

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Wards Chapel Road, 1860' N
of Liberty Road
2nd Election District
4th Councilmanic District
(4625 Wards Chapel Road)

Olivia M. & Alexander Anthony Ondis
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-270-A

* * * * *

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, Olivia M. and Alexander Anthony Ondis. The variance request is for property located at 4625 Wards Chapel Road in the Owings Mills area of Baltimore County. The variance request is from Section 1A01.3.B.3 (Bill 100, 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a minimum building setback from a lot line of 35 ft. in lieu of the required 50 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for 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.

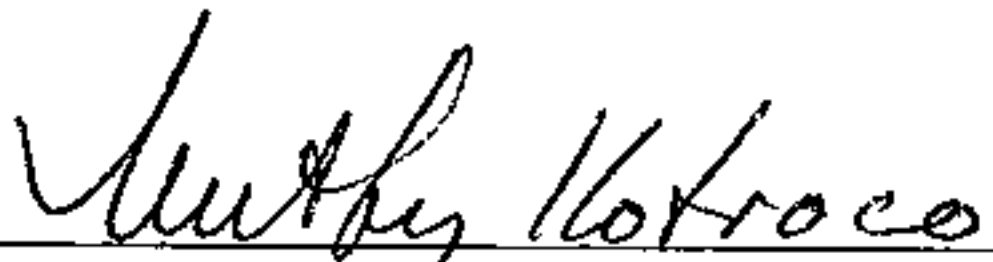
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

1/8/03
[Signature]

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 8th day of January, 2003, that a variance from Section 1A01.3.B.3 (Bill 100, 1970) of the B.C.Z.R., to permit an addition with a minimum building setback from a lot line of 35 ft. in lieu of the required 50 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

1/8/03
J.P. Johnson



Baltimore County
Zoning Commissioner

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

January 8, 2003

Mr. & Mrs. Alexander A. Ondis
4625 Wards Chapel Road
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 03-270-A
Property: 4625 Wards Chapel Road

Dear Mr. & Mrs. Ondis:

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 that reads "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 4625 WARD'S CHAPEL ROAD
which is presently zoned RC4 (formerly RSC)

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) 1A 01.3, B.3 (Bill 100, 1970) to permit a proposed addition with a minimum building setback from a lot line of 35 feet in lieu of the required 50 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:

Legal Owner(s):

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

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

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 11/8/03 day of November, 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. 03-270-A

Reviewed By JNP Date 12/6/02

Estimated Posting Date 12/16/02

REV 10/25/01

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

4625 Wards Chapel Rd
Address
Quings Mills MD. 21117
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):

Homeowner recently suffered a stroke. Unable to work full time at office. Permission to work at home. Need office in which to work.

PROPOSED ADDITION TO BE ON SIDE YARD AS WE WOULD INFRINGE ON SEPTIC TANK, SEPTIC AREA, WINDOWS AND EXISTING DECK IF LOCATED IN REAR YARD.

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.

Alexander A Ondis
Signature
Alexander A Ondis
Name - Type or Print

Olivia M Ondis
Signature
OLIVIA M. ONDIS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of December, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alexander and Olivia Ondis
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Mauri Libbitts
Notary Public

My Commission Expires 01/01/2006

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 4625 Wards Chapel Rd
Address
Owings Mills MD. 21117
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):

Homeowner recently suffered a Stroke. Unable to work Full Time at Office. Permission to work at home. Need an office in which to work.

Proposed addition to be on side yard as we would infringe on septic tank, septic area, windows & existing deck if located in rear yard.

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.

Alexander A. Ondis
Signature
Alexander A. Ondis
Name - Type or Print

Olivia M. Ondis
Signature
Olivia M. Ondis
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of December, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alexander and Olivia Ondis
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Marci L. Boblitz
Notary Public

My Commission Expires 01/01/2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4625 WARDS CHAPEL ROAD
which is presently zoned RC4 (Formerly RSC)

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)

1A01.3, B.3 (Bill 100, 1970) to permit a proposed addition with a minimum building setback from a lot line of 35 feet in lieu of the required 50 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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 03 day of March, 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. 03-270-A

Reviewed By JNP Date 12/6/02

REV 10/25/01

Estimated Posting Date 12/16/02

PROPERTY DESCRIPTION

4625 Wards Chapel Rd. Owings Mills, MD 21117

EAST SIDE OF WARDS CHAPEL ROAD WHICH IS 60 FEET WIDE AT A DISTANCE OF 1860' NORTH OF THE CENTERLINE OF LIBERTY RD WHICH IS 60' WIDE

As Recorded in Deed Liber 12229, folio 652,

and as Lot #9 in plat entitled "Chapel Forest" in Plat Book EHK, Jr. No.40, folio 55

CONTAINING 2.124 ACRES, ALSO KNOWN AS 4625 WARDS CHAPEL RD AND LOCATED IN THE 2ND ELECTION DISTRICT, 4TH COUNCIL MANIC DISTRICT

The Metes and Bounds are as follows:

N17° 53'57 E

S 48° 15'15 W

S 72° 06'03 E

N 72°06'03 W

03-270-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **20148**

DATE

12/6/02

ACCOUNT

R 001-006-6150

AMOUNT

\$ 50.00

RECEIVED
FROM:

Indis

FOR:

Administrative Variance (02-270-A)

4625 Wards Chapel Road

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS

ACTUAL

TIME

12/06/2002 12/06/2002 10:44:36

REF NO. **WALKIN GEN FOR DOWER**

RECEIPT # **110475 12/06/2002**

DEPT **5 524 ZONING VERIFICATION**

CR NO. **020148**

Receipt Tot **\$50.00**

50.00 DR .00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-270-A

Petitioner/Developer: _____

Alexander Ondis

Date of Hearing/Closing: 12-31-02

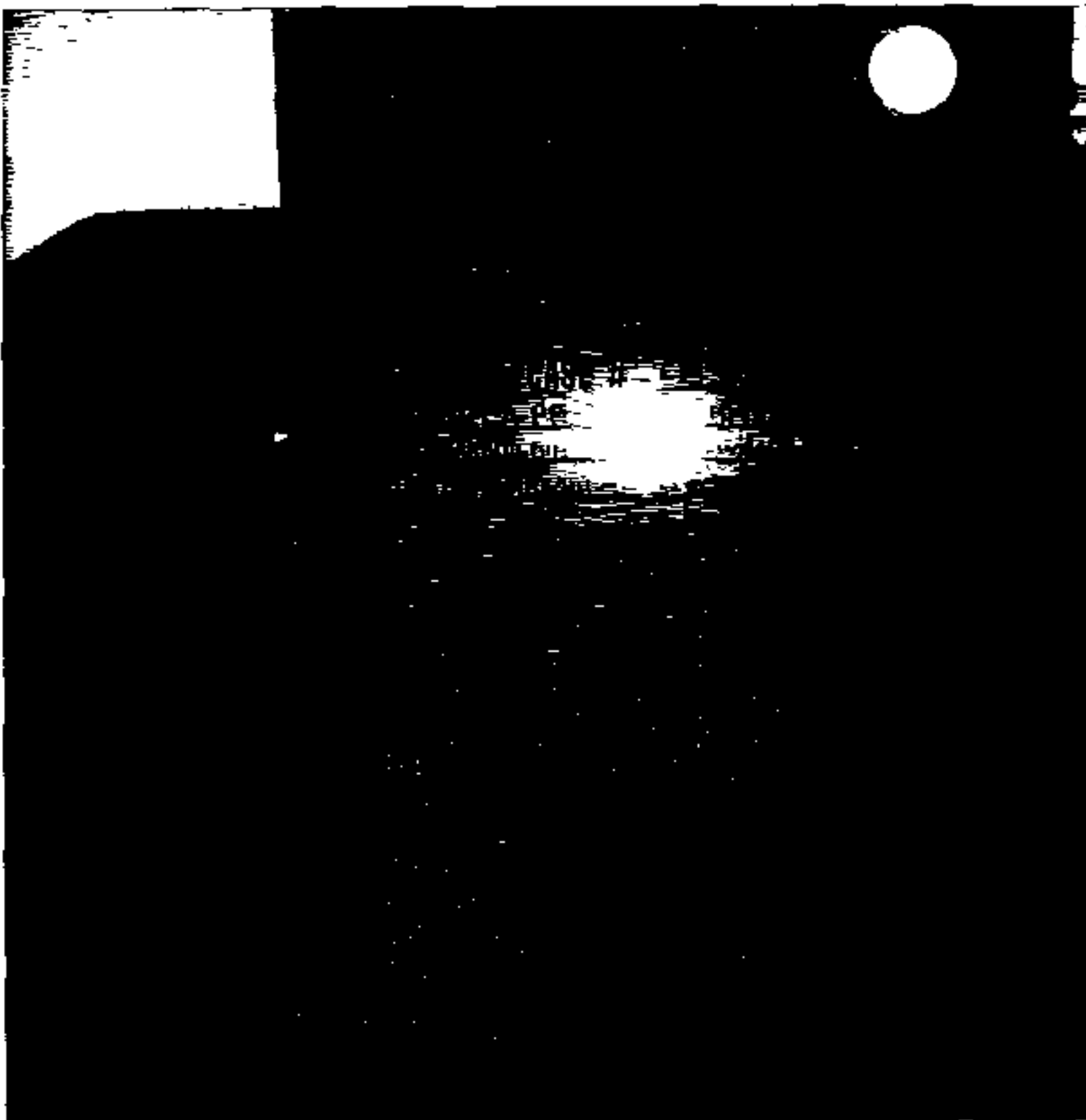
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

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 4625 Wards Chapel Road
Owings Mills, MD 21117

The sign(s) were posted on December 16, 2002
(Month, Day, Year)



Sincerely,

Stacy Gardner 12/16/02
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPREHENSIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000
(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03-

270

-A

Address 4625 Wards Chapel Road

Contact Person:

Jeffrey Perlow

Planner: Please Print Your Name

Phone Number: 410-887-3391

Filing Date:

12/6/02

Posting Date:

12/16/02

Closing Date:

12/31/02

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 03-

270

-A

Address 4625 Wards Chapel Road

Petitioner's Name

OndisTelephone 410-655-5026

Posting Date:

12/16/02

Closing Date:

12/31/02

Wording for Sign:

To Permit a proposed addition with a minimum building setback from a lot line of 35 feet in lieu of the required 50 feet.



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

December 30, 2002

Mr. and Mrs. Anthony A. Ondis
4625 Wards Chapel Road
Owings Mills, MD 21117

RE: Case Number: 03-270, 4625 Wards Chapel Road

Dear Mr. and Mrs. Ondis:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 6, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

C: People's Counsel

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.30.02

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

RE: Baltimore County
Item No. 270

JMP

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,

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

JAN - 8

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

Baltimore County Government
Fire Department



AN
12/31

700 East Joppa Road Suite 901
Towson, MD 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

December 31, 2002

ATTENTION: George Zahner

Distribution Meeting of December 23, 2002

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

257-290

270

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

cc: File



PN
12/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JAN 1 13

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

DATE: January 7, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-270 – Administrative Variance

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: Theresa Harlan

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 27, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 30, 2002
Item Nos. 257, 258, 259, 260, 261, 262,
263, 264, 265, 266, 267, 268, 270, 271,
272, 273, 274, 275, 276, 277, 278, 279,
280, 281, 282, 283, 284, 285, 286, 287,
288, 289, and 290

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

RWB:CEN:jrb

cc: File



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary

Mary Abrams
Deputy Secretary

December 27, 2002

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

Re: Zoning Advisory Committee Agenda, 12/30/02 re: case numbers 03-257-A, 03-258-SPHA, 03-259-SPHA, 03-260-A, 03-261-A, 03-262-A, 03-263-A, 03-264-SPH, 03-265-A, 03-266-XA, 03-267-A, 03-268-A, 03-270-A, 03-271-A, 03-272-A, 03-273-A, 03-274-A, 03-275-A, 03-276-A, 03-277-XA, 03-278-SPH, 03-279-A, 03-280-A, 03-281-SPHA, 03-282-A, 03-283-SPHA, 03-284-A, 03-285-A, 03-286-A, 03-287-A, 03-288-A, 03-289-A, 03-290-A

Dear Mr. Zahner:

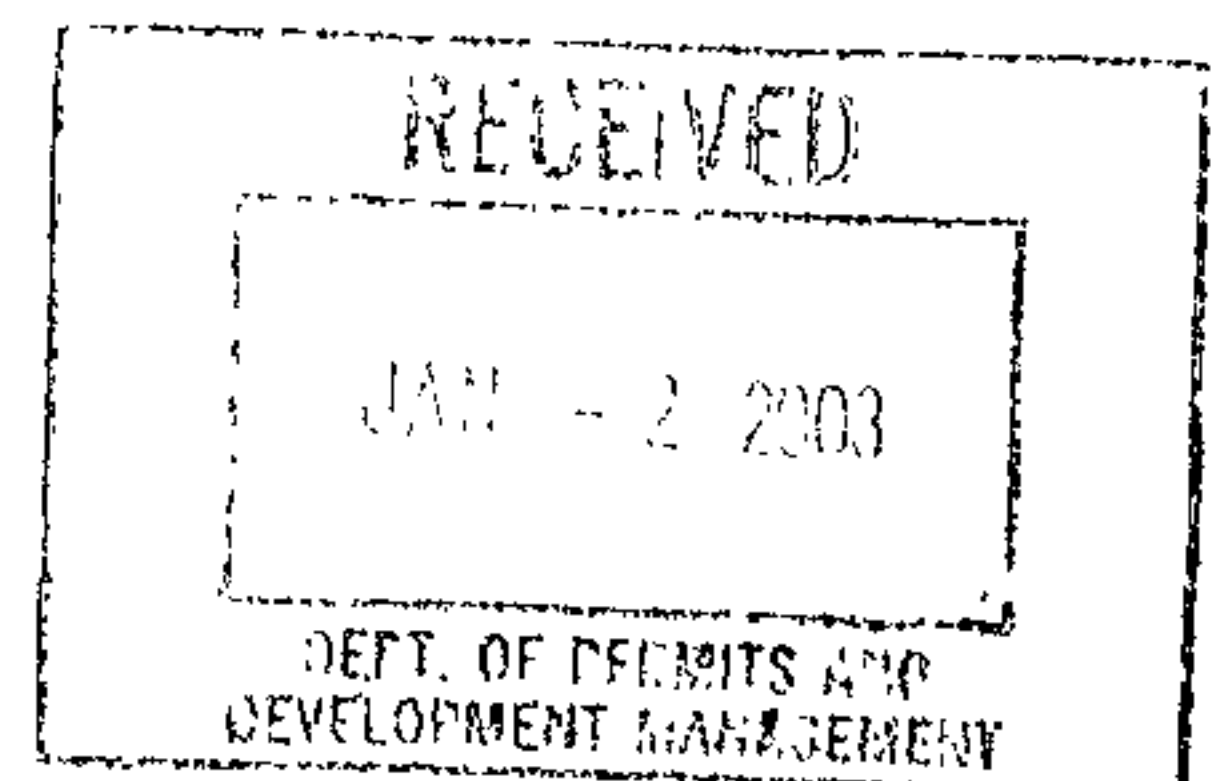
The Maryland Department of Planning has received the above-referenced information on 12/26/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this 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



NW 10 L

R. C. 4

SITE

4025

RD.

CHAPEL

WARDS

CHURCH VIEW

RD.

R.C.C.

BL-CR

W-69,000

PLANNING MAP

D by

03-270-A

(SHEET N.W. 9-L)

BALTIMORE

THIS PLAT CAN NOT BE USED TO ESTABLISH PROPERTY LINES OR CORNERS.

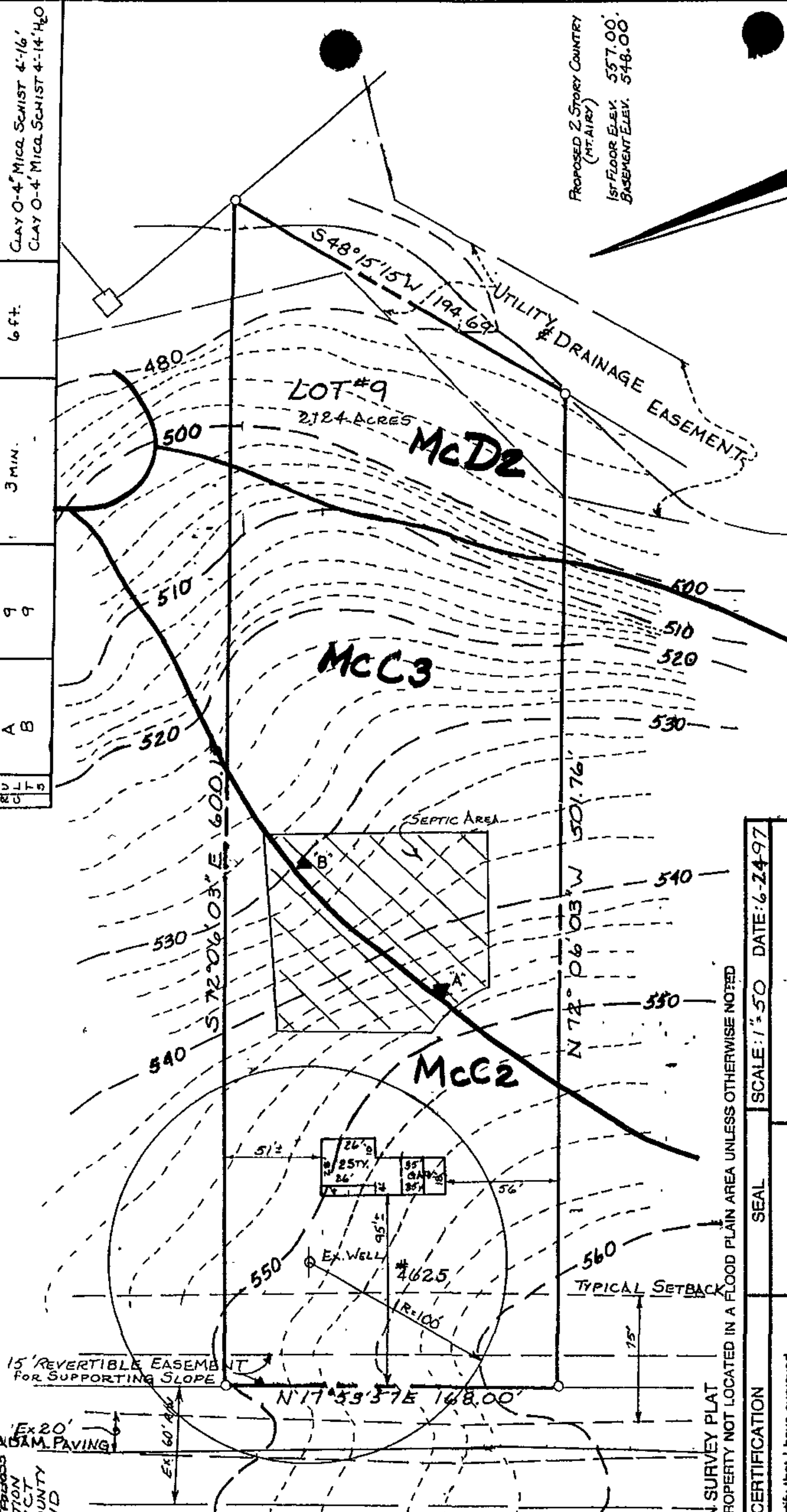
Property known as:
LOT 9
 CHAPEL FOREST
 EMBLISHED
 2ND ELECTION
 DISTRICT
 BALTO. COUNTY
 MARYLAND

TEST PIT	LOT #	DRAWDOWN IN MINUTES	TEST DEPTH -	SOIL DESCRIPTION & DEPTH @ WHICH POROUS SOIL WAS ENCOUNTERED
A	9	3 MIN.	6 ft.	CLAY 0-4' MICA SCHIST 4'-16'
B	9			CLAY 0-4' MICA SCHIST 4'-14' H ₂ O

15' REVERTIBLE EASEMENT FOR SUPPORTING SLOPE

MACR. DAM PAVING

WARDS CHAPEL ROAD



SOILS LEGEND

SYMBOL	NAME-DESCRIPTION
MCC2	MANOR CHANNERY LOAM, 8 to 15% SLOPE, MODERATELY ERODED
MCC3	MANOR CHANNERY LOAM, 8 to 15% SLOPE, SEVERELY ERODED
MCD2	MANOR CHANNERY LOAM, 15 to 25% SLOPE, MODERATELY ERODED

SCALE: 1"=50' DATE: 6-24-97

SEAL

LDE Inc.

9250 Rumsey Road Suite 106
 Columbia, Maryland 21045
 (Balt.) 410-715-1070
 (Wash.) 301-596-3424
 (FAX) 410-715-9540



CERTIFICATION

This is to certify that I have surveyed the property known as **LOT 9**

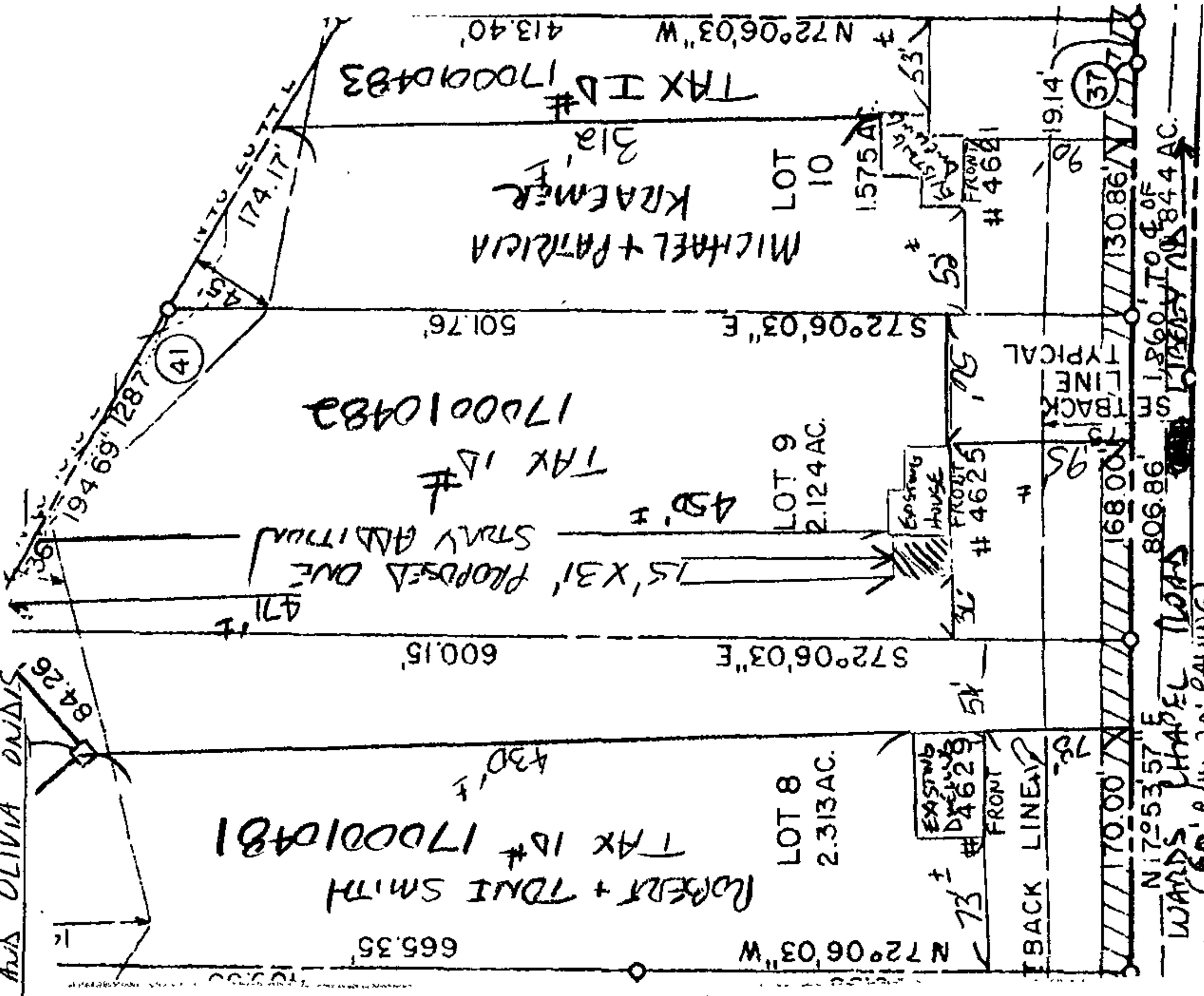
WARDS CHAPEL RD.

for the purpose of locating the improvements thereon, and the improvements are located as shown.

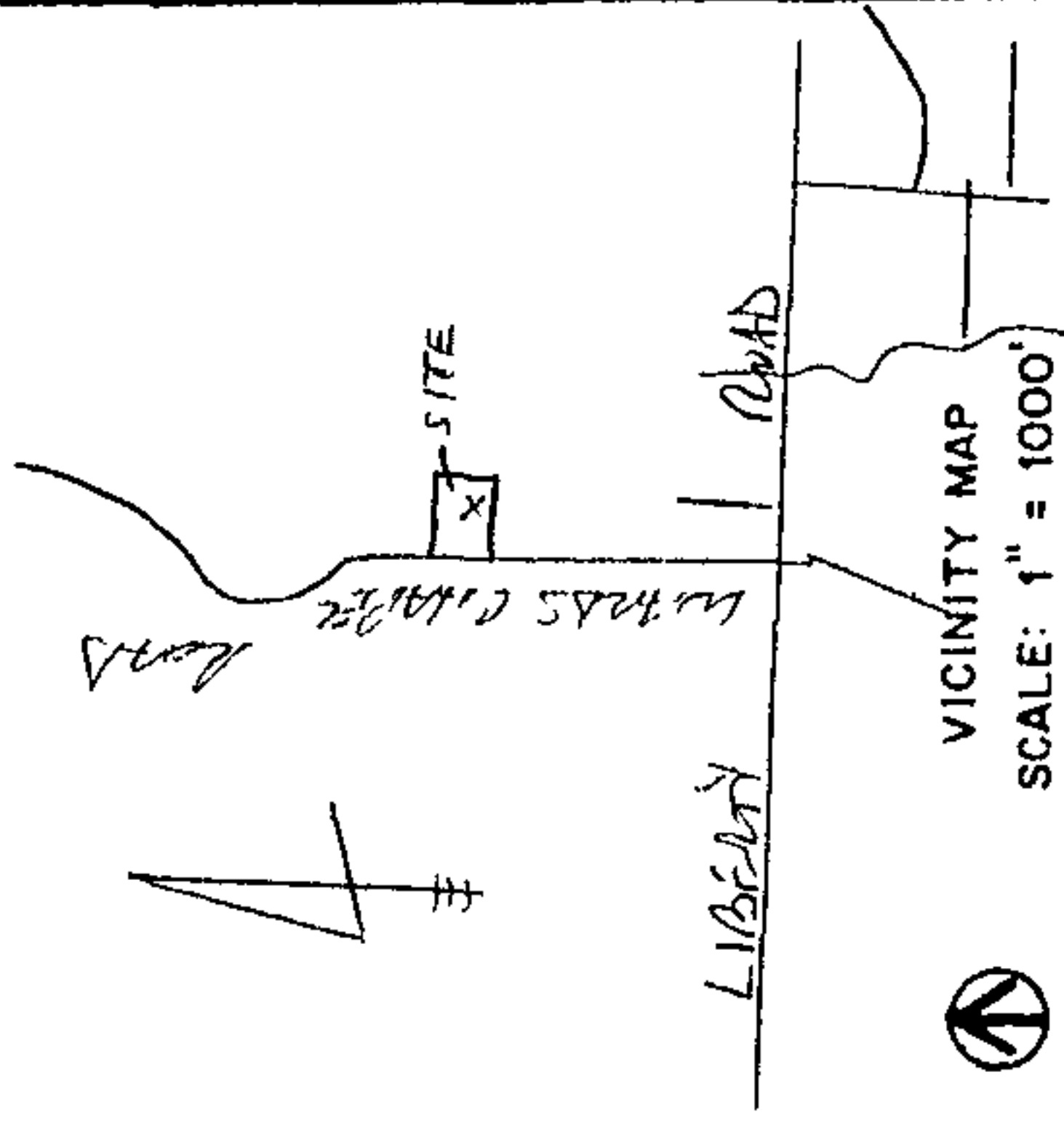
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4025 WARD'S CHAPEL ROAD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME CHAPEL FOREST
PLAT BOOK # 40 FOLIO # 55 LOT # 9 SECTION # 9
OWNER ALEXANDER AND OLIVIA ONDIS



PREPARED BY A E H SCALE OF DRAWING: 1" = 100'



LOCATION INFORMATION

ELECTION DISTRICT 2nd
COUNCILMANIC DISTRICT 4
1" = 200' SCALE MAP # NW10L
ZONING RC 4 (Formerly RSC)
LOT SIZE 2.124 ACRES 92521 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY / BUILDING	☐	☒
PRIOR ZONING HEARING	☐	☒

ZONING OFFICE USE ONLY

REVIEWED BY JNP ITEM # 270 CASE # 03-270-A



View of Ondis Residence (L) in Relation to Kremer Residence (R) to the North.



View of Ondis Residence (R) in relation to Smith Residence (L) to the South

03-270-A

TO: MR. JEFF PELLON

FROM AL ONIDIS
4625 WARD CATHOL RD
ONIDIS MIL MD

CASE #

03-270-A

RE: PHOTOS OF ADJUTANT
HOMES

4625 Wards Chapel Rd.
Wings Mills, MD 21117



Photo 1 - Front view of House



Photo 2 - Rear view of house. Addition
to be built on Right of house

JAVIS RESIDENCE

03-270-A

OMDIS RESIDENCE
4625 WARDS CHAPEL RD
OWINGS MILL MD 21117



Photo 5. Addition will be built on left side of house

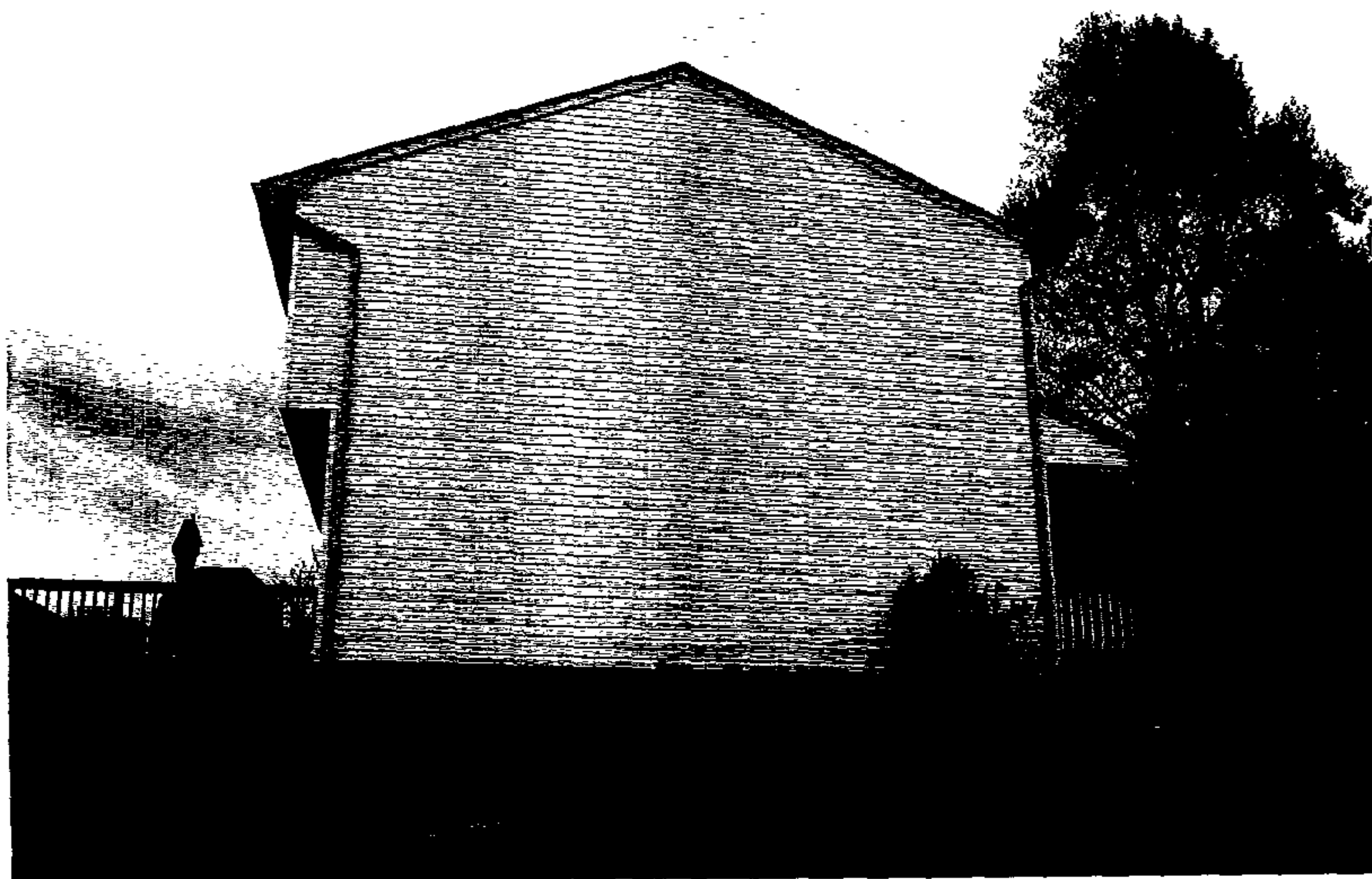


Photo 3- Side View of house. Addition
will be built on this side



Photo 4- Rear of house showing garage.

OWNERS RESIDENCE
4025 WARDS CHAPEL RD 21117
OWINGS MILL MD

03-270-A