

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S of Geist Road, 540' W		
centerline of Falls Road	*	DEPUTY ZONING COMMISSIONER
8th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(2020 Geist Road)		
	*	CASE NO. 02-107-A
Jennifer and Kevin Pitts		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Jennifer and Kevin Pitts, the legal owners of the subject property. The variance request is for property located at 2020 Geist Road in the Glyndon area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard, and from Section 400.3 of the B.C.Z.R., to permit a height of 25 ft. in lieu of the required 15 ft. for the garage. 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 requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

ORDER RECEIVED FOR FILING

Date

10/17/01

By

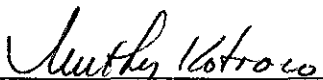
RAJ

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 15th day of October, 2001, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard, and from Section 400.3 of the B.C.Z.R., to permit a height of 25 ft. in lieu of the required 15 ft. for the garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.
2. The Petitioners or subsequent owners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. In addition, the accessory structure should not be used for commercial purposes.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

Date 10/17/01
By Raj

TMK:raj



Baltimore County
Zoning Commissioner

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

October 15, 2001

Mr. & Mrs. Kevin Pitts
2020 Geist Road
Glyndon, Maryland 21071

Re: Petition for Administrative Variance
Case No. 02-107-A
Property: 2020 Geist Road

Dear Mr. & Mrs. Pitts:

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,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2020 Geist Road
which is presently zoned R.C. 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)

(garage) be located in the front yard in lieu of the required rear yard, and Section 400.3 to permit a height of 25 ft. in lieu of the required 15 ft. for an accessory structure (garage).

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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

2020 Geist Road 410-771-0033

Address

Telephone No.

Name - Type or Print

Glyndon

MD

21071

Signature

City

State

Zip Code

Company

Representative to be Contacted:

Kevin Pitts

Name

2020 Geist Road

410-242-2222 work
410-771-0033 home

Address

Telephone No.

Address Telephone No.

City State Zip Code

Glyndon

MD

21071

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 10/17/01 day of October, 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. 02-107-A

Reviewed By BR Date 9/13/01

Estimated Posting Date 9/23/01

ORDER RECEIVED FOR FILMS

Date 10/17/01
By RAJ

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 2020 Geist Road
Address
Glyndon MD 21071
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.

[Signature]
Signature
Kevin Pitts
Name - Type or Print

[Signature]
Signature
Jennifer Pitts
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of Sept, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kevin Pitts & Jennifer Pitts
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

9-10-01
Date

[Signature]
Notary Public
My Commission Expires 7-31-02

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

2020 Geist Road
Address
Glyndon MD 21071
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):

(refer to 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.

[Signature]
Signature
Kevin Pitts
Name - Type or Print

[Signature]
Signature
Jennifer Pitts
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of Sept, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kevin Pitts & Jennifer Pitts
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

9-10-01
Date

[Signature]
Notary Public
My Commission Expires 7-31-02



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2020 Geist Road
which is presently zoned R.C. 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) 400.1 to permit an accessory structure (garage) be located in the front yard in lieu of the required rear yard, and
Section 400.3 to permit a height of 25 ft. in lieu of the required
15 ft. for an accessory structure (garage).

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):

Kevin Pitts

Name - Type or Print

Signature

Jennifer Pitts

Name - Type or Print

Jennifer Pitts

Signature

2020 Geist Road

Address

Glyndon

City

MD

State

21071

Zip Code

410-771-0033 Home

410-242-2222 work

Representative to be Contacted:

Kevin Pitts

Name

2020 Geist Road

Address

Glyndon

City

MD

State

21071

Zip Code

410-771-0033 Home

410-242-2222 work

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9 day of September, 2001, 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. 02-107-A

Reviewed By BR Date 9/13/01

Estimated Posting Date 9/23/01

Affidavit in support of Administrative Variance

That based upon personal knowledge, the following are the facts upon which we base the request for an administrative variance at 2020 Geist Road (indicate hardship or practical difficulty):

The property is very unique due to the location of the property, orientation of the house and the surrounding land. It is located on a ridge and the "front" of the house (facing Geist Road) is on the high side. The "back" of the house overlooks most of the surrounding properties. Consequently, the "front" has always been considered the "back". The existing driveway and parking court are currently in front of the house. We recently removed a car port that was also located in front of the house (photos attached).

It would be very difficult to comply with the BCZR. It would require extending the driveway around the house causing numerous problems with septic and well water systems (approximately 200 feet of additional driveway). It would require the removal of approximately seven large trees. It would also be an "eye sore" for the neighbors and drastically reduce the recreational area of our property. Finally, it would certainly reduce the value of the property.

We would like to build a garage that would be located in the same area as our existing parking court (and former car port). It is the most suitable location for this property and would be the most unobtrusive for our neighbors. Two of our neighbors currently have garages oriented in the same fashion that we are proposing.

Our house is built on a slab so there is no basement and we also do not have an attic. Consequently we have very little storage. We would like to raise the height of the proposed garage to include an area above for storage.

ZONING DESCRIPTION

Zoning description for 2020 Geist Road.

1540 Beginning at the point on the North side of Geist Road which is 40 feet wide at a distance of 540 feet West of the centerline of the nearest improved intersecting street Falls Road which is 50 feet wide. Being Lot #8, Block 36, located in the subdivision of Shawan Manor as recorded in Baltimore County Plat Book #36, Folio #26 containg 2.34 acres. Also known as 2020 Geist Road and located in the 8th Election District, 3rd Councilmanic District.

Kevin & Jennifer Pitts
2020 Geist Rd.
Glyndon, MD 21071

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

5790

DATE 9/13/01 ACCOUNT R001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Jennifer Pitts

FOR: Zoning Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 107

PAID RECEIPT

PAYMENT	ACTUAL	TIME
9/13/2001	9/13/2001	09:35:25
MS00 CASHIER DDA DMD DRIVER		2
RECEIPT # 156144		OFLN
5 528 ZONING VERIFICATION		
NO. 005790		

Recpt tot 50.00
50.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

RE: Case No.: 02-107-A

Petitioner/Developer: PITTS, ETAL

Date of Hearing/Closing 10/8/01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens /MR. GEORGE ZAHNER

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 #2020 GEIST RD.

The sign(s) were posted on

9/22/01
(Month, Day, Year)

Sincerely,

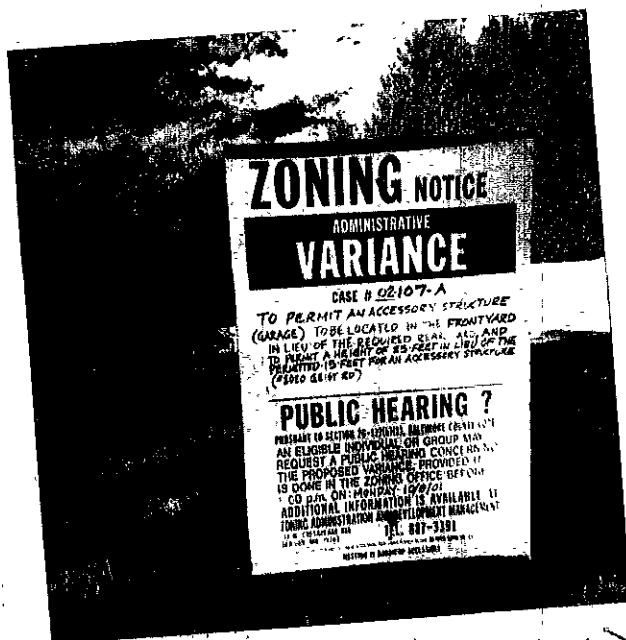
Patrick M. O'Keefe 9/26/01
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030

(410) 666-5366



2020 GEIST RD (02-107-A)

-PITTS

10/8/01

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 02-107-A

Petitioner: Kevin Pitts

Address or Location: 2020 Geist Road, Glyndon, MD 21071

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kevin Pitts

Address: 2020 Geist Road
Glyndon, MD 21071

Telephone Number: 410-771-0033

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 107 -A Address 2020 Geist Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/13/01 Posting Date: 9/23/01 Closing Date: 10/8/01

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 02- 107 -A Address 2020 Geist Rd.

Petitioner's Name Jennifer & Kevin Pitts Telephone 410-771-0033 h.m.

Posting Date: 9/23/01 Closing Date: 10/8/01

Wording for Sign: To Permit an accessory structure (garage) be located in the front yard in lieu of the required rear yard, and to permit a height of 25 ft. in lieu of the required 15 ft. for the accessory structure.

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

October 10, 2001

Jennifer & Kevin Pitts
2020 Geist Road
Glyndon MD 21071

Dear Mr. & Mrs. Pitts:

RE: Case Number: 02-107-A, 2020 Geist Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 13, 2001.

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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 16, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For October 8, 2001
Item Nos. 082, 101, 104, 105, 107,
108, 110, 111, 112, 113, 114, 115,
116, 117, and 118

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**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 15, 2001

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 October 1, 2001

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:

082, 102, 103, 104, 105, 106, 107, 109, 110, 111,
112, 113, 114, 115, 116, 117, and 118

REVIEWER: LIEUTENANT JIM MEZICK, 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

DATE: 10/22/01

SUBJECT: Zoning Item 107 *TUT*
Address 2020 Geist Road

Zoning Advisory Committee Meeting of 10/1/01

Site Location seems reasonable, but I do not support the height of the structure. This property is too small to justify the height for agricultural purposes and there is no basis for a "barn" type of structure. I am concerned that this structure would be used for additional residential purposes.

Reviewer: Wally Lippincott

Date: 10/22/01

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 15, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-101, 02-107, 02-110, 02-112, 02-113,
and 02-119

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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 M. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.5.01

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

RE: Baltimore County
Item No 107 BR

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,

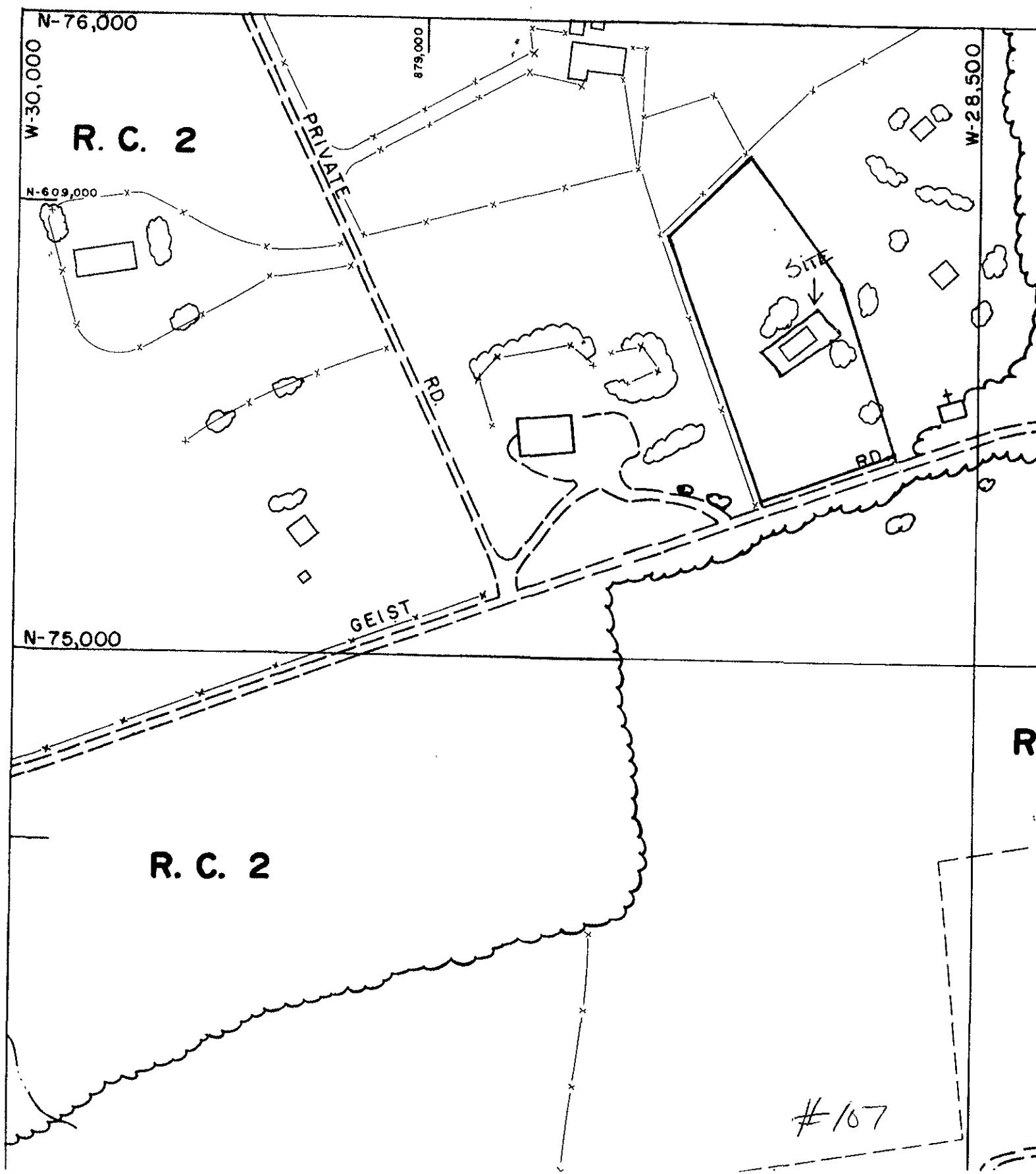
Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

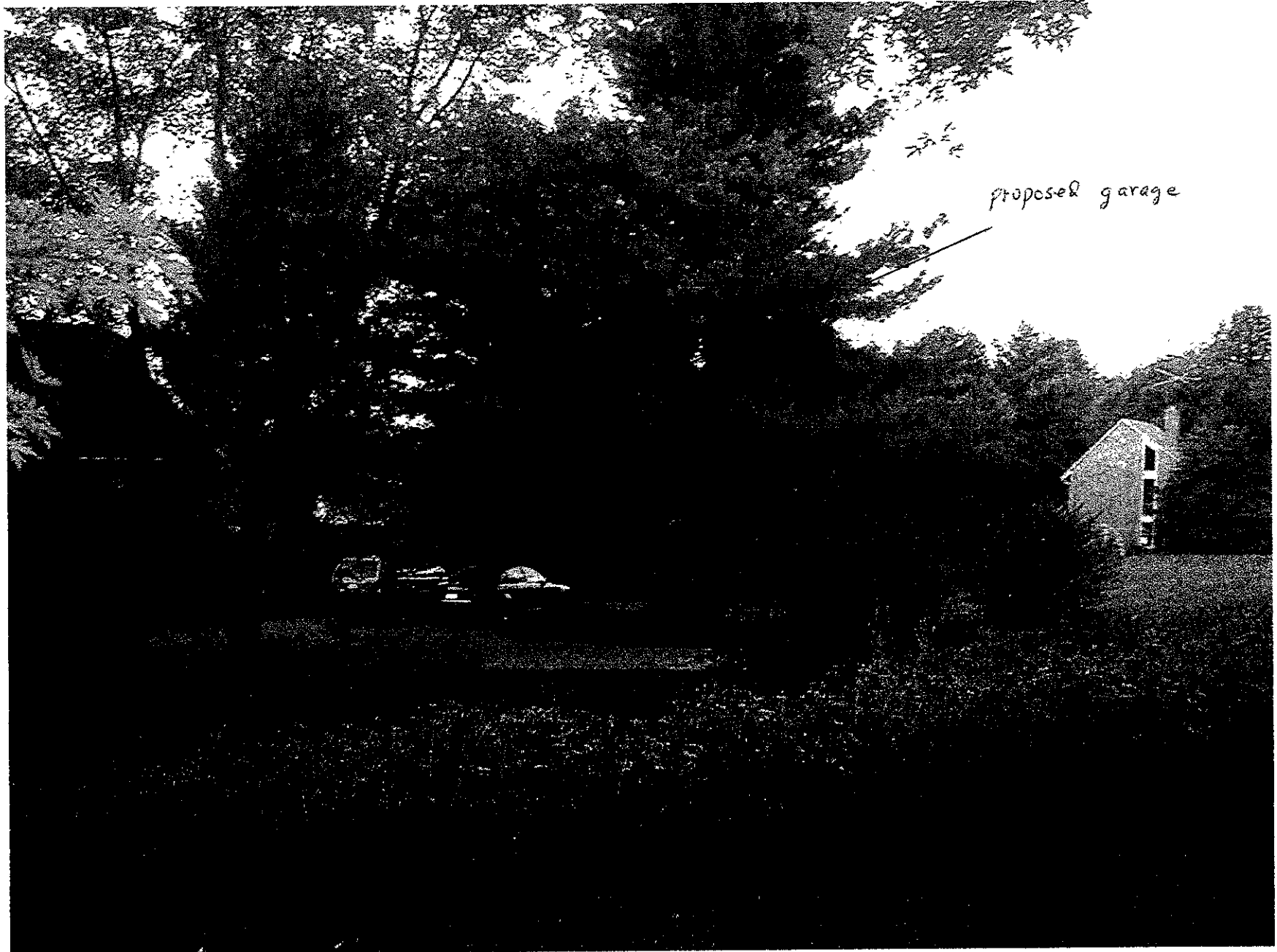
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

NW 19E
1"=200'



Taken 9/11/01



#107



Front (Recently removed carport) 1999

Currently a parking court

area of proposed garage to right of
house

11/11/2000

#10



Back Picture 1999 (no change)

#107



Front 1999

Area of proposed garage to
right of house

#107



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP
#107

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	SHAWAN	N W 19-E

ROTH/MEU

Lot #

Lot B. #1

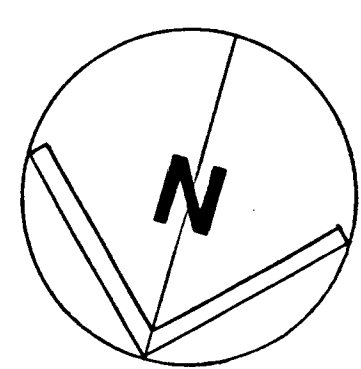
Plat to accompany Petition for Zoning Variance

JENNIFER & KEVIN PITTS
2020 GEIST ROAD GYNDON, MARYLAND 21071
JAMES REED FULTON O LANDSCAPE ARCHITECT

9/10/01

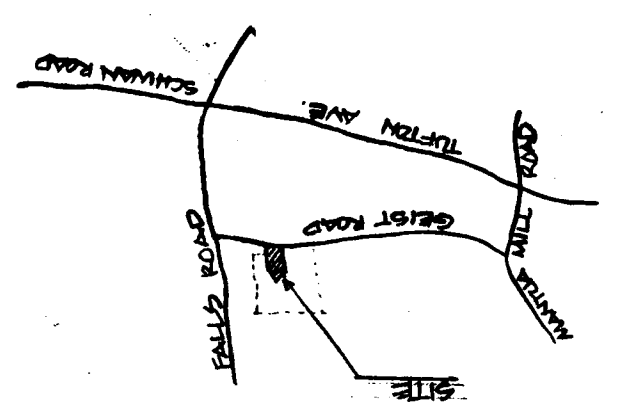
#02-107-A

SCALE: 1" = 20'

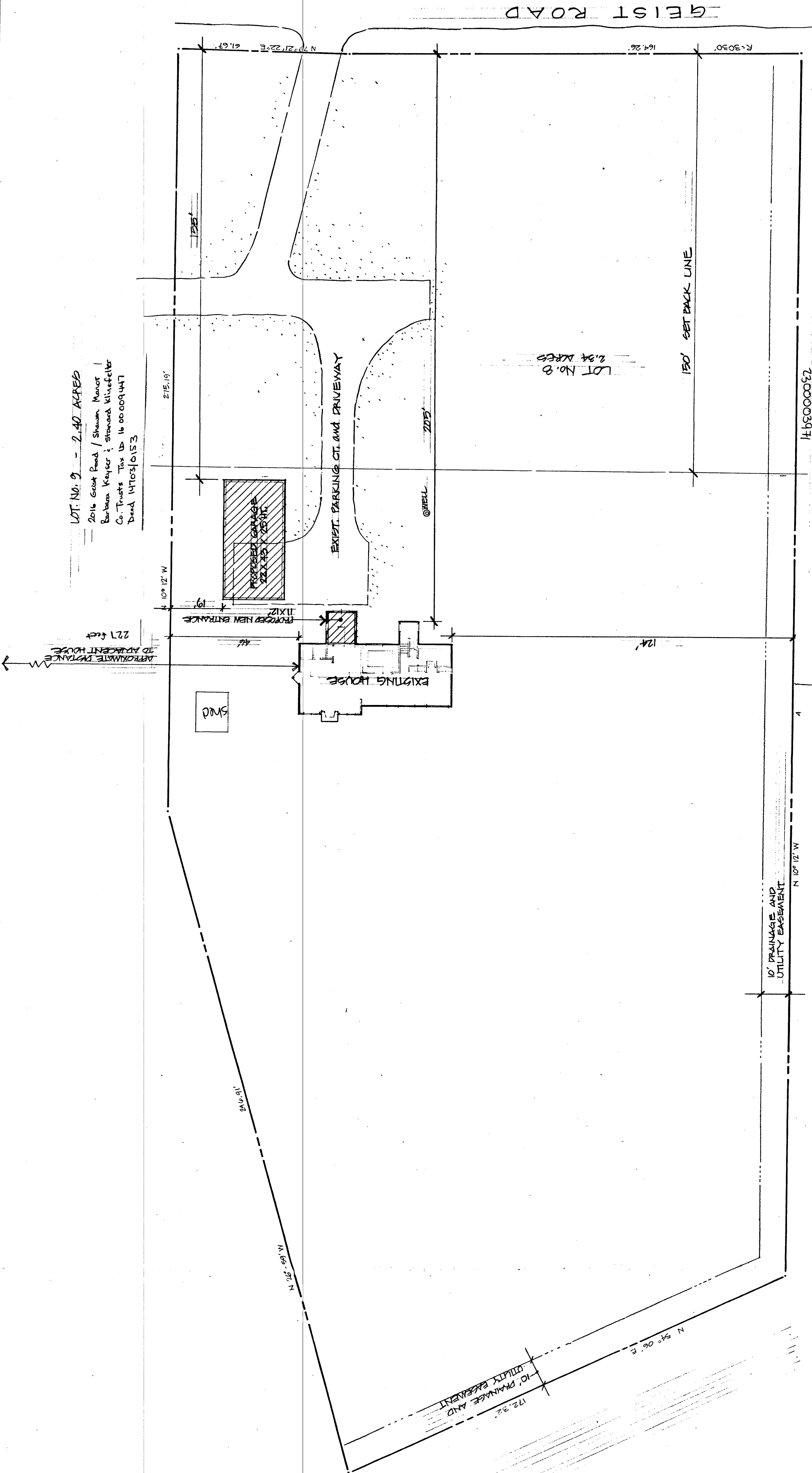


NOTE: 2020 GEIST ROAD, BALTIMORE COUNTY, MD.
Block/Section: 8
Plat Reference: Book 36 Page: 26
Title of Plat: Plat of Shuman Manor
This property outline was generated from a location drawing prepared by William Matthews, Registered Professional Surveyor, for the Shuman Design Corporation, 8422 Belton Lane, Towson, Maryland 21204.
The 100' scale original was reduced and faxed by Hill & Co. Realtors, Inc., 14 Nov. '97. Structure locations shown are approximate and are for design development only.

VICINITY MAP



LOCATION INFORMATION	
Election District:	8
Councilman District:	3
Zoning:	PC-1
Lot size:	2.34 acres
Lot size:	102,734 square feet
1"=200' scale map:	PLU 19E
Prior Zoning:	PC-1
Chesapeake Bay Critical Area:	☒ WATER: ☒ SEWER: ☒
Reviewed by:	ITEM #1 CASE#1
Zoning Office USE ONLY	



LOT No. 9 - 2.40 ACRES
2016 Geist Road / Shuman Manor
Barbara Keyser & Shuman Vineyard
Co. Trusts Tax ID 16 0000044
Deed 44703/0153

LOT No. 7 - 5.34 ACRES
2032 GEIST ROAD / SHUMAN MANOR
Shuman Family Owner
2300003941

Approximate Distance
to adjacent House
338 feet

Approximate Distance
to adjacent House
227 feet