



KATHERINE A. KLAUSMEIER
County Executive

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

March 28, 2025

Keith L. Munski keithmunski@comcast.net
Jodi L. Nelson
19 Devon Drive
Port Deposit, MD 21904

RE: Petition for Variance
Case No. 2025-0027-A
Property: 8632 Silver Lake Drive

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,

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm
Enclosure
c: - See Next Page -

c:

Patrick Richardson	rick@richardsonengineering.net
Amanda Austin	aaustin@globalcommserv.com
Divine Aniugo	divineody03@gmail.com
Jake Chmielewski	jakec202@gmail.com
Jodi Nelson	nelsonjpeg@me.com
Keith Munski	keithmunski@comcast.net
Michael Mirabal	michaellmirabal@gmail.com
Samantha Walters	swalters@baltimorecountymd.gov
Scott Sanders	sanders@lnf.com
Shelley	skoukoulas@aci.com
Timothy Smith	tim_thunder2001@yahoo.com

IN RE: PETITION FOR VARIANCE (8632 Silver Lake Drive) 11 th Election District 5 th Council District Keith Munski and Jodi Nelson <i>Legal Owners</i>	* * * * * *	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS OF BALTIMORE COUNTY CASE NO. 2025-0027-A
Petitioners	*	
* * * * * * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Keith Munski and Jodi Nelson (“Petitioners”), owners of the property located at 8632 Silver Lake Drive, Perry Hall, Baltimore County, Maryland (the “Property”). The Petitioners request variance relief from Baltimore County Zoning Regulations (“BCZR”) Section 1B02.3.C.1, to permit an existing lot with a lot width of 117 ft. in lieu of the required 150 ft. and a front yard setback of 30 ft. in lieu of the required 50 ft. setback¹. At the hearing, Petitioners revised their application to also include a variance request for minimum lot size which was inadvertently left off the Petition. Therefore, Petitioners further request a variance for minimum lot area of 25,155 sq. ft. in lieu of the required minimum lot size of 40,000 sq. ft. pursuant to § 1B02.3.C.1.

A public hearing was conducted on March 18, 2025, using the virtual platform WebEx in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioners appeared at the hearing and were assisted by Patrick Richardson of Richardson Engineering, a certified professional engineer, who prepared and sealed the Site Plan. Several community members appeared at the hearing to provide testimony. Those individuals were: Shelley

¹ The Petition contained a typographical error: the relief requested was stated as a front yard setback of “25 ft. in lieu of the required 50 ft. setback.” The actual relief requested is a front yard setback of 30 ft. in lieu of the required 50 ft. setback.

Koukoulas, Samantha Walters on behalf of Councilman David Marks, Timothy Smith, Amanda Austin, Michael Mirabal, and Jake Chmielewski.

Petitioners submitted the following exhibits into the record: (1) Site Plan; (2) Forest Buffer Plan; (3) Aerial Photograph; (4) Deed; and (5) Adjacent development. Zoning Advisory Committee (“ZAC”) comments were received from the following county agencies: (1) Department of Planning (“DOP”): (2) Department of Environmental Protection and Sustainability (“DEPS”); and (3) Department of Plans Review (“DPR”) on behalf of DPR/DPW&T/Rec & Parks. ZAC comments did not indicate objection to the request relief but did offer recommended conditions.

Findings of Fact

The subject property is approximately 25,155 sq. ft. in land area and is zoned DR-1. The Property was platted in 1957 and is currently unimproved as a nonconforming lot. Petitioners acquired title through the estate of their father who purchased the lot in 1970. Petitioners wish to entitle and then convey the property for construction of a single-family dwelling. The footprint of the proposed single-family home is 30’ x 60’ as outlined on the Site Plan. Pet. Exhibit 1.

The majority of the property is forested and the center of the lot contains nontidal wetlands. A forest buffer variance/easement request is currently pending before DEPS. *See* Pet. Exhibit 2 & County Exhibit 2. The proposed development is confined to the front portion of the lot with the remaining portion to be held in a forest easement. The property is sharply sloped descending east to west and rising sharply again on the northern and western property lines. Mr. Richardson testified that the 30 ft. front yard setback variance is the minimum required to make the lot buildable given the environmental and topographical restrictions of the lot.

Ms. Koukoulas testified regarding existing stormwater concerns that may be exacerbated by the proposed development. Other community members reiterated this concern. Ms. Walters, on

behalf of Councilman David Marks, testified that this subdivision had been downzoned to limit residential density. Mr. Smith expressed concerns over the building restriction line being too close to the road and creating a potential eyesore as well as the development creating a negative impact on the community by exacerbating existing erosion control issues. Ms. Austin expressed concerns regarding removal of the forest buffer, testified to flooding in the community from the existing culvert, and commented on the insufficiency of this portion of Silver Lake Drive to safely handle traffic impacts from the nearby American Legion Hall. Lastly, Mr. Chmielewski testified to concerns regarding existing flooding and water drainage issues, the loss of habitat from the proposed development, and road safety issues both because of traffic volume and road conditions.

Conclusions of Law

Pursuant to BCZR § 307.1, "...the [Administrative Law Judge] shall have ...the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare..." 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).

The property itself is steeply sloped on its northern and western boundaries, contains a stormwater management easement (e.g., drainage culvert), and is forested with designated nontidal wetlands at its center. For these reasons, the proposed modestly-sized single-family home is sited on the front portion of the lot in order to preserve both forest buffers and limit impact to low-lying nontidal wetlands. Moreover, the community is largely improved with similarly sized single-family homes located in a residential subdivision but was downzoned leaving what appears to be the majority of parcels nonconforming. The effect of downzoning may create a hardship – and the potential unlawful taking of private property without just compensation – for those few lots that remain unimproved while adjacent nonconforming lots enjoy their existing improvements, unscathed.

For all these reasons, I find that the property is unique under the *Cromwell* standard and that denial of the requested variances for minimum lot width, minimum lot area, and front yard setback would cause Petitioners to experience a practical difficulty or hardship. The peculiarity of the land itself necessitates variance relief as the buildable area of the lot prompts the siting of the permitted single-family dwelling.

A review of the Site Plan and GIS data shows that most of the lots in this subdivision would be undersized by DR-1 standards if they were to be developed today. Moreover, most adjacent and proximate lots are substantially *more undersized* than the subject lot², albeit without the same slope or environmental conditions. Petitioners propose to use the property for a modestly-sized single-family dwelling in a subdivision comprised almost entirely of single-family homes. Therefore, the Petition serves to further the purpose and intent of both BCZR and the original

² When an established residential subdivision is downzoned to limit density, it makes certain properties nonconforming and places unimproved parcel owners in a precarious position as compared to adjacent land owners. When downzoning is practiced in this way, it can deny certain individuals the development rights presently enjoyed by adjacent property owners.

platted subdivision. For these reasons, with the conditions prescribed below, I find that these variances are within the spirit and intent of the BCZR and they will not harm the public health, safety or welfare.

THEREFORE, IT IS ORDERED, this 28th day of **March 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variances pursuant to BCZR Section 1B02.3.C.1, to permit an existing lot with a lot width of 117 ft. in lieu of the required 150 ft., a front yard setback of 25 ft. in lieu of the required 50 ft. setback, and a minimum lot area of 25,155 sq. ft. in lieu of the required minimum lot size of 40,000 sq. ft., be and are 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. Petitioners must comply with the Planning, DEPS and DPR/DPW&T comments, copies of which are attached hereto and made a part hereof.
3. Stormwater management issues have been identified on site. During development review and permitting, special attention shall be given to stormwater management for the Property and the impact of impervious surfaces on surrounding properties. Petitioners shall employ best practices and strictly comply with Baltimore County stormwater management requirements to cure any existing deficiencies identified by Baltimore County and to mitigate any reasonably foreseeable future stormwater issues on the property.
4. Road safety issues have been identified on site. During development review and permitting, the road condition and safety of Silver Lake Drive shall be evaluated by Baltimore County to ensure compliance with all regulations regarding county-improved rights-of-way. Petitioners shall request that Baltimore County evaluate Silver Lake Drive for road condition and safety prior to final permit.

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

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, representing the name Derek J. Baumgardner.

DEREK J. BAUMGARDNER
Administrative Law Judge for
Baltimore County

DJB/dlm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/19/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2025-0027

INFORMATION:

Property Address: 8632 Silver Lake Drive
Petitioner: Keith L. Munski and Jodi L. Nelson
Zoning: DR 1
Requested Action: Variance

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

Variance - From BCZR Section 1B02.3.C.1 to allow an existing lot with a width of 117' instead of the required 150', and a front yard setback of 25' instead of the required 50' setback.

The proposed property, covering 225,155 square feet, is situated at the intersection of Hilltop Acres Road and Silver Lake Drive, near the Bird River Watershed. It features a stormwater management easement along its eastern boundary. The "DR 1" area of the property, indicated by denser contour lines on the map, experiences steep and rapid elevation changes that complicate development. This necessitates the proposed setback relief to accommodate these unique topographical challenges.

The Department of Planning does not object to the request on condition of receiving details regarding the orientation of the proposed dwelling and specify the locations and names of all proposed amenities, such as the garage and other outbuildings for review prior to permit.



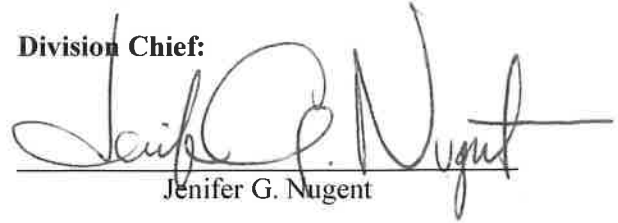
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Richardson Engineering, LLC.
Megan Benjamin, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 11, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2025-0027-A

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

DPR: No comment.

DPW-T: An ultimate land use conditions non-tidal or riverine flood study meeting the Baltimore County Department of Public Works and Transportation (DPWT) Design Manual and the Baltimore County Department of Permits, Approvals and Inspections (PAI) Bureau of Development Plans Review is required and must be submitted to PAI to be "Accepted for Filing".

Landscaping: No comment.

Recreations & Parks: No comment LOS & 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 (EPS) - Development Coordination

DATE: February 13, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0027-A
Address: 8632 SILVER LAKE DRIVE
Legal Owner: Keith Munski, Jodi Nelson

Zoning Advisory Committee Meeting of February 18, 2025.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

A submittal, which includes a Forest Buffer Protection Plan, Steep Slopes & Erodible Soils Analysis, and a Forest Buffer Variance was received by EIR on February 7, 2025 and is currently under review to satisfy BCC 33-3.

Reviewer: Art Garcia

24-1173 TC



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 8632 Silver Lake Road Dr Currently Zoned DR-1

Deed Reference 49228/ 151 10 Digit Tax Account # 1108068390

Owner(s) Printed Name(s) KEITH L. MUNSKI, & JODI L. NELSON

(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. X a **Variance** from Section(s) 1) Variance from BCZR Section 1B02.3.C.1 to permit an existing lot with a lot width of 117' in lieu of the required 150' and a front yard setback of 25' in lieu of the required 50' setback.

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

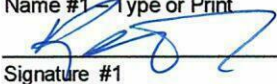

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Keith L. Munski / Jodi L. Nelson
Name #1 - Type or Print Name #2 - Type or Print

 / 
Signature #1 Signature #2

19 Devon Drive Port Deposit MD
Mailing Address City State

21904 / 410-971-2836 / keithmunski@comcast.net
Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:

Name - Type or Print


Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:


Richardson Engineering, LLC


Name - Type or Print

Signature

7 Deneison Street Timonium MD
Mailing Address City State

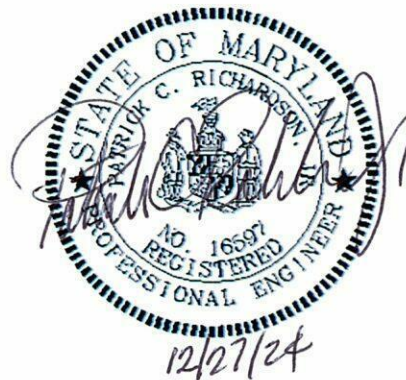
21093 / 410-560-1502 / rick@richardsonengineering.net
Zip Code Telephone # Email Address

Case Number 2025-0027-A Filing Date 1/29/25 Do Not Schedule Dates _____ Reviewer 

**ZONING PROPERTY DESCRIPTION FOR
8632 SILVER LAKE ROAD
11th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning at a distance of 1,090' +/- northerly of the intersection of Silver Lake Drive and Silver Spring Road, Running away from the west side of Silver Lake Drive (1) South 84 degrees 34 minutes 00 seconds West 215.00 feet, (2) North 6 degrees 53 minutes 00 seconds East 117.00 feet (3) South 84 degrees 34 minutes 00 seconds East 215.00 feet, (4) South 6 degrees 53 minutes 00 seconds West 117.00 feet, to the place of beginning.

Containing a net area of 25,155 square feet or 0.58 acres +/-.



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2025

2025-0027-A

**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: 2025-0027-A
Property Address: 8632 SILVER LAKE DR
Legal Owners (Petitioners): KENNETH MUNSKI & JODI NELSON
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): KENNETH MUNSKI
Address: 19 DEVON DRIVE
PORT DEPOSIT, MD 21904

Telephone Number: 410-971-2836

*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.

CERTIFICATE OF POSTING

2025-0027-A

RE: Case No.: _____

Petitioner/Developer: _____

Keith Munski, Jodi Nelson

March 18, 2025

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: _____

8632 Silver Lake Drive ***SIGN 1A & 1B***

February 23, 2025

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



Sincerely,

 February 23, 2025

(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: February 13, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0027-A
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Legal Owner: Keith Munski, Jodi Nelson

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Additional Comments:

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Reviewer: Art Garcia

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 11, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2025-0027-A

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

BALTIMORE COUNTY, MARYLAND

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

DATE: 2/19/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2025-0027

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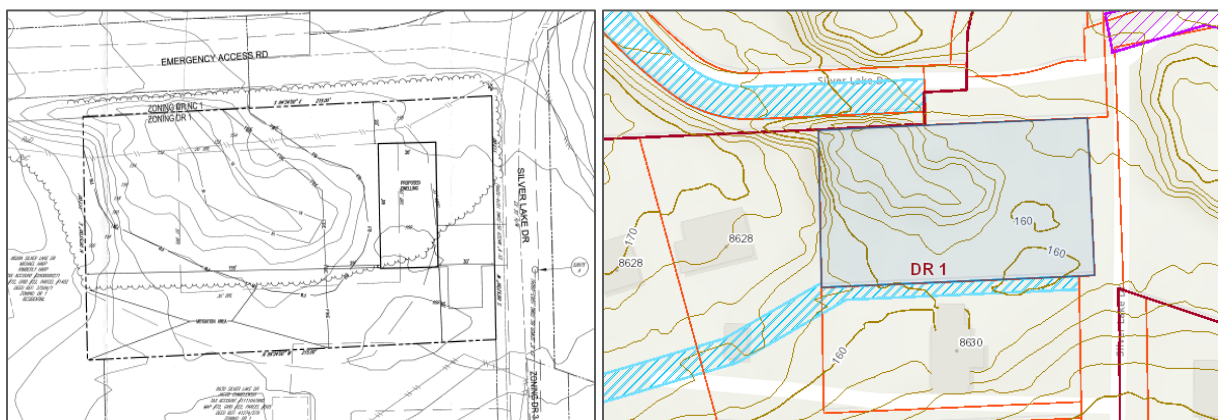
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Petitioner: Keith L. Munski and Jodi L. Nelson
Zoning: DR 1
Requested Action: Variance

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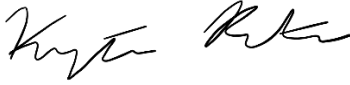
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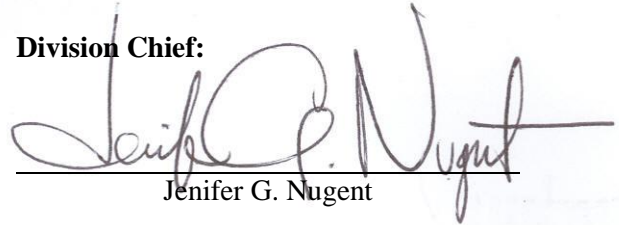
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Richardson Engineering, LLC.
Megan Benjamin, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search ()

Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 11 Account Number - 1108068390

Owner Information

Owner Name: MUNSKI KEITH L Use: RESIDENTIAL
 NELSON JODI L Principal Residence:NO
 Mailing Address: 19 DEVON DR Deed Reference: /49228/ 00151
 PORT DEPOSIT MD 21904-1278

Location & Structure Information

Premises Address: SILVER LAKE DR Legal Description: LT WS SILVER LAKE DR
 WHITE MARSH 21128- 1200 N SILVER SPRING RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0072 0022 0531 11010004.04 0000 2024 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 25,155 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
Land:	75,200	01/01/2024	07/01/2024	07/01/2025	
Improvements	0				
Total:	75,200	81,500	77,300	79,400	
Preferential Land:	0				

Transfer Information

Seller: MUNSKI KENNETH H Date: 07/18/2024 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /49228/ 00151 Deed2:
 Seller: HOFFMAN VERNON S Date: 11/04/1970 Price: \$12,000
 Type: ARMS LENGTH IMPROVED Deed1: /05139/ 00596 Deed2:
 Seller: Date: Price:
 Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments:Class 07/01/2024 07/01/2025
 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:



PAI # 110652

Lot # 0

DR 1 NC

PAI # 110652

PAI # 110652

Pt. Bk. 0000075, Folio 0039

2400006648

PAI # 110652

Lot # 3

2400006644

Pt. Bk./Folio # 075039

8644

2400006645

Lot # 4

2400006649

Lot # 0

DR 1 NC

Lot # 2
2400006643

2100011628

1972-0235-X

Lot # 0 2400006647

2400006646

NE 9-H

1108068390

2000001185

8628-A

8628

2500009271

Lot # 2

Pt. Bk./Folio # MP11001

PAI # 111107

1111047890

PAI # 111107

PAI # 111107

Lot # 1 2500010532

8637

PAI # 111095

PAI # 111095

Lot # 2 2500010533

PAI # 111095

072C3

DR 1

Pt. Bk./Folio # MP09048

Lot # 3

1102003370

8633

PAI # 111095

11 ED
072B3

Lot # 1

2500009270

PAI # 111107

5 CD

1108068360

8626

PAI # 110828

Pt. Bk.

PAI # 110828

Lot # 1 2300006599

Lot # 2

2300006600

PA 8627

PAI # 110828

DR 3.5

DRIVEWAY
DRIVEWAY

2004-0459-A

NE 8-H

Lot # 1

2400003004

8622

Pt. Bk./Folio # MP02067

PAI # 110918

PAI # 110918

Lot # 1

Pt. Bk. 0000078, Folio 0321

2500005000

PAI # 110733

Pt. Bk. PAI # 110733

PAI # 110733

PAI # 110733

Lot # 4

2500005003

2500005002

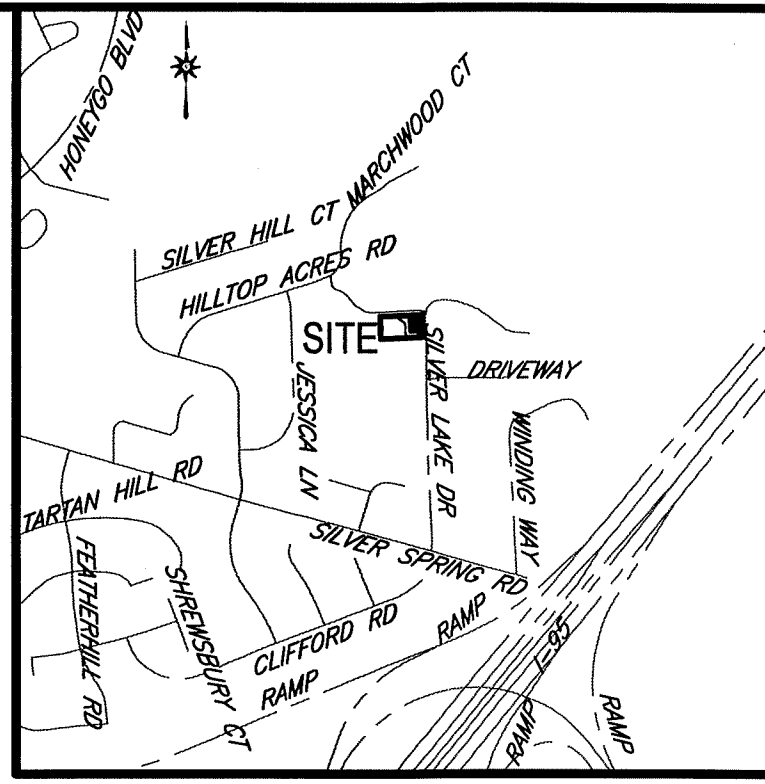
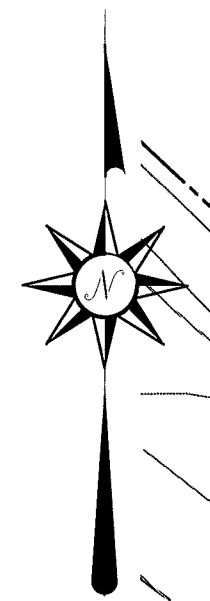
Lot # 2

2400003005

8621

Lot # 3

SILVER LAKE DR



VICINITY MAP
SCALE: 1" = 100'

GENERAL NOTES:

- OWNER:
KENNETH J. MUNSKI
JODI L. NELSON
19 DEVON DRIVE
PORT DEPOSIT, MD 21904-1278
 - SITE AREA:
NET 25,155 SF OR 0.58 AC.±
GROSS 26,910 SF OR 0.62 AC.±
 - USES:
EXISTING: VACANT
PROPOSED: RESIDENCE
 - UTILITIES:
PUBLIC WATER & SEWER
DEED REFERENCE: 49228/151
 - TAX ACCOUNT #1108068390
 - COUNCILMANIC DISTRICT: 5TH
 - ELECTION DISTRICT: 11TH
 - CENSUS TRACT: 4113.09
 - ZONING: DR 1 (PER 200 SCALE GIS TILE #072C3)
 - TAX MAP #72, GRID #22, PARCEL #534
 - WATERSHED: BIRD RIVER
 - PRIOR PERMITS: ON FILE-NONE
 - PRIOR ZONING CASES ON FILE-NONE
 - THE PROPERTY AND STRUCTURES ARE NOT HISTORIC
 - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
 - THE SITE DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO FEMA MAP #2400100290F SEPTEMBER 26, 2008.
 - THE SITE DOES NOT LIE WITHIN A TRAFFIC DEFICIENT AREA.
 - BASIC SERVICE MAPS 2024
- | TYPE | DEFICIENT (Y/N) | NOTE |
|----------------|-----------------|------------------------------|
| SEWER | N | |
| WATER | N | |
| TRANSPORTATION | N | D INTERSECTION AREA PROVIDED |
- SETBACKS DR-1 REQUIRED
- | FRONT | REAR | SIDE | MIN, 50' TOTAL | 22', 57' TOTAL |
|-------|------|------|----------------|----------------|
| 50' | 50' | 20' | 50' | 155' |



7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
FOR
MUNSKI PROPERTY
SILVER LAKE DRIVE
TAX MAP 72, PARCEL 531

BALTIMORE COUNTY MARYLAND
11TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	12/9/24	23160	1 OF 1

2025-0027-A