

IN RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING

N/S Western Run Road, 503' W
centerline of Western Road
8th Election District
3rd Councilmanic District
(1000 Western Run Road)

Charles Ryan Carroll
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-042-ASPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by the legal owner of the subject property, Charles Ryan Carroll. The property is located at 1000 Western Run Road in the Sparks area of Baltimore County. The subject property is zoned R.C.4. The Petitioner seeks approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code of Sections 26-203(c)(8) and 26-278 thereof, to raze, alter, and construct an addition to a historic building in the Western Run Belfast National Register Historic District. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

As noted above, the Petitioner filed the instant request through a Petition for Administrative Special Hearing. The Administrative Special Hearing process is similar to the Administrative Variance process set out in Section 26-127 of the Baltimore County Code, whereby the Deputy Zoning Commissioner is permitted to grant variance relief without a public hearing in certain cases. Specifically, that section provides that upon request for an administrative variance from an owner/occupant of a residential property, the property in question is posted with notice of the variance relief sought for a period of at least 15 days. The subject property was posted with a sign describing the request on August 5, 2002. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15)

8/27/02
R. J. J. J.

days after posting the property. The matter is now eligible for review and resolution by this Hearing Officer.

The Petitioner has filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 4.0 acres of land, more or less, zoned R.C.4. The information submitted is persuasive to a finding that the proposed addition will not be inappropriate. There were no adverse comments from any Baltimore County reviewing agency. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of August, 2002, that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code of Sections 26-203(c)(8) and 26-278 thereof, to raze, alter, and construct an addition to a historic building in the Western Run Belfast National Register Historic District, be and is hereby GRANTED.

- 1) The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY


TMK:raj



Baltimore County
Zoning Commissioner

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

August 27, 2002

Mr. Charles Ryan Carroll
1 Coniston Road
Towson, Maryland 21204

Re: Petition for Administrative Special Hearing
Case No. 03-042-ASPH
Property: 1000 Western Run Road

Dear Mr. Carroll:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing 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 black ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Peter Ratcliffe, A.I.A.
10404 Stevenson Road
Stevenson,, MD 21153

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



Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 1000 WESTERN RIVER ROAD
which is presently zoned RESIDENTIAL RCA

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 Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

RAZE, ALTER, ~~AND~~ CONSTRUCT ADDITION TO
THE EXISTING HISTORIC BUILDING

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Special Hearing, 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

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 11 day of July, 2002, 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.

03-042-SPH

Reviewed By CTM

Date

7/24/02

Estimated Posting Date

8/5/02

ORDER RECEIVED
DATE 9/18/98
BY [Signature]

Affidavit

in Support of Administrative Special Hearing

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 1 CONISTIGU ROAD
Address

TOWSON MD. 21204
City State Zip Code

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.

Charles Ryan Carroll
Signature

CHARLES RYAN CARROLL
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of July, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles Ryan Carroll

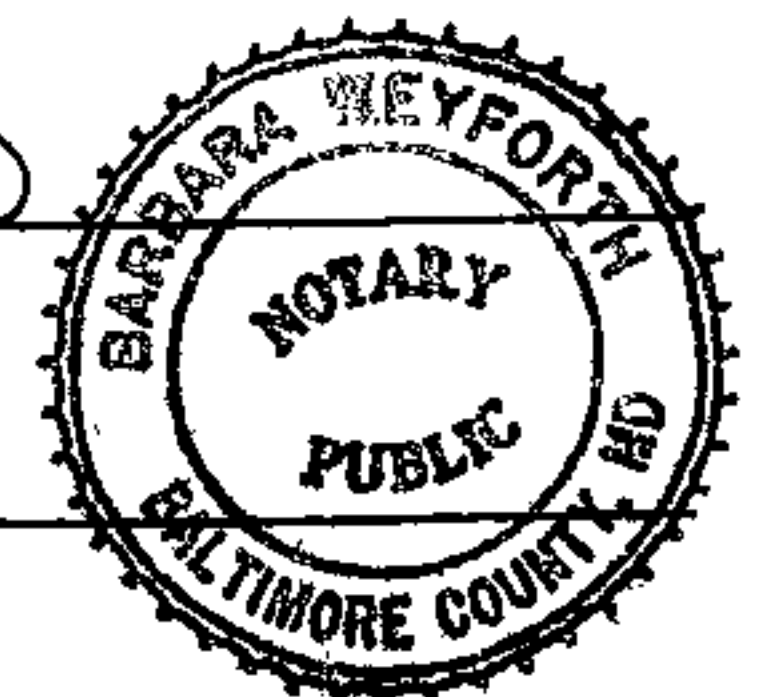
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

7/19/02
Date

Barbara Weyforth
Notary Public

My Commission Expires 5/1/2003



Affidavit

in Support of Administrative Special Hearing

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 1 CONISTON ROAD
Address
TOWSON MD 21204
City State Zip Code

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.

Charles Ryan Carroll
Signature
CHARLES RYAN CARROLL
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of July, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles Ryan Carroll

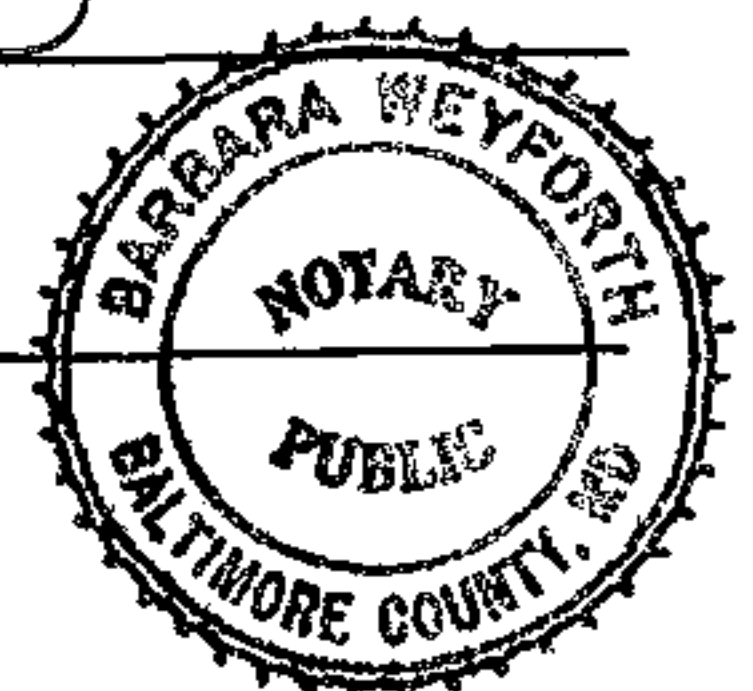
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

7/19/02
Date

Barbara Weyforth
Notary Public

My Commission Expires 5/1/2003



Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 1000 WESTERN BLVD ROAD
which is presently zoned RESIDENTIAL RC4

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 Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

RAZE, ALTER OR CONSTRUCT ADDITION TO
THE EXISTING HISTORIC BUILDING

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Special Hearing, 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):

CHARLES RYAN CARROLL

Name - Type or Print

Charles Ryan Carroll

Signature

Name - Type or Print

Signature

1 CONISTON ROAD

410-825-8116

Address

TOWSON

MD.

Telephone No.

21204

City

State

Zip Code

Representative to be Contacted:

PETER RATCLIFFE, A.I.A.

Name

10404 STEVENSON RD.

410-484-7010

Address

STEVENSON

MD.

Telephone No.

21153

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. 03-042-SPH

Reviewed By CTM Date 7/24/02

REV 9/18/98

Estimated Posting Date 8/5/02

ZONING DESCRIPTION FOR: 1000 WESTERN RUN ROAD

Beginning at a point on the North side of Western Run Road which is 40 feet wide at a distance of approximately 503 feet West of the centerline of the nearest intersecting street Western Road which is 30 feet wide .

As recorded in Deed Liber 16532 , Folio 724

Being: N 53 degrees 35 minutes E, 187.86 ft. thence,
 N 56 degrees 09 minutes E, 108.00 ft. thence,
 N 55 degrees 18 minutes E, 306.25 ft. thence,
 S 28 degrees 01 minutes E, 396.65 ft. thence,
 S 45 degrees 23 minutes W, 57.75 ft. thence,
 S 46 degrees 19 minutes W, 246.00 ft. thence,
 N 50 degrees 58 minutes W, 60.00 ft. thence,
 N 53 degrees 41 minutes W, 219.50 ft. thence,
 Northwesterly by a line curving toward the West with a radius of 200.00
 ft. and a chord which bears N 68 degrees 58 minutes W, 105.44 ft
 the distance of 106.70 ft. thence,
 N 84 degrees 15 minutes W, 43.5 ft. thence,
 N 88 degrees 50 minutes W, 50.0 ft. thence,
 N 85 degrees 24 minutes W, 45.0 ft. thence,

To the place of Beginning.

Containing 4.0 Acres and located in the 8th Election District, ~~1st~~ ^{3rd} Councilmanic District.

A copy of the Deed from which I got the information is attached.

#42

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

03-042

No. 10407

DATE 7/29/00 ACCOUNT SPRINT

AMOUNT \$ 50.00

RECEIVED FROM: RATCLIFFE

FOR: 03-042-SPRINT

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
BUSINESS AMOUNT TIME
7/29/00 7:00PM 03-042-SPRINT
FED. RES. 247-10 1015 44 SPRINT
RECEIPT # 21905 7/29/00 11:00
DASH 5 500 ZONING VERIFICATION
CP NO. 018407
Receipt for 750.00
50.00 of 750.00
BALTIMORE COUNTY, MD 21201

FROM : Leonard Kraus

FAX NO. : 4103913759
DATE OF POSTING

Aug. 08 2002 02:22PM P1

RE: Case No.

ADMIN
03-042SPH

Petitioner/Developer:

CARROLL
RATCLIFFE

Date of Hearing/Closing:

8/20/02

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

FAX- 484-3819
C/O DAN-BURSI

Attention:

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

#1000 WESTERN
RUN ROAD
FRONT OF HOUSE

The sign(s) were posted on

8/5/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/7/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

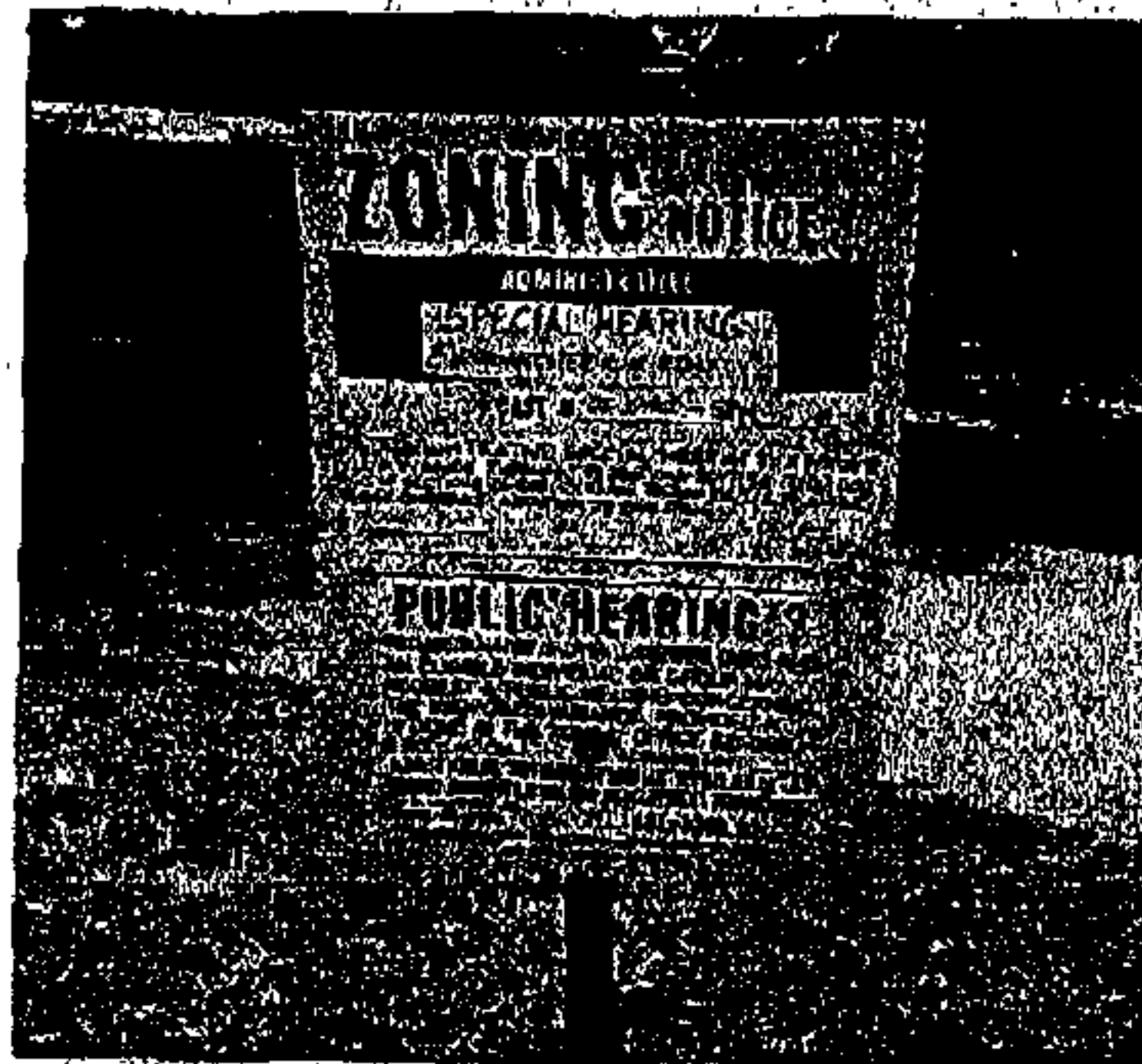
523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)

Date	From	To	Project #	Page #
8/7/02				

Post-it Fax Note



03-042-SPH
#1000 WESTERN RUN RD
CARROLL
8/20/02

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATESCase Number 03- 042 -SPH Address 1000 WESTERN RUN RDContact Person: CLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 7/24/02 Posting Date: 8/5/02 Closing Date: 8/20/02

Any contact made with this office regarding the status of the administrative special hearing 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 SPECIAL HEARING SIGN FORMATCase Number 03- 042 -SPH Address 1000 WESTERN RUN RDPetitioner's Name CHARLES CARROLL Telephone 410-825-8116Posting Date: 8/5/02 Closing Date: 8/20/02Wording for Sign: Administrative Special Hearing to ~~approve~~ RAZE, ALTER
OR CONSTRUCT ADDITION TO THE EXISTING
HISTORIC BUILDING

WCR - 6/28/00

I HAVE RECEIVED POSTING INFO CFB.

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/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 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: 03-042-SPH

Petitioner: Charles R. Carroll

Address or Location: 1000 Western Run Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Peter W. Ratchiffe, P.A.

Address: 10404 Stevenson Rd.

Stevenson, MD 21153

Telephone Number: 410-484-7010

Revised 2/20/98 - SCJ



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

August 23, 2002

Mr. Charles R Carroll
1 Coniston Road
Towson MD 21204

Dear Mr. Carroll:

RE: Case Number: 03-042-SPH, 1000 Western Run Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 24, 2002.

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: Peter Ratcliffe, 10404 Stevenson Road, Stevenson 21153
People's Counsel7

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





**Baltimore County
Fire Department**

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

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

August 5, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF August 5, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

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

042-054

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



Printed with Soybean Ink
on Recycled Paper

Granted
8/27/02
AV
8/20

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 29, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For August 12, 2002
Item Nos. 042, 044, 045, 046, 049, 051,
052, 053, and 054

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

RWB:CEN:jrb

cc: File

Granted 8/27/02

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: August 27, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of August 5, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

④2 44,45,46,52,54

AN
8/20

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: August 21, 2002

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

AF 22

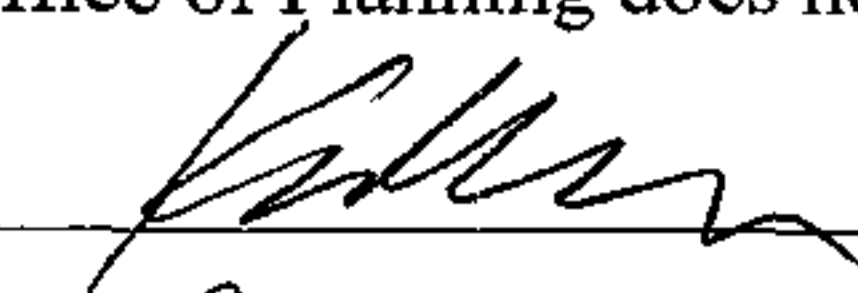
SUBJECT: No. 1000 Western Run Road

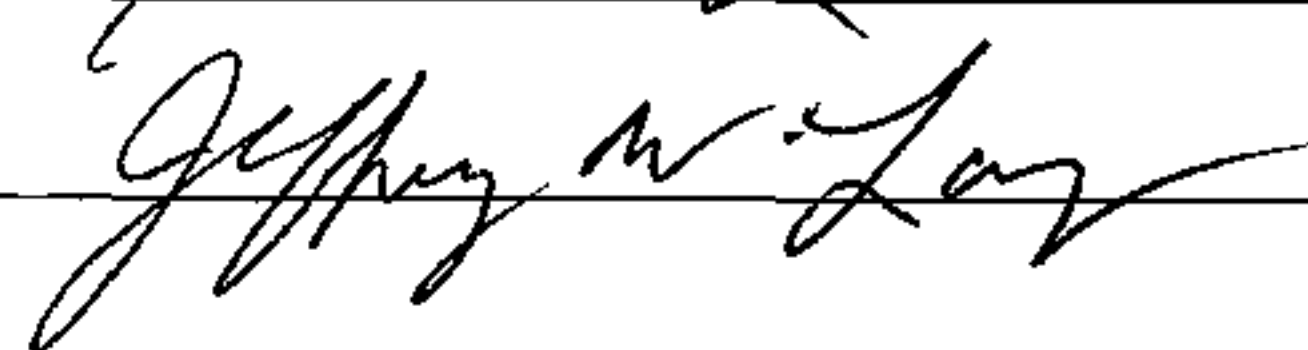
INFORMATION

Item Number: 03-042-SPH
Petitioner: John Ratcliffe, AIA
Zoning: Residential RC-4
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The structure at 1000 Western Run Road is a contributing structure in the Western Run Belfast National Register Historic District. The applicant proposes to retain the main block of the historic building, to demolish later historically-insignificant additions, and to construct a new addition. The Office of Planning does not oppose the rehabilitation project.

Prepared by: 

Section Chief: 

AFK:KA:kra



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.7.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

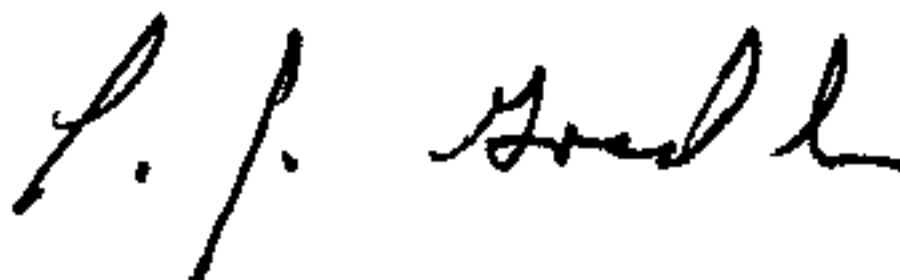
RE: Baltimore County
Item No. 042 LTM

Dear Mr. Zahner:

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
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

August 7, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
Room 111
111 West Chesapeake Avenue
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 8/12/02
Case numbers 03-042-SPH, 03-043-SPH, 03-044-A, 03-045-A, 03-046-A, 03-047-A,
03-048-A, 03-049-A, 03-050-SPHX, 03-051-A, 03-052-A, 03-053-SPH, & 03-054-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 8/6/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

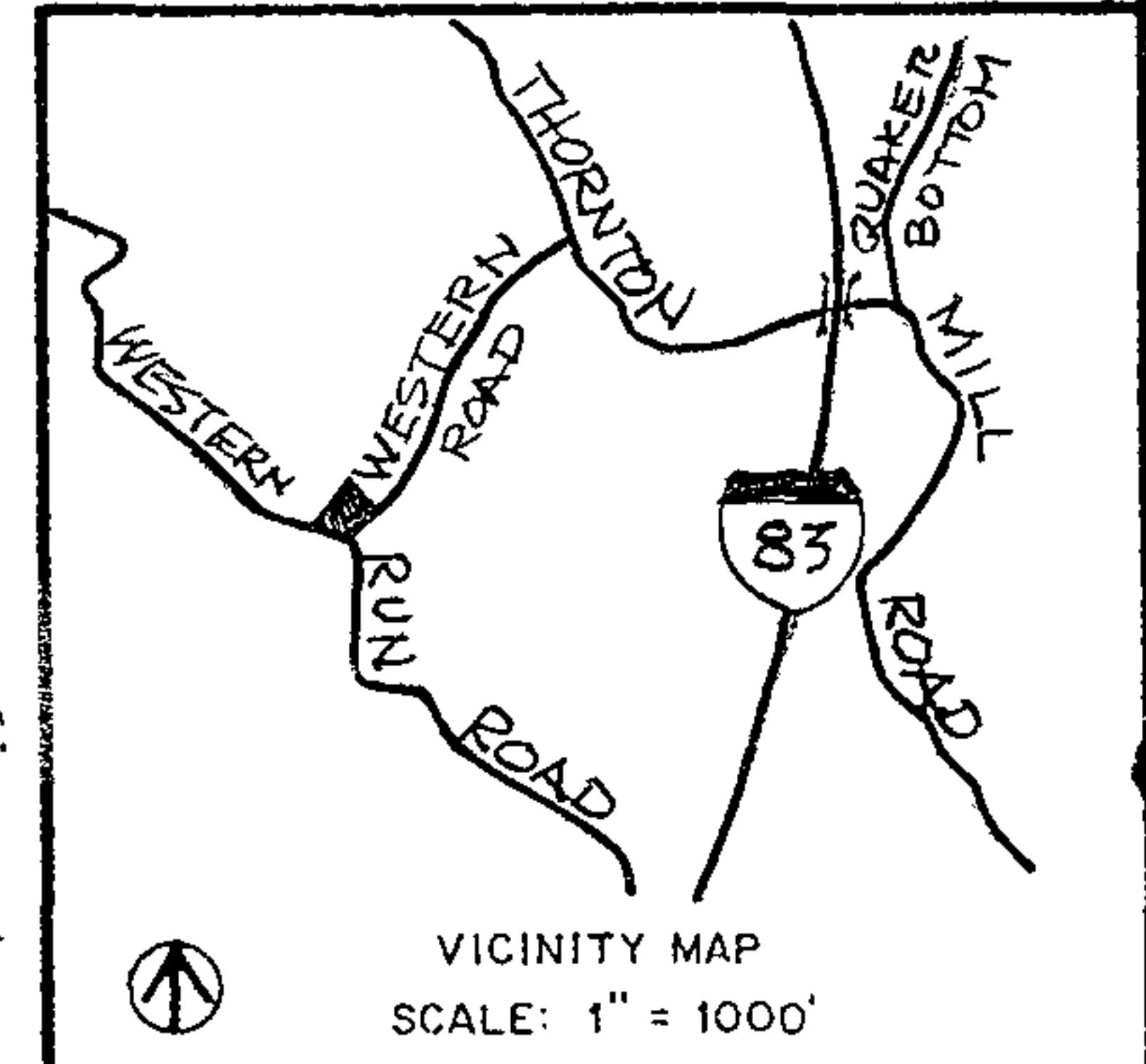
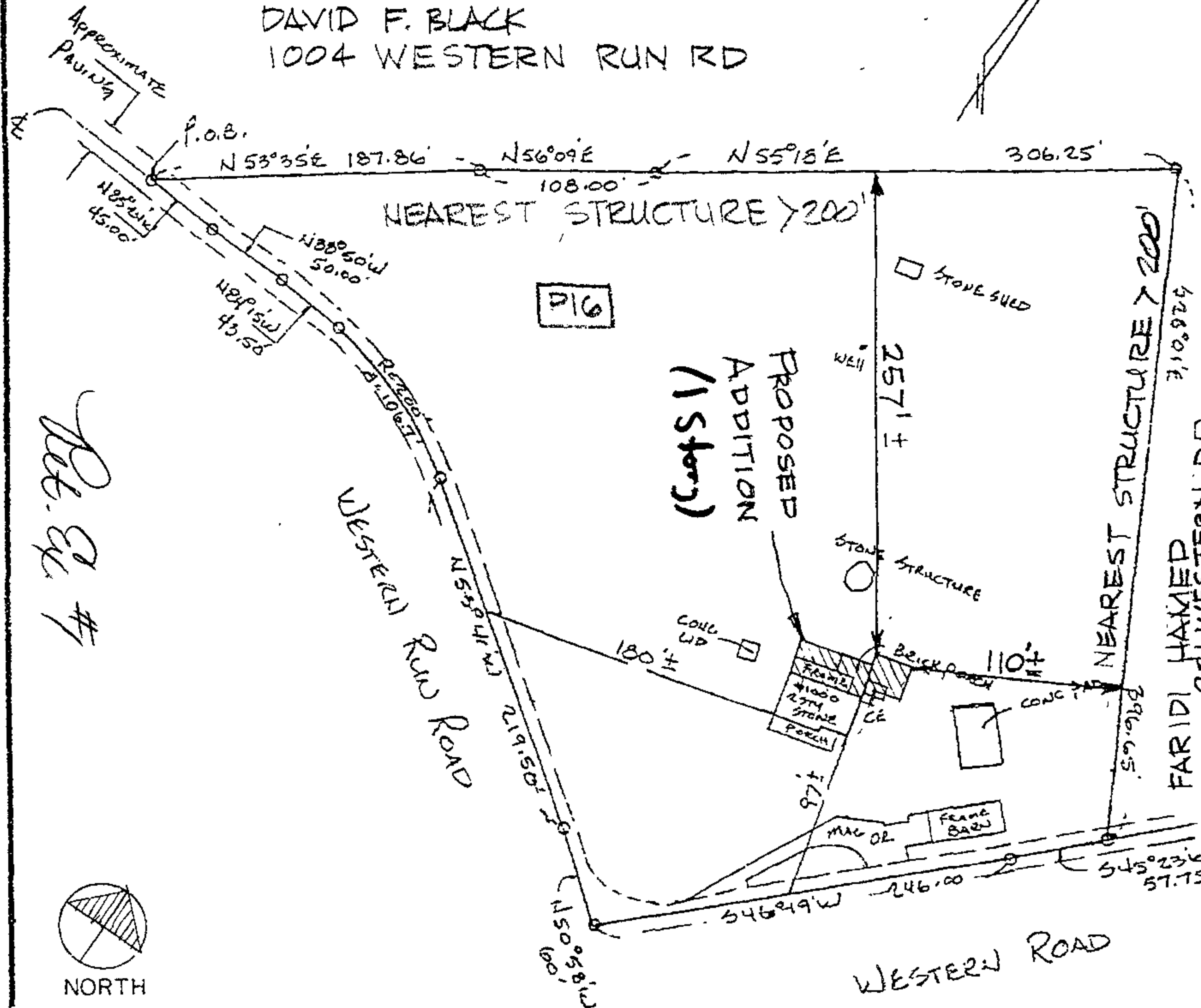
PROPERTY ADDRESS 1000 WESTERN RUN RD. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME N/A

PLAT BOOK # 16532 FOLIO # 724 LOT # SECTION #

OWNER CHARLES RYAN CARROLL

DAVID F. BLACK
1004 WESTERN RUN RD



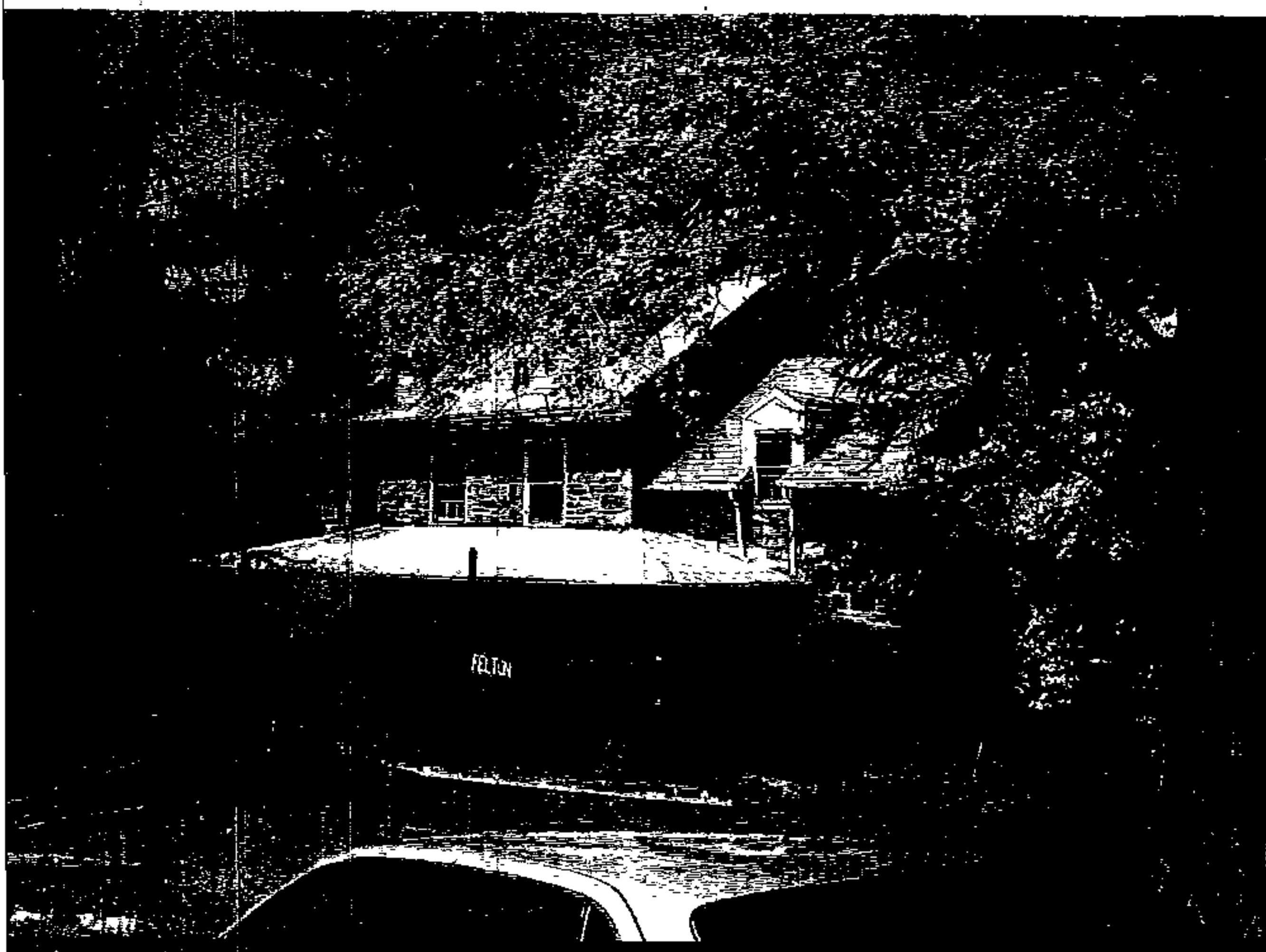
LOCATION INFORMATION			
ELECTION DISTRICT	8		
COUNCILMANIC DISTRICT	01		
1" = 200' SCALE MAP #	NW 20 C/D		
ZONING	R.C. 4		
LOT SIZE	4.00	174,240	
	ACREAGE	SQUARE FEET	
	PUBLIC	PRIVATE	
SEWER	☐	☒	
WATER	☐	☒	
CHESAPEAKE BAY CRITICAL AREA	☐	☒	YES NO
100 YEAR FLOOD PLAIN	☐	☒	
HISTORIC PROPERTY/BUILDING	☒	☐	
PRIOR ZONING HEARING			

ZONING OFFICE USE ONLY
REVIEWED BY LTm ITEM # 42 CASE #

PREPARED BY DAN BURS

SCALE OF DRAWING: 1" = 30'

42



#42

