



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

August 22, 2024

Don C. Newport, III
Patricia Newport
2326 Lincoln Avenue
Baltimore, MD 21219

RE: Petition for Special Hearing
Case No. 2024-0152-SPH
Property: Lot 77 Wythe Avenue

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, appearing to read "A. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm
Enclosure
C: Brian Dietz – bdietz@dietzsurveying.net

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(Lot 77 Wythe)		
15 th Election District	*	OFFICE OF
7th Council District		
Don Newport, III & Patricia Newport	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
	*	FOR BALTIMORE COUNTY
Petitioners		
	*	Case No. 2024-0152-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed on behalf of Don Newport III and Patricia Newport (“Petitioners”) for the property located at Lot 77 Wythe (the “Property”), Sparrows Point. The Petition for Special Hearing from the Baltimore County Zoning Regulations (“BCZR”) § 500.7 to approve an accessory building (garage) on a property without a principal structure.

A hearing was conducted remotely via WebEx on August 19, 2024. The Petition was advertised and posted as required by the BCZR. The Petitioner, Don Newport III was in attendance along with Brian Dietz of Dietz Surveying, Inc., a certified land surveyor who prepared the Site Plan. There were no Protestants or interested citizens at the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Building Permits Review (“BPR”), State Highway Administration (“SHA”) and Development Plans Review (“DPR”) and these agencies did not oppose the requested relief.

The property is approximately 12,652 sq. ft., and zoned DR 5.5. Mr. Newport explained that he is retired and has owned the subject property and contiguous lots since the early 1970’s. (Pet. Ex. 1) These properties constitute lots 75, 76, and 77 of the Chesapeake Terrace Record Plat which dates from 1919. (Pet. Ex. 2) He resides in the dwelling on 2326 Lincoln Avenue (Lot 75)

and is proposing the construction of a 15-foot-tall garage and accompanying driveway on Lot 77, which fronts Wythe Avenue, immediately north of Mr. Newport's dwelling. (Pet. Ex. 3) There are currently no structures built on this lot and Mr. Newport intends to store vehicles and conduct some of his many hobbies inside the garage. The garage itself will be properly set back from the neighboring property line, requiring no variance relief. Additionally, the dwelling on the neighboring lot (2336 Lincoln Avenue) fronts on a service alley adjacent to Lincoln Avenue, with its backyard being adjacent to the proposed location for the garage. (Pet. Ex. 3 & 5) Mr. Newport explained that there is no room on Lot 75 for the construction of such a garage closer to his dwelling. Mr. Newport has no plans to pave the driveway entrance to the proposed garage.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, § 500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

The location of the proposed garage consists of a group of lots that have long been owned by the Petitioner and well-maintained. The building of a garage on lot 78 does not overcrowd the land or infringe onto, or inconvenience neighboring property owners as evidenced by the lack of opposition to the proposed relief. The use of such a garage for the storage of vehicles and use in conjunction with the hobbies of the Petitioner is compatible with the community and generally consistent with the spirit and intent of the regulations. Consequently, the Petitioner for Special Hearing is granted.

THEREFORE, IT IS ORDERED this 22nd day of **August, 2024** by this Administrative Law Judge, that the Petition for Special Hearing from the BCZR § 500.7 to approve an accessory building (garage) on a property without a principal structure, be and is hereby **GRANTED**.

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. The accessory building (garage) shall not be used for commercial purposes.
3. The accessory building (garage) shall not have separate utility, gas and electric and/or water/sewerage connections or services. All services shall connect to the house.
4. Petitioner must comply with the DEPS comment, a copy of which are attached hereto and made a part thereof.

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

A handwritten signature in black ink, appearing to read 'AMB', is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm

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 (EPS) - Development Coordination

DATE: July 17, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0152-SPH
Address: LOT 77 WYTHE
Legal Owner: Don Newport, III

Zoning Advisory Committee Meeting of July 8, 2024.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

The Department of Environmental Protection and Sustainability 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;

The subject property is located partially within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to permit an accessory structure on property without a principal structure. Any proposed development must meet all LDA requirements, including lot coverage limits and afforestation requirements. Lot coverage is limited to a maximum of 31.25% of the property. 15% afforestation (4 trees) is required on the property. If the lot coverage and afforestation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

The property must meet all lot coverage and afforestation requirements. If lot coverage and afforestation requirements are met, this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

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;

This is a grandfathered lot. Provided that the applicants meet their lot coverage and afforestation requirements, then the relief requested will be consistent with the established land-use policies.

Reviewer: Libby Errickson

24-0479 cyf



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 LOT 77 WYTHE AVE Currently Zoned DR-5.5
Deed Reference 5094 / 46 10 Digit Tax Account # 1600000845
Owner(s) Printed Name(s) DON CARLOS NEWPORT PATRICIA NEWPORT

(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 AN ACCESSORY STRUCTURE ON A PROPERTY WITHOUT A PRINCIPAL STRUCTURE.

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

3. ☐ **a Variance** from Section(s)

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)

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 _____

Legal Owners (Petitioners):

Name #1 - Type or Print Don C. Newport III Name #2 - Type or Print _____
Signature #1 Don C. Newport III Signature #2 _____
Mailing Address 2326 LINCOLN AVENUE City BALTO. State MD
Zip Code 21219 Telephone #'s (Cell and Home) 410-388-1839 Email Address N/A

Representative to be contacted:

Name - Type or Print BRIAN DIETZ / DIETZ SURVEYING
Signature Brian Dietz
Mailing Address 8119 OAKLEIGH RD City BALTO. State MD
Zip Code 21234 Telephone # 410-661-3160 Email Address bdietz@dietzsurveying.net

Case Number 2024-0152-SPH Filing Date 6 / 17 / 2024 Do Not Schedule Dates _____ Reviewer CP

Zoning Description
For
Lot 77 and part of Lot 76 Wythe Avenue

Beginning on the east side of Wythe Avenue (30' wide), 189 feet northerly from the intersection of the east side of Wythe Avenue with the Northwest side of Lincoln Avenue (43' wide), being Lot 77 and the northernmost 20 feet of Lot 76 in the subdivision of Chesapeake Terrace, as recorded in Baltimore County Plat Book #5, Folio #36, containing 12, 652 sq. ft. of land. Also known as Lot 77 and part of Lot 76 Wythe Avenue and located in the 15th Election District, 7th Councilmanic District.



Brian Dietz 6-13-24

2024-0152-SDX

**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 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: 2024-0152-SFA
Property Address: WYTHE AVE LOT #77
Legal Owners (Petitioners): DON NEWPORT
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): DON NEWPORT
Address: 2326 LINCOLN AVENUE
BALTO. MD 21219

Telephone Number: 410-388-1839

*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.

Revised 3/2022

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

No. 231806

Date: 6-17-2024

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

Total: 75.00

Rec From: 2326 Lincoln Ave

For: 6077 Wythe Ave

2024-0152-SP4

DR 5.5

DISTRIBUTION

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

CASHIER'S
VALIDATION

CF 24-0475

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.

Dietz Surveying, Inc.
8119 Oakleigh Rd
Parkville, MD 21234-5319

11764

7-11/520

PAY TO THE ORDER OF Baltimore County, Maryland

DATE 5-16-2024

\$ 75.00

Sumit Singh

M&T Bank



FOR 2326 Lincoln Ave

Michael A. Letter - Sig

DOLLARS

CERTIFICATE OF POSTING

2024-0152-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Don Newport, III

August 19, 2024

Date of Hearing/Closing: _____

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

Attn: Jeff Perlow:

Ladies and Gentlemen:

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

Lot 77 Wythe Avenue ***SIGN 1A & 1B***

July 28, 2024

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

~~July 28, 2024~~

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

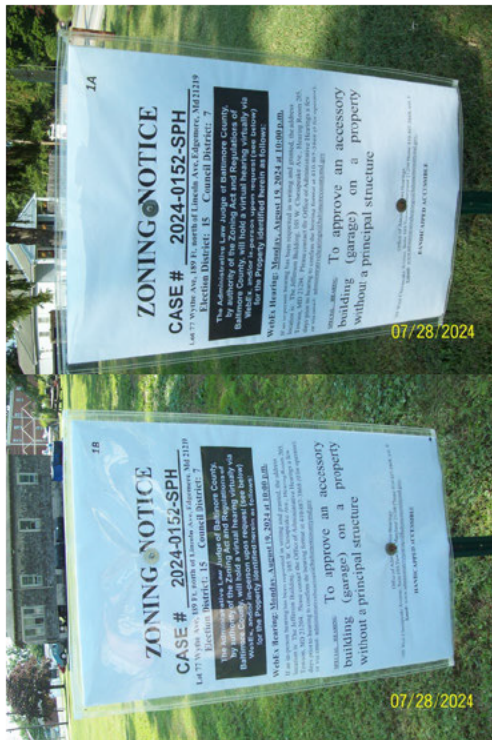
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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 (EPS) - Development Coordination

DATE: July 17, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0152-SPH
Address: LOT 77 WYTHE
Legal Owner: Don Newport, III

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This is a grandfathered lot. Provided that the applicants meet their lot coverage and afforestation requirements, then the relief requested will be consistent with the established land-use policies.

Reviewer: Libby Errickson

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: July 3, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0152-SPH

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

DPR: No comment.

DPW-T: No Exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/2/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0152-SPH

INFORMATION:

Property Address: Wythe Avenue, Lot 77

Petitioner: Don C. Newport III

Zoning: DR 5.5

Requested Action: Special Hearing

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

Special Hearing -

1. Under Section 500.7 of the Baltimore County Zoning Regulations (BCZR) to determine whether or not the Zoning Commissioner should approve an accessory structure on a property without a principal structure.

The subject site is two parcels totaling approximately 12,652 square feet in the Sparrows Point area. There is a small, existing concrete pad on the site, but it is otherwise vacant. The Petitioner/property owner also owns the two parcels to the south of the subject site – also known as 2326 Lincoln Avenue or Lots 75 and 76. 2326 Lincoln Avenue is improved with a two-story dwelling, asphalt driveway, and an existing shed. The combination of the four parcels forms a triangle at the intersection of Wythe Avenue and Lincoln Avenue. Per the petition and site plan, the Petitioner wishes to construct a 15' tall garage on Lot 77, immediately north of the dwelling at 2326 Lincoln Avenue.

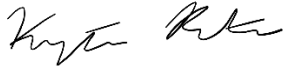
Uses surrounding the subject site are primarily single family detached residential, with the exception of west of the subject site, which is an existing church. Many of the dwellings surrounding the subject site are located on rectangular shaped lots.

The subject site is within the boundary of the Greater Dundalk-Edgemere Community Conservation Plan, adopted February 22nd, 2000. The plan provides recommendations related to economic development, education, the environment, housing, human services, land use, and public safety within the plan area boundary. While the plan provides recommendations on preserving quality housing, revitalizing housing stock, and expanding homeownership, the plan does not provide specific recommendations on accessory structures or the petition at hand.

The Department of Planning has no objections to the requested Special Hearing relief. The four parcels are all owned by the Petitioner/property owner and are irregularly shaped, creating a hardship on why the accessory structure cannot be located on the same parcel as the principal dwelling.

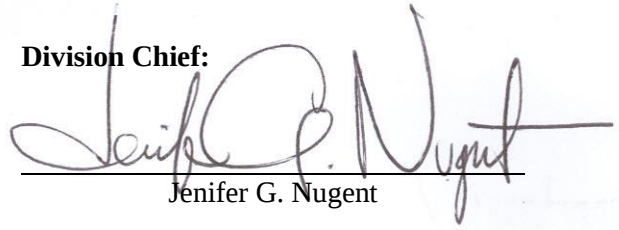
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Brian Dietz, Dietz Surveying
Maria Mougridis, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



1519001100

Lot # 64

2416

1519001101

Lot # 65

1514100120

Lot # 66

1523502980

Lot # 67

1519001770

Lot # 68

111B2

2408

1513401730

Lot # 69

Lot # 70 1513401110

15 ED SE 7-H

7 CD

Lot # 71

Lot # 71

1968-0270-A

Lot # 71

Lot # 71 1700005382

WALDMAN AVE

Lot # 151

1968-0270-A

1502202042

1967-0257-A

Lot # 82

1523503310

Lot # 81

2417

1512590740

Lot # 80

2415

1520550110

Lot # 79

2413

1519391110

Lot # 78

1513750050

PAI # 150027

PAI # 150027

Pt. Bk./Folio # 005036

Lot # 77

1600000845

Lot # 77

Lot # 76

1513855350

2326

1513855340

Lot # 75

DR 5.5

LINCOLN AVE

R-1956-3834

R-1959-4750

PAI # 150355

R-1966-0190-X

PAI # 150355

Pt. Bk./Folio # 054015

PAI # 150355

Lot # 2

2000004873

2323

Lot # 1

Pt. Bk. 0000054, Folio 0015 2000004872

111B3

DR 5.5 NC

2000004877

PAI # 150365

1518474440

1518471650

1518471651

1518471670

1518471672

1508551760

PAI # 150365

1505740070

UA-1996-0008UL

Lot # 94

1994-0274-A

2300010012

Lot # 95

Pt. Bk. 0000005, Folio 0036

1513203842

Lot # 96

2338

Lot # 5

2000004876

2015-0103-A

Lot # 4

2000004875

Lot # 3

2000004874

2325

Pt. Bk./Folio # 054015

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 - 1600000845

Owner Information

Owner Name: NEWPORT DON CARLOS 3RD Use: RESIDENTIAL
NEWPORT PATRICIA H Principal Residence: NO

Mailing Address: 2326 LINCOLN AVE Deed Reference: /05094/ 00046
BALTIMORE MD 21219-2020

Location & Structure Information

Premises Address: WYTHE AVE Legal Description: LT 77 PT 76
0-0000 189 N WALDMAN AVE
CHESAPEAKE TERRACE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0111 0016 0128 15130120.04 0000 B 77 2024 Plat Ref: 0005/ 0036

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
12,651 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Value		Phase-in Assessments	
		As of	As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024	
Land:	57,100	61,300			
Improvements	0	0			
Total:	57,100	61,300	57,100	58,500	
Preferential Land:	0	0			

Transfer Information

Seller: MURRAY MYRTLE C	Date: 05/21/1970	Price: \$2,500
Type: ARMS LENGTH IMPROVED	Deed1: /05094/ 00046	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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	0.00 0.00

Special Tax Recapture: None

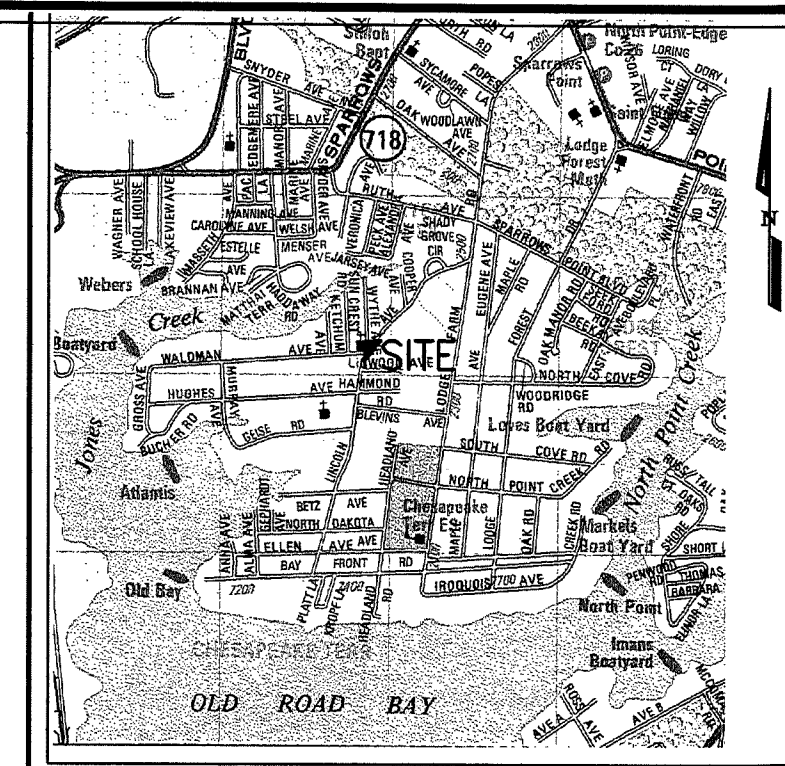
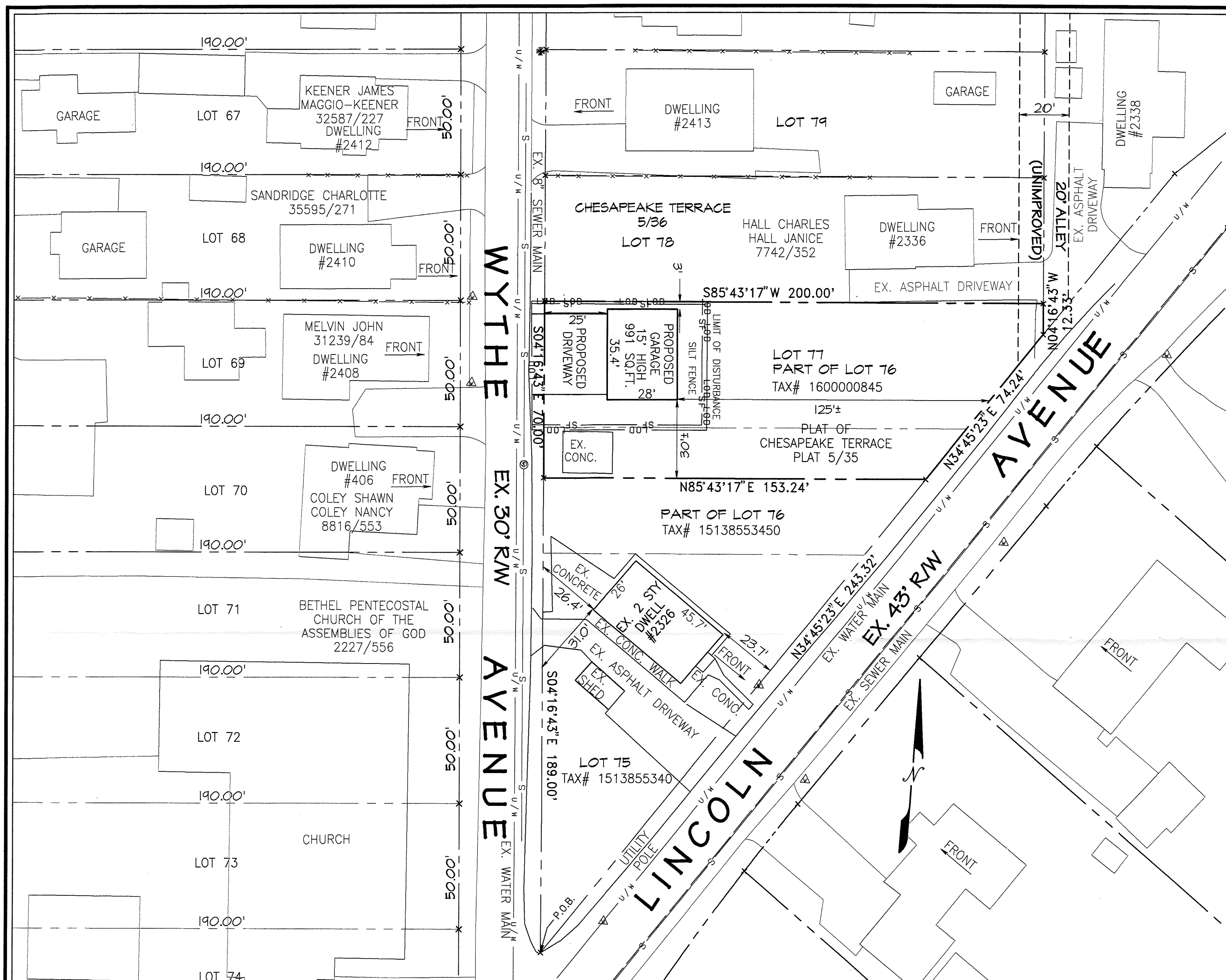
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0152-SPH



Vicinity Map Scale: 1" = 1000'

Notes

- 1. Owners: Donald Newport, 2326 Lincoln Avenue, Baltimore, MD 21220, Tax Account No. 16000000845
- 2. Zoned: DR-5.5, MAP # 111B2
- 3. Area = 0.290 Ac. or 12,652 sq.ft. ±
- 4. This site is in the Chesapeake Bay Critical Area.
- 5. This site is not in the 100 year flood plain.
- 6. There are no known underground fuel tanks.
- 7. This is not a historic property/building.
- 8. This site is serviced by public water and sewer.
- 9. No known prior Zoning Hearings.

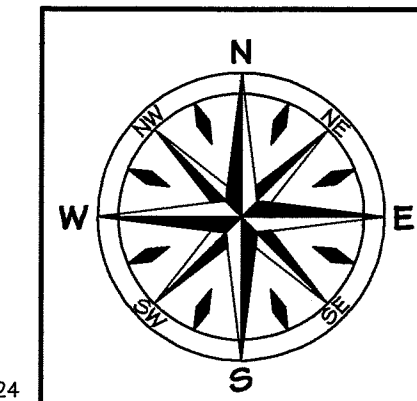
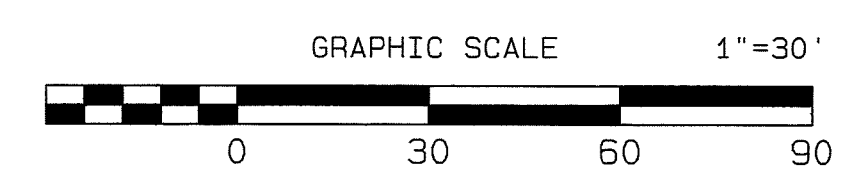
Plat to Accompany a
Special Hearing for
an Accessory Structure
of the
NEWPORT PROPERTY
Lot 77 & P/O Lot 76 Wythe Avenue
Baltimore County, Maryland

Deed Ref.: 5094/46
Tax Map 111; Grid 16; Parcel 128
15th Election District, 7th Councilmanic District
Scale: 1"=30' Date: May 15, 2024

Lot Coverage

TAX# 16000000845
EX. LOT COVERAGE = 330 sq.ft. or 2.6%
PROPOSED LOT COVERAGE = 1,425 sq.ft. or 16.8%

TAX# 16000000845
EX. LOT COVERAGE = 3,968 sq.ft. or 27.4%
PROPOSED LOT COVERAGE = 4,300 sq.ft. or 23%



Dietz Surveying Inc.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.net

Revisions	5/21/2024	Plot Date: 5/21/2024	FIELD: BRD	DRAWN: BRD	Job No. 22102
Revisions	Date				

2024-0152-SPH