of Public Works and Transportation (“DPWT”) which agencies did not oppose the requested relief.

The Property is 10,000 sf, waterfront parcel on Oliver Beach which is shaped as a trapezoid and sits on the curved part of Greenbank Rd. where it intersects with Gassinger Rd. It is improved with a dilapidated 1941 single-family dwelling which has been vacant and vandalized. The Property is zoned Density Residential (DR 5.5). (Pet. Ex. 1).

The Petitioner is proposing to raze the existing dwelling and constructing a replacement dwelling which will face Greenbank Rd., as well as a detached garage in the front yard (street side). The Site Plan shows the Petitioner requests to construct the replacement dwelling no closer to the water than the existing home. (Pet. Ex. 3). While the Petitioner will be using some of the original home’s footprint, the existing foundation of the original home cannot be reused because it is decaying and unsafe. Because it was constructed prior to the enactment of the BCZR, the original location of the home on the Property does not meet the current bulk regulations for the DR zone. DEPS provided a ZAC comment that it does not support constructing the replacement dwelling in the same place as the original home. Rather, DEPS would prefer to push the replacement dwelling closer to Greenbank Rd., shortening the driveway causing vehicles to be parked in the street. (Pet. Ex. 6A). Pursuant to the Policy on Modified Buffer Areas, Petitioner contends that she should be permitted to construct the replacement dwelling in the same location as the existing home and would therefore not be constructing the replacement dwelling any closer to the water than the existing home. (Pet. Ex. 6A). Under either location scenario, Petitioner would still need the same Variance relief for the side yard setbacks.

The additional height for the proposed detached garage is to provide loft/storage space while meeting the Chesapeake Bay Critical Area (“CBCA”) lot coverage regulations. Additionally, the proposed location for the detached garage on the street side (front yard) being next to the driveway will provide for ease of access and less impermeable surface. Given the lot coverage restrictions, it would not be practicable to construct a garage on the waterfront side as it would not only detract from the waterfront view but it would also require more impervious surface by way of a driveway extending from the street to the waterfront side.

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 its trapezoidal shape. I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the proposed side yard setbacks were not granted because a modestly sized, replacement dwelling being located the same distance from the water as the existing home, could not be able to be constructed. I also find that the proposed location of the replacement dwelling in the place shown on the Site Plan which is no closer to the water than the existing footprint of the 1941 home, meets the Baltimore County Modified Buffer Area Policy. In regard to the proposed garage, I find the front yard (street side) is the only practical location for a waterfront Property to preserve the waterfront view and to limit impervious surface area. The height of the garage also assists in meeting the lot coverage regulations while providing needed storage space for the Property which is irregularly shaped and sized. Lastly, I 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.

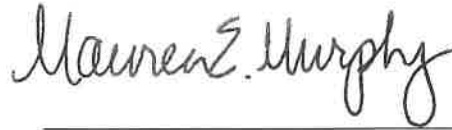
THEREFORE, IT IS ORDERED, this 22nd day of **April 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §1B02.3.C to allow a proposed replacement dwelling with a minimum width of each individual side yard to be as close as 7 ft. and 5.7 ft. in lieu of the required 10 ft. be, and they are each hereby, **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance relief pursuant to BCZR §400.3 for a proposed garage with a height of 18 ft. in lieu of the required 15 ft., and from BCZR §400.1, to permit the location of the detached garage in the front yard (street side), 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. The Site Plan (Pet. Ex. 3). is attached hereto and incorporated herein.
3. Petitioner 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.
4. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
5. The detached garage shall not be used for commercial or industrial purposes.
6. Petitioner must comply with the DPR/DPWT and DEPS ZAC comments, copies of which are 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.

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
Chief Administrative Law Judge
for Baltimore County

MEM/dlm

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 14, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0064-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: Waterside portion of the property are in a 100-year FEMA floodplain AE Zone BFE 7.7 NAVD88, BC AE Zone BF 8.5 NAVD88. None of the proposed work is in the floodplain.

DPW-T: The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100445F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability
(DEPS) – Development Coordination

DATE: March 20, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0064-A
Address: 7240 GREENBANK RD
Legal Owner: Candice Kaminski

Zoning Advisory Committee Meeting of March 18, 2024.

DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This waterfront property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. DEPS cannot accept the proposed location of the structures on the plan labeled as "Site Plan To Accompany Zoning Petition" as the proposed dwelling location does not meet MBA requirements. These comments apply to the plan labeled as "Concept Plan" (dated October 24, 2023) as this plan shows a proposed dwelling location that meets MBA setback requirements from mean high tide. Construction of a new dwelling and a detached garage on this property must comply with a maximum lot coverage limit (2,526 square feet) for the area of the property above mean high tide indicated on the plan (8,082 square feet). Mitigation is required for any new lot coverage over 25% (2,021 square feet) and up to the maximum allowance. Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). If the applicant can comply with lot coverage requirements, and meets all mitigation requirements, the relief requested can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property with a required Critical Area buffer covering about two-thirds of the property. The proposed garage is located outside the required buffer, but the proposed dwelling is partially within the buffer. If the proposed dwelling can meet the MBA dwelling setback off mean high tide as shown on the "Concept Plan," and meet all MBA mitigation requirements, this can aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the proposed development can be designed to meet the Critical Area defined lot coverage requirements, meet all MBA requirements (dwelling location on "Concept Plan"), and meet all tree and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis Date: March 20, 2024



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

April 16, 2024

Timothy Kotroco, Esquire – tkotroco@gmail.com
Matthew Kotroco, Esquire – mattkotroco@gmail.com
210 Allegheny Avenue, Suite 100
Towson, MD 21204

RE: Petition for Variance
Case No. 2024-0064-A
Property: 7240 Greenbank Road

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,

A handwritten signature in dark ink that reads "Maureen E. Murphy". The signature is fluid and cursive, with the first name "Maureen" being more prominent.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

c: Candice L. Kaminski – candice.kaminski@gmail.com
Bria Burke- bburke@cmrengineers.com
Carla Ryon- cryon@cmrengineers.com
Bob Berry - bob@threebarchitecture.com
Richard Matz - dmatz@cmrengineers.com

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
(7240 Greenbank Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Candice Kaminski	*	HEARINGS OF
Legal Owner		
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2024-0064-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Candice Kaminski (“Petitioner”) for property located at 7240 Greenbank Road, Middle River (the “Property”). The Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”) from: (1) §1B02.3.C to allow a proposed replacement dwelling with a minimum width of each individual side yard to be as close as 7 ft. and 5.7 ft. in lieu of the required 10 ft.; (2) §400.3 for a proposed garage with a height of 18 ft. in lieu of the required 15 ft; and (3) §400.1 to allow a proposed detached garage to be located in the front yard of the waterfront property in lieu of the required rear yard.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner appeared at the hearing in support of the Petition along with Richard Matz, PE, Bria Burke, and Carla Ryon of Colbert, Matz, Rosenfelt, the civil engineering firm who prepared a site plan (the “Site Plan”). (Pet. Ex. 3). Bob Berry, architect, with 3D Architecture also appeared at the hearing. Timothy Kotroco, Esquire and Matthew Kotroco, Esquire represented the Petitioner. 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”), the Department of Environmental Protection Sustainability (“DEPS”), and the Department of Plans Review (“DPR”) and Development Plans Review (“DPR”)/Department of Public Works and Transportation (“DPW&T”) which agencies did not oppose the requested relief.

The Property is 10,000 sf, waterfront parcel on Oliver Beach which is shaped as a trapezoid and sits on the curved part of Greenbank Rd. where it intersects with Gassinger Rd. It is improved with a dilapidated 1941 single-family dwelling which has been vacant and vandalized. The Property is zoned Density Residential (DR 5.5). (Pet. Ex. 1).

The Petitioner is proposing to raze the existing dwelling and constructing a replacement dwelling which will face Greenbank Rd., as well as a detached garage in the front yard (street side). The Site Plan shows the Petitioner requests to reuse most of the existing foundation of the original home but not all of it. Because it was constructed prior to the enactment of the BCZR, the original foundation of the home does not meet the current bulk regulations for the DR zone. DEPS provided a ZAC comment that it does not support the proposed location of the replacement dwelling using the existing foundation. Petitioner provided alternate Site Plans which shows that the location preferred by DEPS would push the replacement dwelling closer to Greenbank Rd. and shorten the driveway causing vehicles to be parked in the street. (Pet. Ex. 6A). Pursuant to the Policy on Modified Buffer Areas, Petitioner contends that the existing foundation is permitted to be used. (Pet. Ex. 6A). Under either location, Petitioner would still need the same Variance relief for the side yard setbacks.

The additional height for the proposed detached garage is to provide loft/storage space while meeting the Chesapeake Bay Critical Area (“CBCA”) lot coverage regulations. Additionally, the proposed location for the detached garage on the street side (front yard) being next to the

driveway will provide for ease of access and less impermeable surface. Given the lot coverage restrictions, it would not be practicable to construct a garage on the waterfront side as it would not only detract from the waterfront view but it would also require more impervious surface by way of a driveway extending from the street to the waterfront side.

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 its trapezoidal shape. I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the proposed side yard setbacks were not granted because a modestly sized, replacement dwelling using most of the original foundation could not be able to constructed. I also find that the proposed reuse of the existing 1941 foundation/footprint meets the Baltimore County Modified Buffer Area Policy. In regard to the proposed garage, I find the front yard (street side) is the only practical location for a waterfront Property to preserve the waterfront view and to limit impervious surface area. The height of the garage also assists in meeting the lot coverage regulations while providing needed storage space for the Property which is irregularly shaped and sized. Lastly, I 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 **16th** day of **April 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §1B02.3.C to allow a proposed replacement dwelling with a minimum width of each individual side yard to be as close

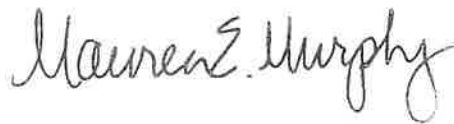
as 7 ft. and 5.7 ft. in lieu of the required 10 ft. be, and they are each hereby, **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance relief pursuant to BCZR §400.3 for a proposed garage with a height of 18 ft. in lieu of the required 15 ft., and from BCZR §400.1, to permit the location of the detached garage in the front yard (street side), 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. The Site Plan is attached hereto and incorporated herein.
3. Petitioner 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.
4. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
5. The detached garage shall not be used for commercial or industrial purposes.
6. Petitioner must comply with the DPR/DPWT and DEPS ZAC comments, copies of which are 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
Chief Administrative Law Judge
for Baltimore County

MEM/dlm



4. EXISTING USE: VACANT RESIDENTIAL C-2 DWELLING
PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL DWELLING

5. ZONING: D R-5.5

6. MAXIMUM BUILDING HEIGHT: 30 FEET
PROPOSED: LESS THAN 30 FEET (2-STORY BUILDING)

01/2000	01/2000	01/2000
25/01	25/01	25/01
10/01	10/01	10/01
20/01	20/01	20/01

6. OFF-SITE PARKING REQUIREMENTS: 1 PER DWELLING UNIT
PROVIDE 2 PARKING SPACES
7. THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA AND IS IN THE LIMITED DEVELOPMENT AREA SUBDISTRICT
8. MAXIMUM LOT COVERAGE ALLOWED IN THE CRITICAL AREA, LIMITED DEVELOPMENT AREA: 31.25% ON 2,531 SQUARE FEET
PROPOSED: 79% ON 3,395 SQUARE FEET
9. TOTAL LOT AREA FOR LIMITED DEVELOPMENT: 4,926 SQUARE FEET ±
10. THIS SITE IS IN THE LIMITED DEVELOPMENT AREA OF THE CHESAPEAKE BAY CRITICAL AREA.
11. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
12. THIS SITE IS LOCATED IN THE 10% LOCAL FLOODPLAIN. NO DEVELOPMENT IS PROPOSED ON THIS PORTION OF THE SITE.
13. STORM WATER MANAGEMENT IS NOT REQUIRED BECAUSE THE DISTURBED AREA IS LESS THAN 5,000 SQUARE FEET.
14. THE PORTION OF THE SITE EXTERNALLY IN THE 10% LOCAL FLOODPLAIN IS LESS THAN 5,000 SQUARE FEET.
15. FLOOD CONVEYANCE WILL NOT BE REQUIRED BECAUSE THE DISTURBED AREA IS LESS THAN 5,000 SQUARE FEET.
16. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD BOUND SURVEY BY CORNELL TACUMAL INC. DATED AUGUST 14, 2023.

18. CONTACT PERSON:
ERIA BLAKE

CLUBB MATZ ROSENFELT
2815 G WIRTH AVENUE
BALTIMORE, MD 21209
410-651-2818

ADJACENT PROPERTY OWNERS

TRASA TIOANTE J
TRARA:ATTI HEIDI E
7208 G:EEBANK RD
MUSKOGEE HUNTER MS 39120

2 BURNETT LYNN R
7342 GREENBANK RD
MIDDLEBURY NH 05750

Colbert Matz Rosenfelt

[illegible]

SCALE: 1" = 10'

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 14, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0064-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: Waterside portion of the property are in a 100-year FEMA floodplain AE Zone BFE 7.7 NAVD88, BC AE Zone BF 8.5 NAVD88. None of the proposed work is in the floodplain.

DPW-T: The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100445F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMVA is not on the property.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability
(DEPS) – Development Coordination

DATE: March 20, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0064-A
Address: 7240 GREENBANK RD
Legal Owner: Candice Kaminski

Zoning Advisory Committee Meeting of March 18, 2024.

DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This waterfront property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. DEPS cannot accept the proposed location of the structures on the plan labeled as "Site Plan To Accompany Zoning Petition" as the proposed dwelling location does not meet MBA requirements. These comments apply to the plan labeled as "Concept Plan" (dated October 24, 2023) as this plan shows a proposed dwelling location that meets MBA setback requirements from mean high tide. Construction of a new dwelling and a detached garage on this property must comply with a maximum lot coverage limit (2,526 square feet) for the area of the property above mean high tide indicated on the plan (8,082 square feet). Mitigation is required for any new lot coverage over 25% (2,021 square feet) and up to the maximum allowance. Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). If the applicant can comply with lot coverage requirements, and meets all mitigation requirements, the relief requested can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property with a required Critical Area buffer covering about two-thirds of the property. The proposed garage is located outside the required buffer, but the proposed dwelling is partially within the buffer. If the proposed dwelling can meet the MBA dwelling setback off mean high tide as shown on the "Concept Plan," and meet all MBA mitigation requirements, this can aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the proposed development can be designed to meet the Critical Area defined lot coverage requirements, meet all MBA requirements (dwelling location on "Concept Plan"), and meet all tree and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis Date: March 20, 2024

24-6182 mk



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 7240 Greenbank Road, Middle River, MD 21220 Currently Zoned DR 5.5
Deed Reference 46590 / 00495 10 Digt Tax Account # 1508001630
Owner(s) Printed Name(s) Candice L Kaminski

(SELECT THE HEARING(S) BY MARKING ☒ 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 X a Variance from Section(s)

See Attached

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)

To be presented at hearing

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:

Matthew T Kotroco, Esq

Name - Type or Print

Signature

210 Allegheny Avenue STE 100 Towson MD
Mailing Address City State

21204 / 410-299-9453 / mattkotroco@gmail.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Candice L Kaminski /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

7240 Greenbank Road Middle River MD
Mailing Address City State

21220 / 619-957-1149 / candice.kaminski@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Matthew T. Kotroco, Esq.

Name - Type or Print

Signature

210 Allegheny Avenue STE 100 Towson MD
Mailing Address City State

21204 / 410-299-9453 / mattkotroco@gmail.com
Zip Code Telephone # Email Address

Case Number 2024-0064-A Filing Date 3 / 6 / 24 Do Not Schedule Dates Reviewer mk

Matthew T. Kotroco, Esq.

210 Allegheny Avenue, Suite 100

Towson, Maryland 21204

410-299-2943

Tkotroco@gmail.com

Relief Requested:

1. A variance from BCZR §1B02.3.C to allow a minimum width of each individual side yard to be as close as 7 feet and 5.7 feet in lieu of the required 10 feet.
2. A variance from BCZR §400.3 for a proposed garage with a height of 18 feet in lieu of the required 15 feet.
3. And for such further relief as the matter of the cause may necessitate.

2024-0064-A

Matthew T. Kotroco

Kotroco & Associates, LLC
210 Allegheny Avenue, Suite 100
Towson, Maryland 21204
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mattkotroco@gmail.com

February 27, 2024

Zoning Property Description for 7240 Greenbank Road:

Beginning at a point on the North side of Greenbank Road which is 20 feet wide at approximately the distance of 75 feet north of the centerline of the nearest improved intersecting street Gassinger Road which is 20 feet wide.

Subdivision Lot – lot is part of record plat:

Being Lot #11½ in the plat labeled “Oliver Beach” recorded in Baltimore County Plat Book #007, Folio #012, containing 10,000 sq. ft. Located in the 15th Election District and 5th Councilmanic District.

2024-0064-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability
(DEPS) – Development Coordination

DATE: March 20, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0064-A
Address: 7240 GREENBANK RD
Legal Owner: Candice Kaminski

Zoning Advisory Committee Meeting of March 18, 2024.

DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This waterfront property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. DEPS cannot accept the proposed location of the structures on the plan labeled as “Site Plan To Accompany Zoning Petition” as the proposed dwelling location does not meet MBA requirements. These comments apply to the plan labeled as “Concept Plan” (dated October 24, 2023) as this plan shows a proposed dwelling location that meets MBA setback requirements from mean high tide. Construction of a new dwelling and a detached garage on this property must comply with a maximum lot coverage limit (2,526 square feet) for the area of the property above mean high tide indicated on the plan (8,082 square feet). Mitigation is required for any new lot coverage over 25% (2,021 square feet) and up to the maximum allowance. Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). If the applicant can comply with lot coverage requirements, and meets all mitigation requirements, the relief requested can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property with a required Critical Area buffer covering about two-thirds of the property. The proposed garage is located outside the required buffer, but the proposed dwelling is partially within the buffer. If the proposed dwelling can meet the MBA dwelling setback off mean high tide as shown on the “Concept Plan,” and meet all MBA mitigation requirements, this can aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the proposed development can be designed to meet the Critical Area defined lot coverage requirements, meet all MBA requirements (dwelling location on “Concept Plan”), and meet all tree and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis Date: March 20, 2024

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 14, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0064-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: Waterside portion of the property are in a 100-year FEMA floodplain AE Zone BFE 7.7 NAVD88, BC AE Zone BF 8.5 NAVD88. None of the proposed work is in the floodplain.

DPW-T: The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100445F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/18/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0064-A

INFORMATION:

Property Address: 7240 Greenbank Road

Petitioner: Candice Kaminski

Zoning: DR 5.5

Requested Action: Variance

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

Variance(s) -

1. From Section 1B02.3.C of the Baltimore County Zoning Regulations (BCZR) to allow a minimum width of each individual side yard to be as close as 7 feet and 5.7 feet in lieu of the required 10 feet;
2. From Section 400.3 of the BCZR to permit a proposed garage with a height of 18 feet in lieu of the maximum permitted 15 feet; and
3. For such further relief as the matter of the cause may necessitate.

The subject site is an approximately 10,000 square foot waterfront parcel in the Middle River area. It is improved with a two-story single family detached dwelling – which the site plan submitted with the Petition lists as vacant – with a wooden deck. The Petitioner proposes razing the existing dwelling and constructing a new dwelling and a detached garage on the property. The dwelling is not proposed to be located within or using the footprint of the existing dwelling, however, the side yard setbacks are similar. The proposed dwelling meets the required front and rear yard setbacks, per the Petition.

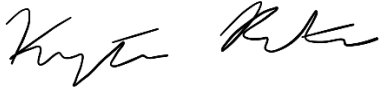
To the north of the subject site is Gunpowder River. To the east, south, and west, the subject site is primarily surrounded with single family detached dwellings. Many of the properties on the north/waterfront side of Greenbank Road are relatively narrow with minimal side yard setbacks.

The Department of Planning contacted the representative for the Petition via email on March 13th, 2024 seeking information on the requested increased height of the garage. In a same day reply, the representative explained that the added height will allow for possible loft space storage, which will be useful in accommodating more storage space on the property without going over the permitted lot coverage. Further, the representative explained that the garage is being designed to stylistically match the proposed new dwelling, and the increased height will make the roof slope of the garage more cohesive with the proposed dwelling in terms of design.

The decreased side yard setbacks are similar to that of the existing dwelling and are consistent with the surrounding neighbors. The increased height of the garage is minimal, will allow for loft space storage in the structure, and makes the dwelling and garage more cohesive in terms of architecture. For these reasons, the Department of Planning has no objections to the requested Variance relief.

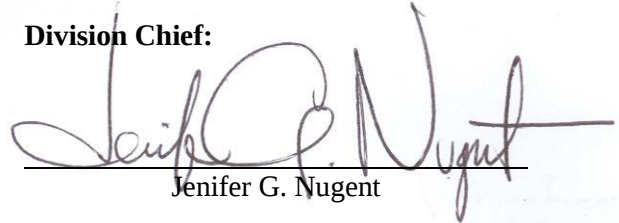
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Matthew T. Kotroco, Esq.
Ainsley Pressl, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



Certificate of Posting

Case# 2024-0064-A
 Petitioner/Developer
Matt Kotroco

Date of Hearing/Closing
April 16, 2024

Baltimore County Department of Permits and Management
 County Office Building Room 111; 111 West Chesapeake Ave. Towson Md. 21204
 Attention:

Ladies and Gentlemen:

This is to certify under penalties of perjury that the necessary sign/signs required by law were posted conspicuously on the [property located at 7240 Greenbank Rd on March 25, 2024 Signs 1A & 2A

Sincerely, Martin Ogle

Martin Ogle
 9912 Maidbrook Road
 Parkville, Md. 21234
 443-629-3411

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

No. 229844

Date: 2/29/24

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: Timothy Kotroco

For: 7240 Green bank Rd
Zoning Case # 2024-0064-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
PLEASE PRESS HARD!!!!

GOLD - ACCOUNTING

**CASHIER'S
VALIDATION**

TR

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

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

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2024-0064-A

Property Address: 7240 Greenbank Road

Property Description: North side of Greenbank Rd, 70 feet
Northeast to centerline of Passinger Road

Legal Owners (Petitioners): Candice L. Kaminski

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco

Company/Firm (if applicable): Kotroco & Associates, LLC

Address: 305 Washington Ave Suite 502
TOWSON, MD 21204

Telephone Number: 410 299 2943

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1508001630

Owner Information

Owner Name: KAMINSKI CANDICE L Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7240 GREENBANK RD Deed Reference: /46590/ 00495
MIDDLE RIVER MD 21220-

Location & Structure Information

Premises Address: 7240 GREENBANK RD Legal Description: 7240 GREENBANK RD
MIDDLE RIVER 21220- OLIVER BEACH
Waterfront

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0084	0002	0040	15020011.04	0000	B		11H	2024	Plat Ref: 0012/ 0056

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1941	1,200 SF		10,000 SF	34

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	242,000	330,000		
Improvements	86,700	102,800		
Total:	328,700	432,800	328,700	363,400
Preferential Land:	0	0		

Transfer Information

Seller: THE UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT	Date: 03/21/2022	Price: \$277,500
Type: NON-ARMS LENGTH OTHER	Deed1: /46590/ 00495	Deed2:
Seller: HAUF MARGARET V	Date: 11/18/2019	Price: \$251,669
Type: NON-ARMS LENGTH OTHER	Deed1: /42130/ 00065	Deed2:
Seller: SHIFFLETT ELIZABETH S	Date: 10/30/2001	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15704/ 00609	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	0.00 0.00

Special Tax Recapture: None

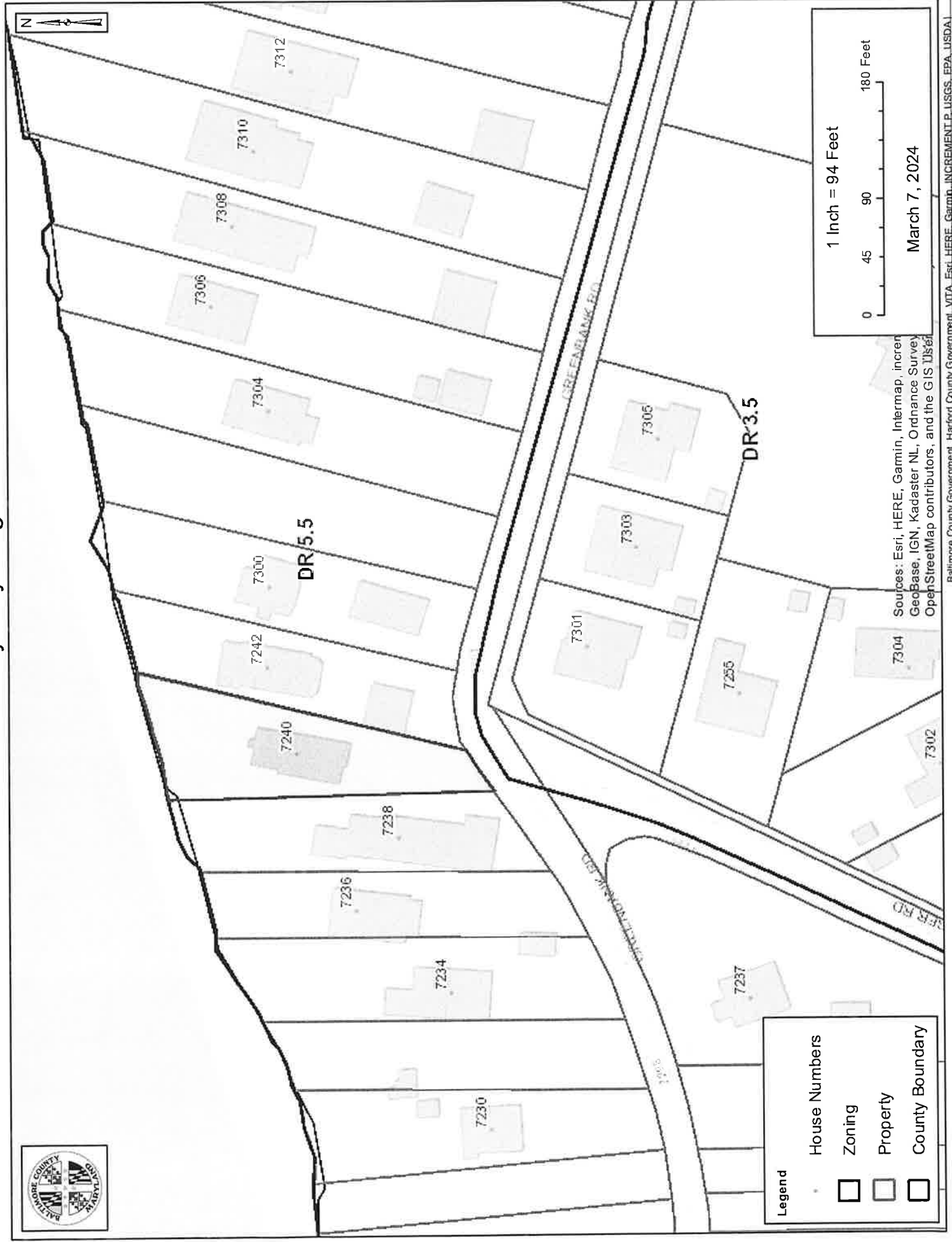
Homestead Application Information

Homestead Application Status: No Application

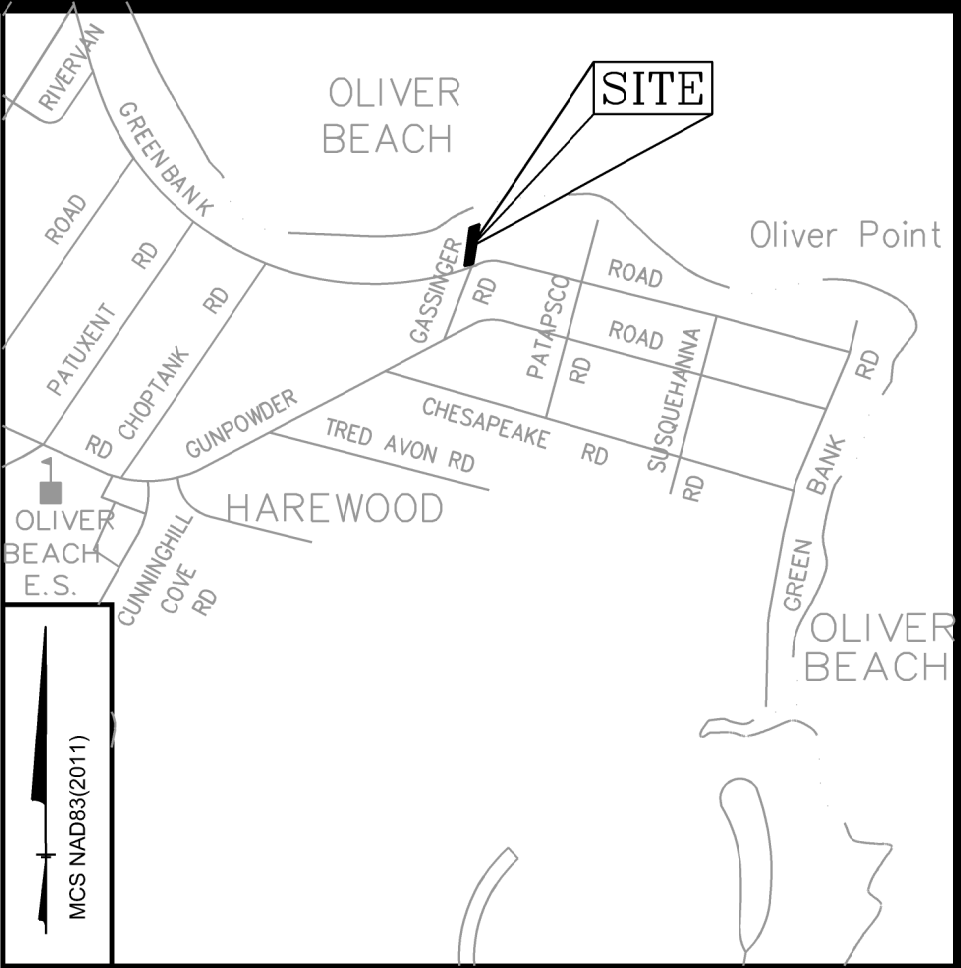
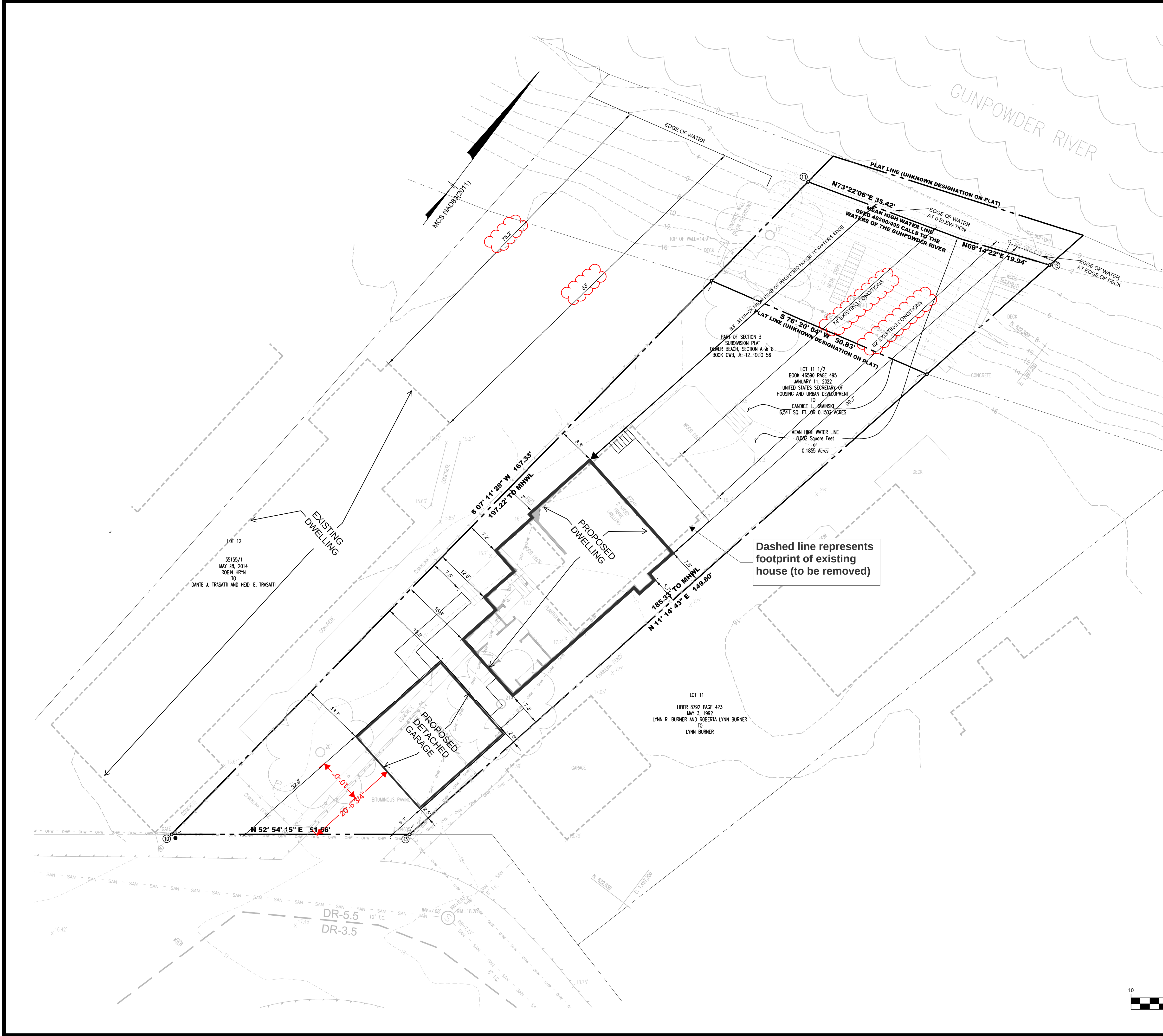
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0064-A



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, AeroGRID, IGN, SIA, Source Woburn, Inc.
GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, Swisstopo, Mapbox Labs, DeLorme, GeBCO, UsGS, Swisstopo, NGA, OpenStreetMap contributors, and the GIS User Community



VICINITY MAP
SCALE: #####

- GENERAL NOTES:**
- OWNER/APPLICANT INFORMATION:
CANDICE L. KAMINSKI
7240 GREENBANK RD
MIDDLE RIVER, MD 21220
 - SITE DATA:
DEED: 46590 / 495
TOTAL SITE AREA = 8,082 S.F. or 0.185 AC.
GROSS FLOOR AREA = 900 S.F.
ZONING: D.R.-S.5
TAX ACCOUNT #: 1508301630
BASIC SERVICE MAP: SERVED BY PUBLIC WATER AND SEWER
 - USE:
EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL
 - SETBACKS:
FRONT TO STREET C.L. 25 FEET
SIDE TO LOT LINE 10 FEET
REAR TO LOT LINE 30 FEET
 - TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM BALTIMORE COUNTY GIS DATA AS WELL AS A FIELD RUN SURVEY PREPARED BY COLBERT MATZ ROSENFELT (8/14/23).
 - TOTAL LIMITS OF DISTURBANCE: 4,500 SQ.FT.± OR 0.103 AC.±

CONCEPT PLAN

7240 GREENBANK ROAD

TAX MAP: 84 GRID: XX
BALTIMORE COUNTY, MD 21220

15 ELECTION DISTRICT 5 COUNCILMANIC DISTRICT

Colbert Matz Rosenfelt

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

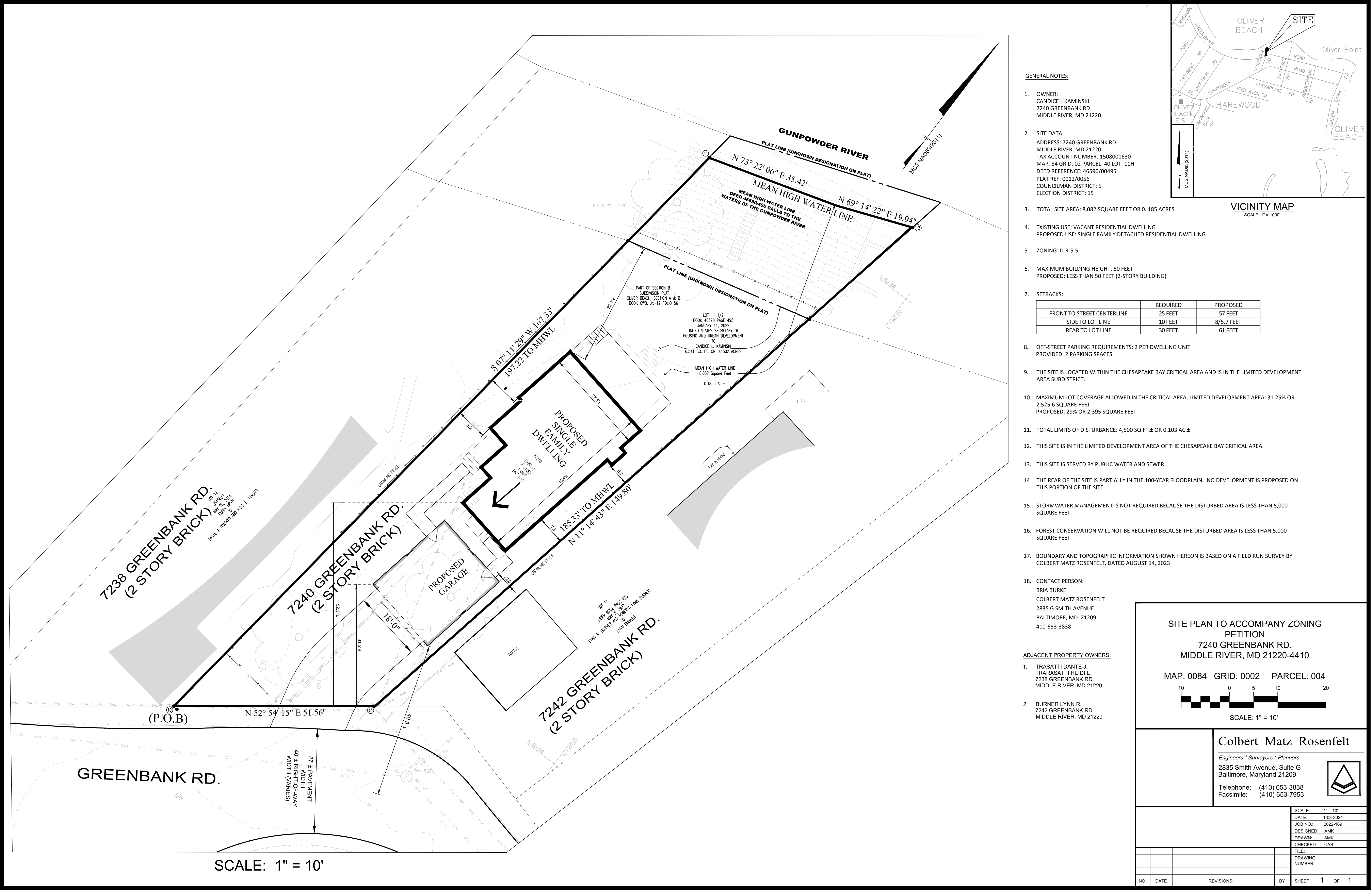
Telephone: (410) 653-3838
Facsimile: (410) 653-7953
email: mcampbell@cmrengineers.com

THIS PLAN IS SEALED & CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN.

SCALE: 1" = 10'
DATE: October 24, 2023
JOB NO.: 2022166
DESIGNED: WMC
DRAWN: WMC
CHECKED: ###
FILE: DR-2022166-ADJUSTED
DRAWING NUMBER: C-1

NO. DATE REVISIONS: BY SHEET 1 OF 1

MCS



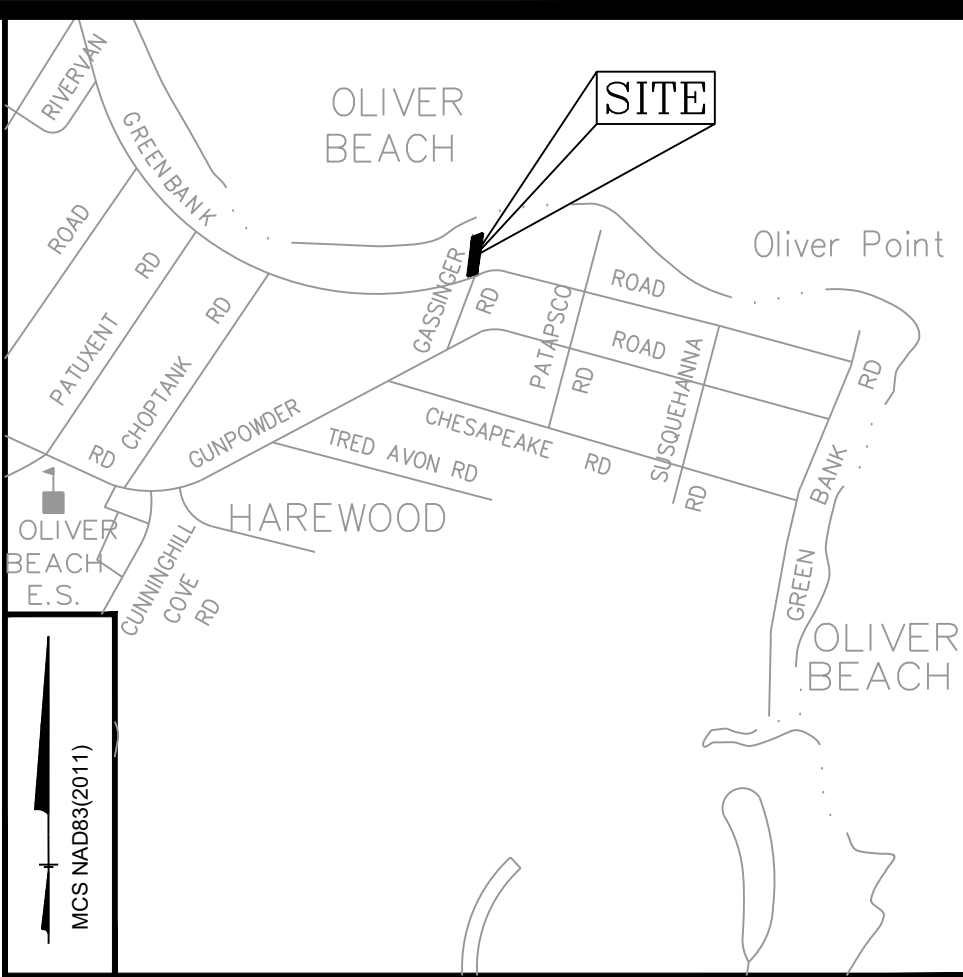
GENERAL NOTES:

- OWNER:
CANDICE L KAMINSKI
7240 GREENBANK RD
MIDDLE RIVER, MD 21220
- SITE DATA:
ADDRESS: 7240 GREENBANK RD
MIDDLE RIVER, MD 21220
TAX ACCOUNT NUMBER: 1508001630
MAP: 84 GRID: 02 PARCEL: 40 LOT: 11H
DEED REFERENCE: 46590/00495
PLAT REF: 0012/0056
COUNCILMAN DISTRICT: 5
ELECTION DISTRICT: 15
- TOTAL SITE AREA: 8,082 SQUARE FEET OR 0.185 ACRES
- EXISTING USE: VACANT RESIDENTIAL DWELLING
PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL DWELLING
- ZONING: D.R-5.5
- MAXIMUM BUILDING HEIGHT: 50 FEET
PROPOSED: LESS THAN 50 FEET (2-STORY BUILDING)
- SETBACKS:

	REQUIRED	PROPOSED
FRONT TO STREET CENTERLINE	25 FEET	57 FEET
SIDE TO LOT LINE	10 FEET	8/5.7 FEET
REAR TO LOT LINE	30 FEET	61 FEET
- OFF-STREET PARKING REQUIREMENTS: 2 PER DWELLING UNIT
PROVIDED: 2 PARKING SPACES
- THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA AND IS IN THE LIMITED DEVELOPMENT AREA SUBDISTRICT.
- MAXIMUM LOT COVERAGE ALLOWED IN THE CRITICAL AREA, LIMITED DEVELOPMENT AREA: 31.25% OR 2,525.6 SQUARE FEET
PROPOSED: 29% OR 2,395 SQUARE FEET
- TOTAL LIMITS OF DISTURBANCE: 4,500 SQ.FT.± OR 0.103 AC.±
- THIS SITE IS IN THE LIMITED DEVELOPMENT AREA OF THE CHESAPEAKE BAY CRITICAL AREA.
- THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
- THE REAR OF THE SITE IS PARTIALLY IN THE 100-YEAR FLOODPLAIN. NO DEVELOPMENT IS PROPOSED ON THIS PORTION OF THE SITE.
- STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE THE DISTURBED AREA IS LESS THAN 5,000 SQUARE FEET.
- FOREST CONSERVATION WILL NOT BE REQUIRED BECAUSE THE DISTURBED AREA IS LESS THAN 5,000 SQUARE FEET.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY COLBERT MATZ ROSENFELT, DATED AUGUST 14, 2023
- CONTACT PERSON:
BRIA BURKE
COLBERT MATZ ROSENFELT
2835 G SMITH AVENUE
BALTIMORE, MD. 21209
410-653-3838

ADJACENT PROPERTY OWNERS:

- TRASATTI DANTE J.
TRARASATTI HEIDI E.
7238 GREENBANK RD
MIDDLE RIVER, MD 21220
- BURNER LYNN R.
7242 GREENBANK RD
MIDDLE RIVER, MD 21220



VICINITY MAP
SCALE: 1" = 1000'

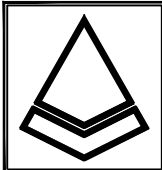
SITE PLAN TO ACCOMPANY ZONING
PETITION
7240 GREENBANK RD.
MIDDLE RIVER, MD 21220-4410



Colbert Matz Rosenfelt

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 653-3838
Facsimile: (410) 653-7953



				SCALE: 1" = 10'
				DATE: 1-03-2024
				JOB NO.: 2022-169
				DESIGNED: AMK
				DRAWN: AMK
				CHECKED: CAS
				FILE:
				DRAWING NUMBER:
NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1