

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Carroll Mill Road, 2200' NE		
centerline of Stonewood Court	*	DEPUTY ZONING COMMISSIONER
10th Election District		
6th Councilmanic District	*	OF BALTIMORE COUNTY
(2316 Carroll Mill Road)		
	*	CASE NO. 01-169-A
Valerie and Robert Prenger, Jr.		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Valerie and Robert Prenger, Jr., Petitioners. The variance request is for property located at 2316 Carroll Mill Road in the Phoenix area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) to have a height of 19 ft. in lieu of the maximum required 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

ORDER RECEIVED FOR FILING

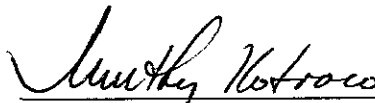
Date 11/11/00
By R. J. Janssen

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of November, 2000, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) to have a height of 19 ft. in lieu of the maximum required 15 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 11/21/00
By R. Johnson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

November 22, 2000

Mr. & Mrs. Robert S. Prenger, Jr.
2316 Carroll Mill Road
Phoenix, Maryland 21131

Re: Petition for Administrative Variance
Case No. 01-169-A
Property: 2316 Carroll Mill Road

Dear Mr. & Mrs. Prenger:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

(21131)

for the property located at 2316 Carroll Mill Road Phoenix

which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 (BCZR)

TO PERMIT A DETACHED ACCESSORY STRUCTURE (GARAGE) TO HAVE A HEIGHT OF 19 FEET IN LIEU OF THE REQUIRED 15 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City State Zip Code

Legal Owner(s):

Robert Sterling Prenger Jr.

Name - Type or Print

Signature

Valerie Lambert Prenger

Name - Type or Print

Signature (w) Rob, 410-665-5820 Valerie, 301-435-0293
2316 Carroll Mill Road 410-472-6814

Address

Telephone No.

Phoenix

Maryland

21131

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-169-A

Reviewed By CTM

Date 10/24/00

Estimated Posting Date

11/5/00

REV 9/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2316 Carroll Mill Road
Address
Phoenix Maryland 21131
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

(see attached)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Robert Sterling Prenger Jr.
Signature

Robert Sterling Prenger Jr.

Name - Type or Print

Valerie Lambert Prenger
Signature

Valerie Lambert Prenger

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of October, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Valerie Lambert Prenger
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

October 19, 2000
Date

Petronella Banow
Notary Public

My Commission Expires May 6, 2003

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at X 2316 Carroll Mill Road
Address
Phoenix X Maryland X 21131
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

(see attached)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Robert Sterling Prenger Jr.
Signature

X Robert Sterling Prenger Jr.
Name - Type or Print

X Valerie Lambert Prenger
Signature

X Valerie Lambert Prenger
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this X 19 day of X October, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

X Valerie Lambert Prenger

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

X October 19, 2000
Date

X Petronella Banow
Notary Public

My Commission Expires X May 6, 2003



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at x 2316 Carroll Mill Road, Phoenix (21131)
which is presently zoned x RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 (BCZR)

TO PERMIT A DETACHED ACCESSORY STRUCTURE
(GARAGE) TO HAVE A HEIGHT OF 19 FEET IN
LIEU OF THE REQUIRED 15 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

x Robert Sterling Prenger Jr.

Name - Type or Print

x *Robert S. Prenger Jr.*
Signature

x Valerie Lambert Prenger

Name - Type or Print

x *Valerie Lambert Prenger*
Signature

(x) Rob, 410-665-5820 Valerie: 301-435-0293

x 2316 Carroll Mill Road x 410-472-6814

Address Telephone No.

x Phoenix x MD x 21131

City State Zip Code

Representative to be Contacted:

SAUE AS ABOVE
Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-169-A

Reviewed By CTM Date 10/24/00

REU 9/15/98

Estimated Posting Date 11/5/00

We request an Administrative Variance for the construction of a detached 3-car garage (**Building Permit No. B431618**) having outside dimensions measuring approximately 26' x 36'. The proposed structure will have side walls approximately 9' 6" high and an 8:12 pitch, gable roof. The finished height of this structure will be approximately 19'. Framing of the roof will be constructed using standard pre-engineered trusses. "Storage-type" trusses will NOT be used.

Alternate roof pitches were considered when determining the final proposed structure with the following outcomes:

- (a) 10:12 pitch - (pitch of existing house roof) This severe a pitch is not needed for this structure and it is felt that the building would appear too large and would detract from the existing house.
- (b) 6:12 pitch - (standard roof pitch used by builder) A building with this flat a pitch would not blend well with the architectural style of the existing dwelling.
- (c) 8:12 pitch - (compromise to a and b, above) A structure with this pitch would be similar enough to the existing house as to not detract from the overall appearance of the property.

ZONING DESCRIPTION FOR 2316 Carroll Mill Road

Beginning at a point on the North side of Carroll Mill Road which is 60 feet wide at a distance of 2200 feet Northeast of the centerline of the nearest improved intersecting street Stonewood Court which is 50 feet wide. As recorded in Deed Liber 9349, Folio 718 running N. 66° 40' 00" W. 350.00 ft., N. 22° 35' 26" E. 595.41 ft., S. 67° 24' 34" E. 357.75 ft., S. 23° 20' 00" W. 600.00 ft. to the place of beginning, containing 4.85 acres. Also known as 2316 Carroll Mill Road and located in the 10th Election District, 6th Councilmanic District.

01-169-A

#169

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

8689

DATE

10/24/00

ACCOUNT

200016150

AMOUNT

\$ 50.00

RECEIVED
FROM:

ROBERT E. HILLIS JR.

FOR:

010 VARIANCE

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT

ACTUAL

10/24/2000

10/24/2000

09:22:15

REL AC02

CASHIER DRD. DRD 10/24/00

DEPT 5

528 ZONING OFFICE 10/24/00

RECEIPT #

157903

CR NO. 0000935

Receipt Tot

50.00

50.00 OK

.00 10

Baltimore County, Maryland

CASHIER'S VALIDATION

01-169-A

CERTIFICATE OF POSTING

**RE: CASE # 01-169-A
PETITIONER/DEVELOPER
(Robert S. Prenger, Jr.)
DATE OF Closing
(11-20-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

2316 Carrollmill Road Baltimore , Maryland 21131_____

THE SIGN(S) WERE POSTED ON_____ 11-3-00_____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)

PICTURE MISSING

GZ
11-17

I HAVE RECEIVED POSTING INFO 10/24/00

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 169 -A Address 2316 CARROLL MILL ROAD

Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/24/00 Posting Date: 11/5/00 Closing Date: 11/20/00

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 169 -A Address 2316 CARROLL MILL ROAD

Petitioner's Name ROBERT S. PRENGER, JR. Telephone 410 472 6814

Posting Date: 11/5/00 Closing Date: 11/20/00

Wording for Sign: To Permit A DETACHED ACCESSORY
STRUCTURE (GARAGE) TO HAVE A HEIGHT OF
19 FEET IN LIEU OF THE REQUIRED 15 FEET.

01-169-A

WCR - Revised 6/28/00



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 20, 2000

Valerie L. & Robert S. Prenger, Jr.
2316 Carroll Mill Road
Phoenix, MD 21131

Dear Mr. & Mrs. Prenger, Jr.:

RE: Case Number: 01-169-A, 2316 Carroll Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 24, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G22
Supervisor, Zoning Review

WCR:

Enclosures

C: People's Counsel



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: November 24, 2000

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2000
Item Nos. 167, 168, 169, 170, 171, 172,
174, 176, and 177

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

November 3, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 6, 2000

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

177, 173, 172, 170, 169, 175, and 167

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: November 30, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of November 6, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
168	109 Graystone Farm Road
169	2316 Carroll Mill Road
170	6116 Buckingham Drive
171	1203 Dairy Road
174	10601 York Road
176	Pomona Drive
177	18918 Middletown Road

AV (2)
11/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: November 14, 2000

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

13

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-168, and 01-169.

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 11-2-00

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 169 LTM

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

K Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

For Newspaper Advertising:

Item Number or Case Number: _____

Petitioner: VALERIE L. AND ROBERT S. PRENGER JR.

Address or Location: 2316 CARROLL MILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: VALERIE PRENGER

Address: 2316 CARROLL MILL ROAD

PHOENIX, MARYLAND 21131

Telephone Number: (H) 410-472-6814 (W-ROB) 410-665-5820
(W-VAL) 301-435-0293

01-169-A

#169

E-4500

E-914,000

N-88,000

E-6000

Site (2316 CARROLL MILL RD)

R.C. 2

PRIVATE RD.

RD.

N-87,000

MILL

R.C. 2

01-169-A

N-86,000

NE 22 A

1" = 200'

#169

(SHEET NE.22-B)

2316 CARROLL MILL RD.
PHOENIX, MD. 21131



↑ View of site (where cars are located)
from Carroll Mill Rd. Garage
will occupy site where vehicles are
parked.



→ Close up of site from
rear of house. Garage
will occupy site where vehicles
are parked.

01-169-A

#169

2316 CARROLL MILL RD.
PHOENIX, MD. 21131



Close up of site from
near east side property
line. Garage will occupy
site where vehicles and
truck cap are sitting.

#169

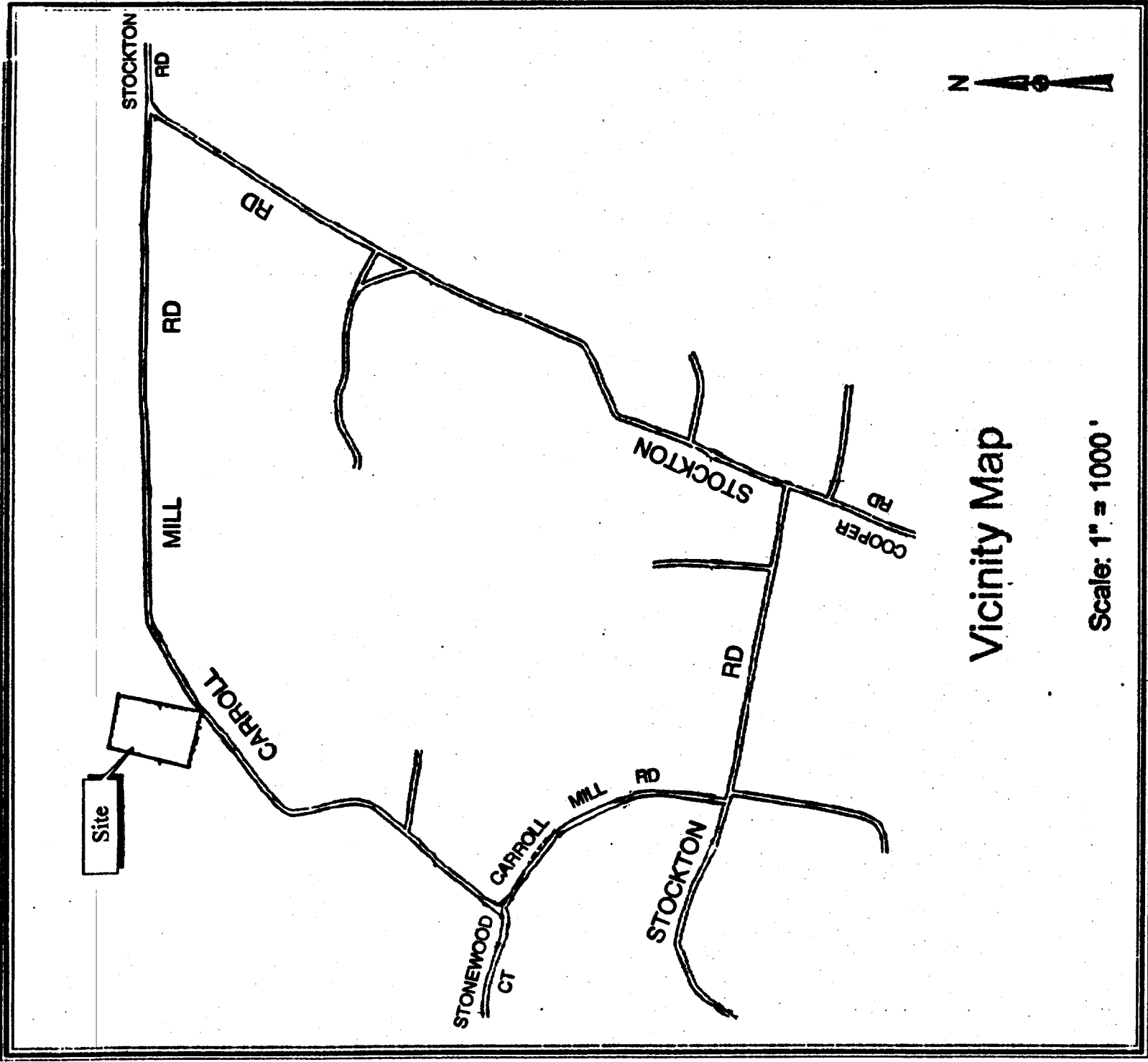


PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	NORTH OF STOCKTON ROAD	N. E. + 22-A

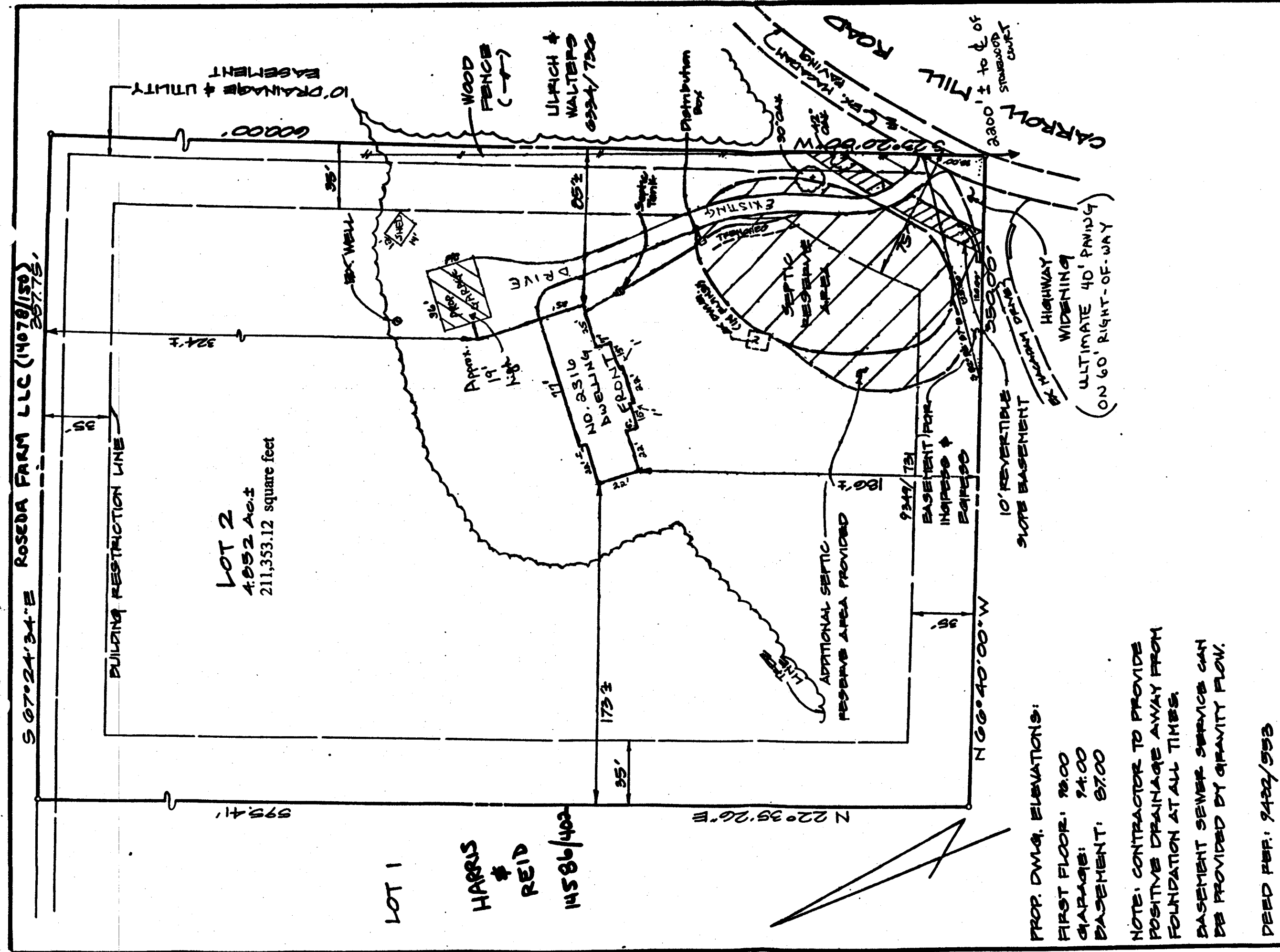
Plat to accompany petition for Zoning Variance



Property Address: 2316 Carroll Mill Road
Subdivision name: "Johnston Property"
(Plat book # 15, folio # 1, Lot # 2, Section # 1)
Owners: Robert S. Prenger Jr.
Valerie Lambert Prenger

LOCATION INFORMATION
Election District: 10
Councilmanic District: 6
1" = 200' scale map: NE-22A
Zoning: RC-2
Sewer: private
Water: private
Chesapeake Bay Critical Area: No
Floodplain: No

Zoning History of Johnston Property (Prop. No. 18-00-002746):
Case # 85-226-X Petition for special exemption for a nursery school, kindergarten and day camp was granted on 4/28/85 subject to the following:
1. No more than 40 children allowed at any time.
2. Winter program shall consist of a nursery school and/or kindergarten for children ages 2 to 6, to be scheduled between 8:00 am and 3:00 pm, not to exceed 6 hours per day, Monday through Friday.
3. Summer program shall consist of a day camp for children, ages 2 to 10, to be scheduled between 8:00 am and 4:00 pm, not to exceed 6 hours per day, Monday through Friday, with a planned program of activities.
4. All activities shall be kept a minimum of 75' from any property line.
5. A combination of evergreens, shrubs and deciduous trees shall be planted to visually screen activities from the existing residence to the south of the proposed school building.
Special exception note:
Permission was granted by the director of zoning administration and development management to allow the subdivision of this property based on the irrevocable offer to remuneration recorded by the property owner in Liber 9199 Folio 787 in the land records of Baltimore County dated May 28, 1992.



SITE PLAN: # 2516 CARROLL MILL ROAD

VITTI & ASSOCIATES, INC.
Engineering & Surveying
1717 YORK ROAD SUITE 102 LUTHERVILLE, MD 21093
(410) 252-5212

Job No: 94-20
Scale: 1"=50'
Date: 6/9/94
Drawn: JDF
Checked: ASV