

IN RE: PETITION FOR ADMIN. VARIANCE
NE/Corner Houcks Mill Road
and Old York Road
10th Election District
3rd Councilmanic District
(3500 Houcks Mill Road)

Diana Hutchins & Karlus Bowling
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-509-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Diana Hutchins and Karlus Bowling, the legal owners of the subject property. The variance request is for property located at 3500 Houcks Mill Road in the Monkton area of Baltimore County. The Petitioners herein seek a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached garage) to be located in the front/side yard on a corner lot with a height of 27.5 ft. and a 92 ft. side street setback in lieu of the required rear yard, maximum allowed 15 ft. and minimum required 240 ft. respectively. 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

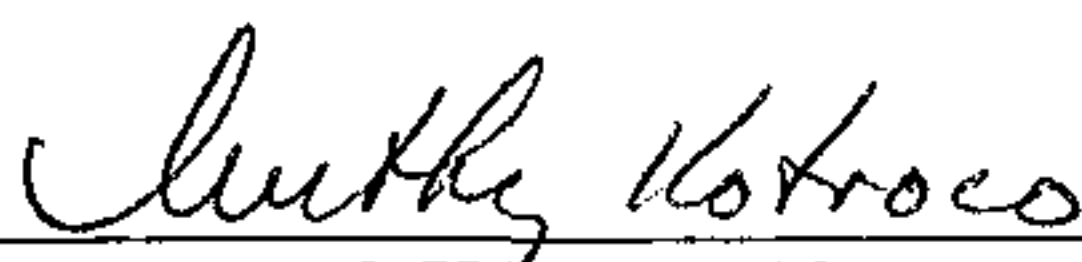
6/2/03
R. J. [Signature]
[Stamp]

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.

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 2nd day of June, 2003, that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached garage) to be located in the front/side yard on a corner lot with a height of 27.5 ft. and a 92 ft. side street setback in lieu of the required rear yard, maximum allowed 15 ft. and minimum required 240 ft. respectively, 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.
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

6/2/03
R. Jamison
TMK:raj



Baltimore County
Zoning Commissioner

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

June 2, 2003

Ms. Diana Hutchins
Mr. Karlus Bowling
3500 Houcks Mill Road
Monkton, Maryland 21111

Re: Petition for Administrative Variance
Case No. 03-509-A
Property: 3500 Houcks Mill Road

Dear Ms. Hutchins & Mr. Bowling:

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 Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3500 Houcks Mill Rd
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) 400.1, 400.3 To allow an accessory structure (detached garage) to be located in the front/side yard on a corner lot with a height of 27 1/2 ft and a 92 ft side street setback in lieu of the required rear yard, maximum allowed 15 ft & minimum required 240 ft, respectively.

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 6/29/03 day of June, 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.

Legal Owner(s):

Karlus Bowling

Name - Type or Print

Signature

Diana Hutchins

Name - Type or Print

Diana Hutchins

Signature

3500 Houcks Mill Rd 410 472-2031

Address

Telephone No.

Monkton, MD

21111

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 03-509-A

REV 10/25/01

Reviewed By [Signature] Date 4-29-03

Estimated Posting Date 5-11-03

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 3500 Houckes Mill Rd
Address
Monkton, MD 21111
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):

THE HOUSE WAS NOT BUILT FOR ENOUGH STORAGE SPACE & THE BEDROOMS WERE/ARE BEING USED FOR THIS. WITH MY IN LAWS MOVING IN MORE PARKING & THE BEDROOMS WILL HAVE TO BE UTILIZED THE NEW GARAGE WILL TAKE CARE OF THE STORAGE/PARKING PROBLEM.

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.

Karlus Bowling
Signature
Karlus Bowling
Name - Type or Print

Diana Hutchins
Signature
Diana Hutchins
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of APRIL, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

KARLUS E BOWLING AND DIANA HUTCHINS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Lisa Robinson
Notary Public

My Commission Expires Lisa Robinson
Notary Public, State of Maryland
My Commission Expires March 1, 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 3500 Houcks Mill Rd
Address
Monkton Maryland 21111
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):

THE HOUSE WAS NOT BUILT WITH ENOUGH STORAGE SPACE & THE BEDROOMS WERE/ARE BEING USED FOR THIS. WITH MY IN LAWS MOVING IN PARKING & THE BEDROOMS WILL HAVE TO BE USED & THE NEW GARAGE WILL TAKE CARE OF STORAGE/PARKING PROBLEM

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.

Karlus Bowling
Signature
Name - Type or Print

Diana Hutchins
Signature
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of APRIL, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

KARLUS E. BOWLING AND DIANA HUTCHINS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Lisa Robinson
Notary Public
My Commission Expires March 1, 2005
Lisa Robinson
Notary Public, State of Maryland
My Commission Expires March 1, 2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3500 Houcks Mill
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) 400.1, 400.3

To allow an accessory structure (detached garage) to be located in the front/side yard on a corner lot with a height of 27 1/2 ft and a 42 ft side street setback in lieu of the required rear yard, maximum allowed 15 ft and minimum required 240 ft, respectively.

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):

Karlus Bowling
Name - Type or Print

Signature

Diana Hutchins
Name - Type or Print

Signature

3500 Houcks Mill Rd 410 472-2031
Address Telephone No.

Monkton, MD 21111
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. 03-509-A

Reviewed By [Signature] Date 4-29-03

REV 10/25/01

Estimated Posting Date 5-11-03

DESCRIPTION
3500 HOUCKS MILL ROAD.
LOT NO.2 "HUTCHINS PROPERTY"
10TH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point at the intersection of the easternmost right of way line of Old York Road as shown on a Maryland State Highway Administration Plat No. 1085 and the northernmost proposed right of way line of Houcks Mill Road, future 60 feet wide; thence binding on the aforesaid right of way line of Old York Road, the three following courses and distances, viz:

- 1) By a curve to the left having a radius of 2889.79 feet and an arc length of 332.46 feet being subtended by a chord bearing North 01 degrees 02 minutes 54 seconds East 332.27 feet; thence
- 2) South 87 degrees 45 minutes 09 seconds West 5.00 feet; thence
- 3) By a curve to the left having a radius of 2884.79 feet and an arc length of 29.37 feet being subtended by a chord bearing North 02 degrees 32 minutes 21 seconds West 29.36 feet; thence running for two new lines of division as now established
- 4) North 67 degrees 11 minutes 41 seconds East 482.36; thence
- 5) North 75 degrees 48 minutes 30 seconds East 450.00; thence running along an old post and wire fenceline
- 6) South 14 degrees 11 minutes 30 seconds East 458.43 feet to intersect the aforementioned proposed right of way line of Houcks Mill Road; thence binding thereon the following three courses and distances, viz:
- 7) South 68 degrees 53 minutes 58 seconds West 421.71 feet; thence
- 8) By a curve to the right having a radius of 870.00 feet and an arc length of 258.64 feet being subtended by a chord bearing South 78 degrees 47 minutes 54 seconds West 257.69 feet; thence
- 9) South 87 degrees 57 minutes 51 seconds West 347.10 feet to the point of beginning.

CONTAINING 10.2862 acres of land, more or less.



509

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Cash No. **23644**

03-509-17

DATE 4-29-03

ACCOUNT R 101-006-6132

AMOUNT \$ 65.00

RECEIVED
FROM:

Karlus E. Early

FOR:

Resident of Vantage Filing Ltd
to 3500 Hovick M.H. Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DEPT
4/30/2003	4/29/2003	10:31:58	2
FILE	RECEIVED	MARKIN JUAN JEL	
FILE	FILE	4/29/2003	01/11
DEPT	5	520 MONTHLY VERIFICATION	
FILE	023644		
Percent	101	\$65.00	
40.00	11	.00	CA
		75.00	05
Baltimore County, Maryland			

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-509-A

Petitioner/Developer: _____

K. Bowling & D. Hutchins

Date of Hearing/Closing: 5-26-03

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 3500 Houcks Mill Rd.
Monkton, MD 21111

May 6, 2003

(Month, Day, Year)

Sincerely,

Stacy Gardner 5/6/03
(Signature of Sign Poster and Date)

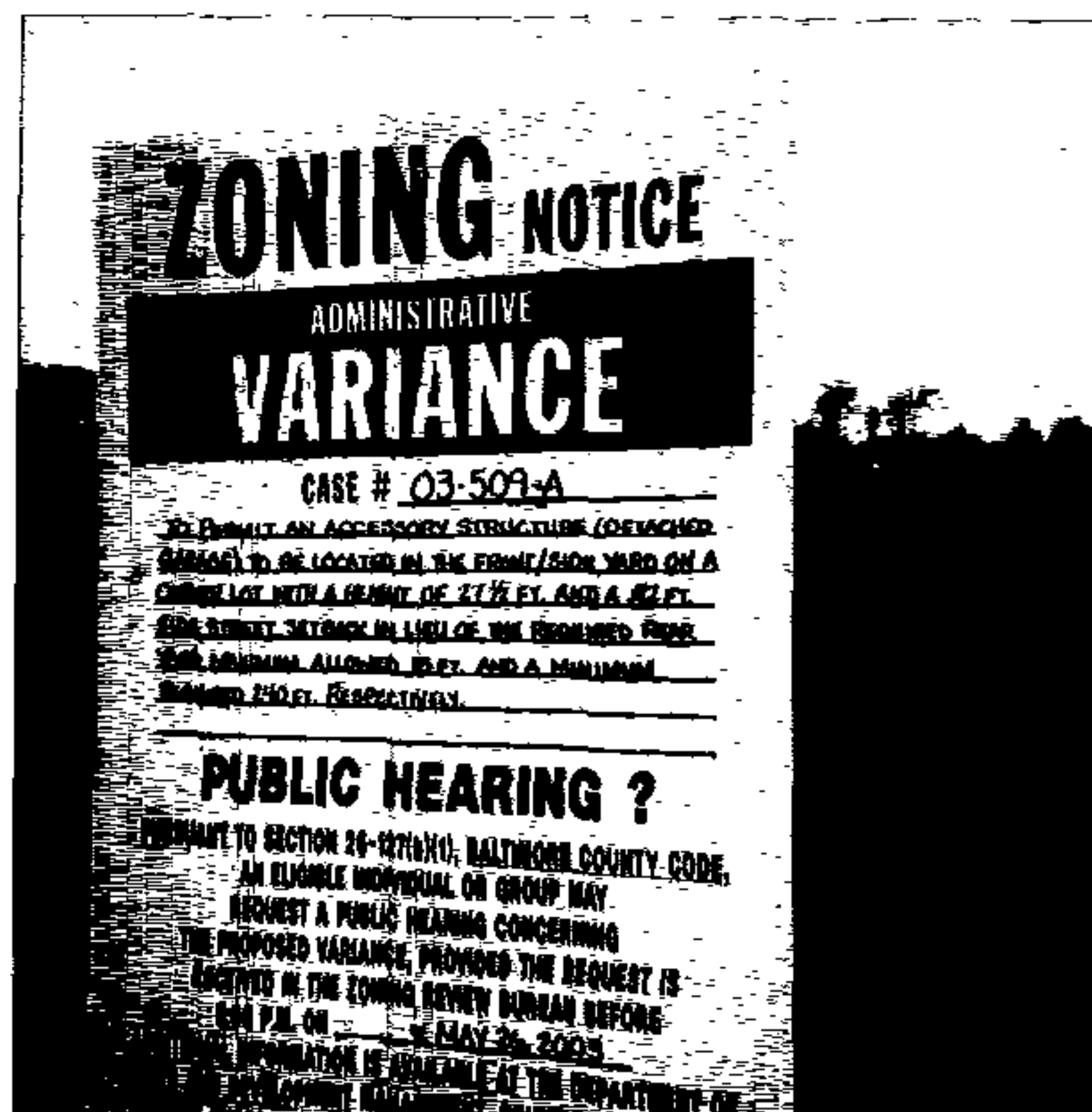
Stacy Gardner

(Printed Name)

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

(City, State, Zip Code)

410-781-4000



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: 03-509-17
Petitioner: K. Bowling & D. Hutchins'
Address or Location: 3500 Houcks Mill Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: Same.

Monkton, Md, 21111
Telephone Number: 410-472-2031

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 509 -A Address 3500 HOOKS MILL RD.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner: Please Print Your Name

Filing Date: 4-29-03 Posting Date: 5-11-03 Closing Date: 5-26-03

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.

DATA TO FILE

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 509 -A Address 3500 HOOKS MILL RD.

Petitioner's Name K. Bowling & D. Hutchins Telephone 410-472-2031

Posting Date: 5-11-03 Closing Date: 5-26-03

Wording for Sign To Permit an accessory structure (detached garage) to be located in the front/side yard on a corner lot with a height of 27 1/2 ft. and a 32 ft side street setback in lieu of the required rear yard, maximum allowed 15 ft and minimum required 240 ft. respectively



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

May 23, 2003

Karlus Bowling
Diana Hutchins
3500 Houcks Mill Road
Monkton, MD 21111

Dear Mr. Bowling, Ms. Hutchins:

RE: Case Number: 03-509-A, 3500 Houcks Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 29, 2003.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 6, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 5, 2003

Item No.: 497-504, 506-⁵⁰⁹511

Dear Ms. Hart:

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.

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

cc: File

Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary
Neil J. Pedersen, Acting Administrator

Date: 5.5.03

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

RE: Baltimore County
Item No. 509 JJS

Dear Ms. Hart:

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

RECEIVED
DATE: May 5, 2003

MAY - 2 2003

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-509 – 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:

Lynne L. Latham

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 13, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For May 12, 2003
Item Nos. 496, 497, 498, 501, 502,
503, 504, 505, 508, 509, and 511

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

RWB:CEN:jrb

cc: File

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burtan
Deputy Secretary

May 12, 2003

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

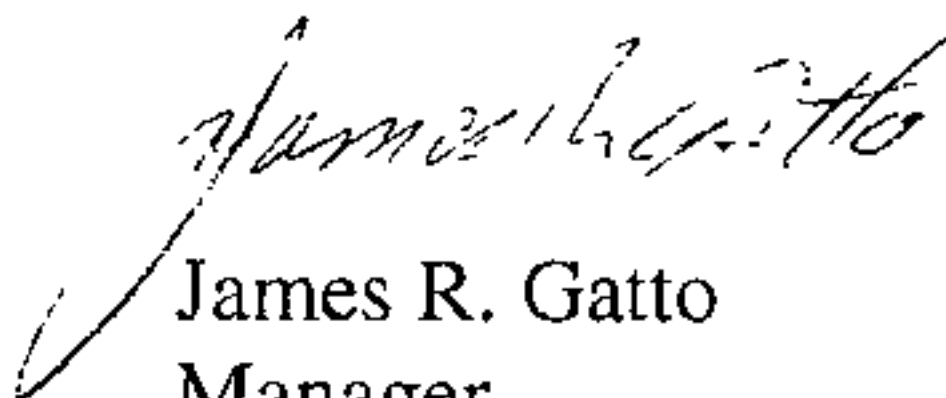
Re: **Zoning Advisory Committee Agenda, 05/12/03 re: case numbers 03-496-X, 03-497-A, 03-498-A, 03-499-A, 03-500-A, 03-501-A, 03-502-SPH, 03-503-A, 03-504-A, 03-505-A, 03-506-A, 03-507-SPHX, 03-508-SPH, 03-509-A, 03-510-A, 03-511-SPHX**

Dear Ms. Hart:

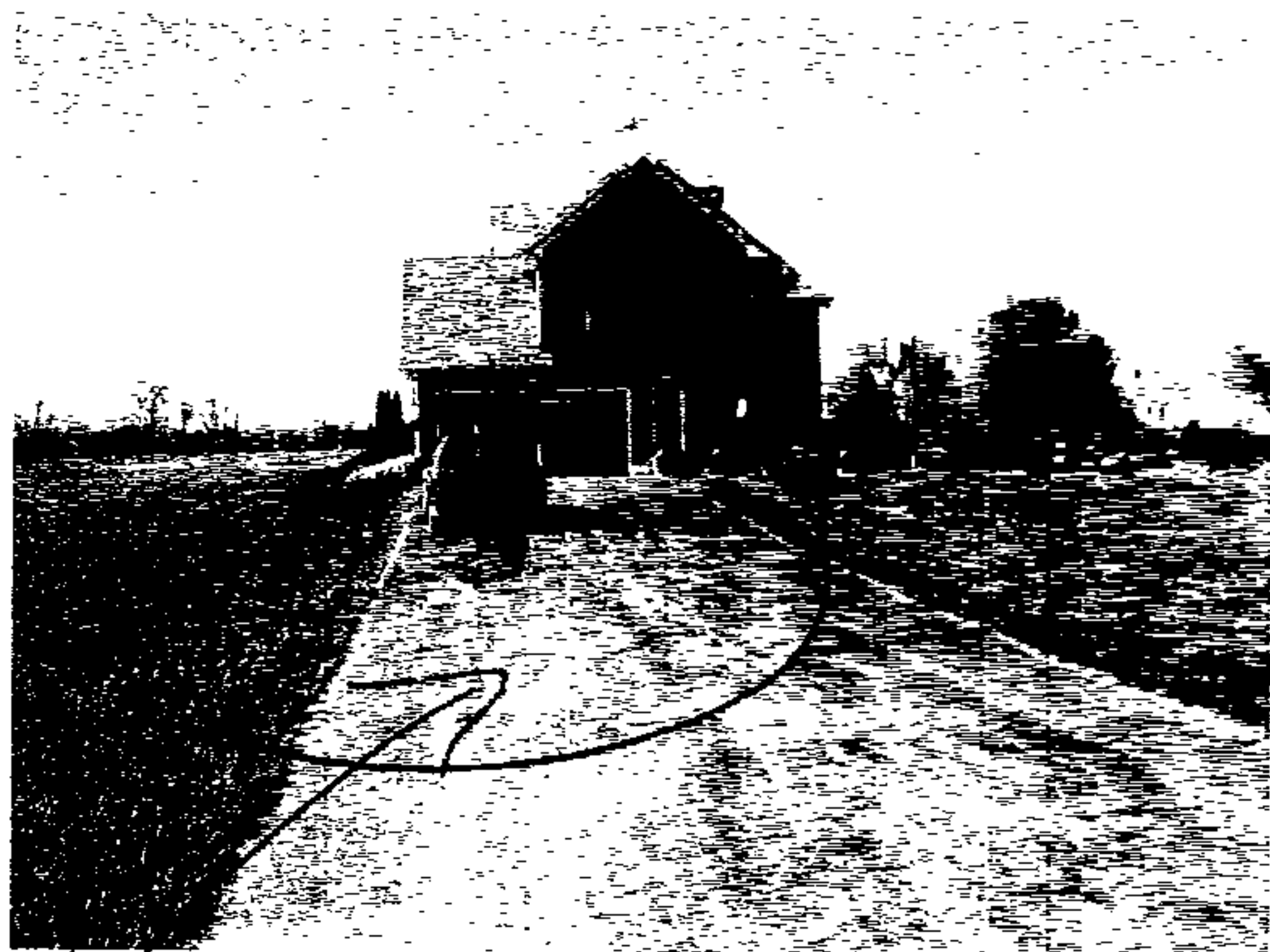
The Maryland Department of Planning has received the above-referenced information on 05/05/03. The information has been submitted to Mr. Mike Nortrup.

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
Planning Services

cc: Mike Nortrup



Proposed
DET. GEP

509

D. Hutchins & K. Bowling
Address: 3500 Houcks Mill Road
Monkton
Lender: Countrywide Home Loans - Landsafe

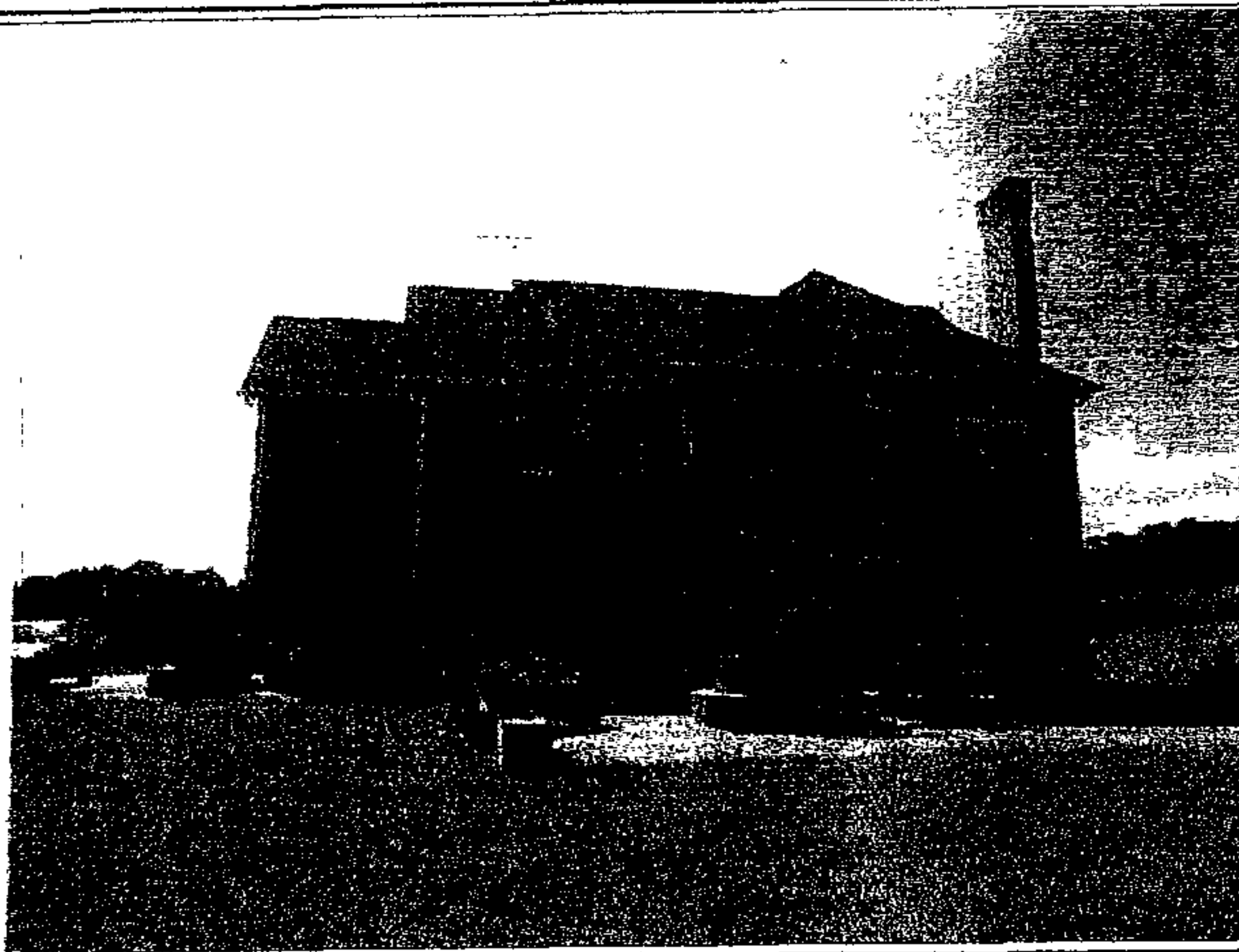
State: MD

Case No.: 802861

Zip: 21111



FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY

509



STREET SCENE



509



509

R. C. 2

lost

YORK

562

R. C. 2

NE27C

E 15,000 | E 15,000

R. C. 2

PVT.

RD.

HOUCKS

MILL

RD.

E 16,500 | E 16,500

POND

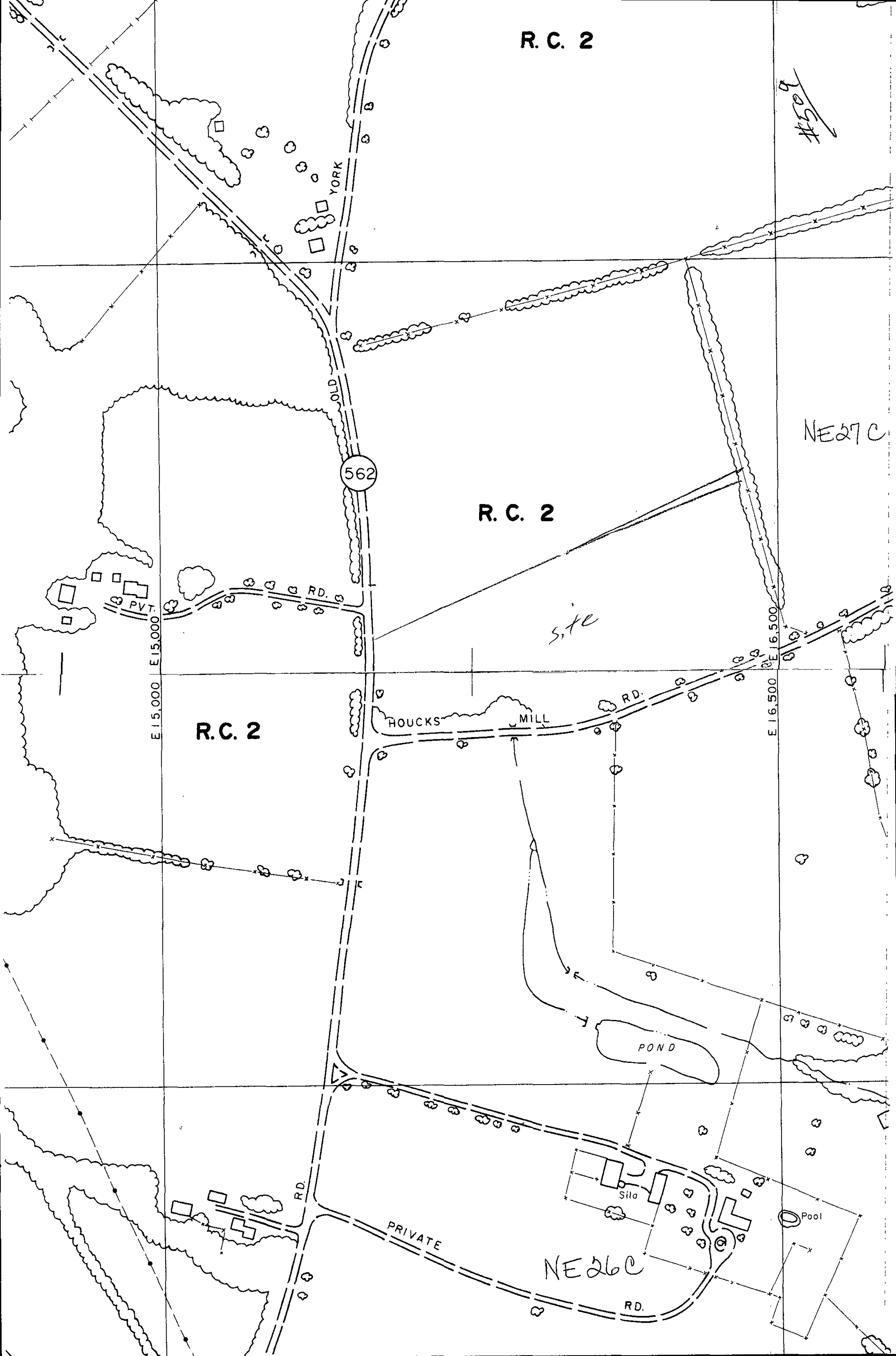
Silo

Pool

NE26C

PRIVATE

RD.



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

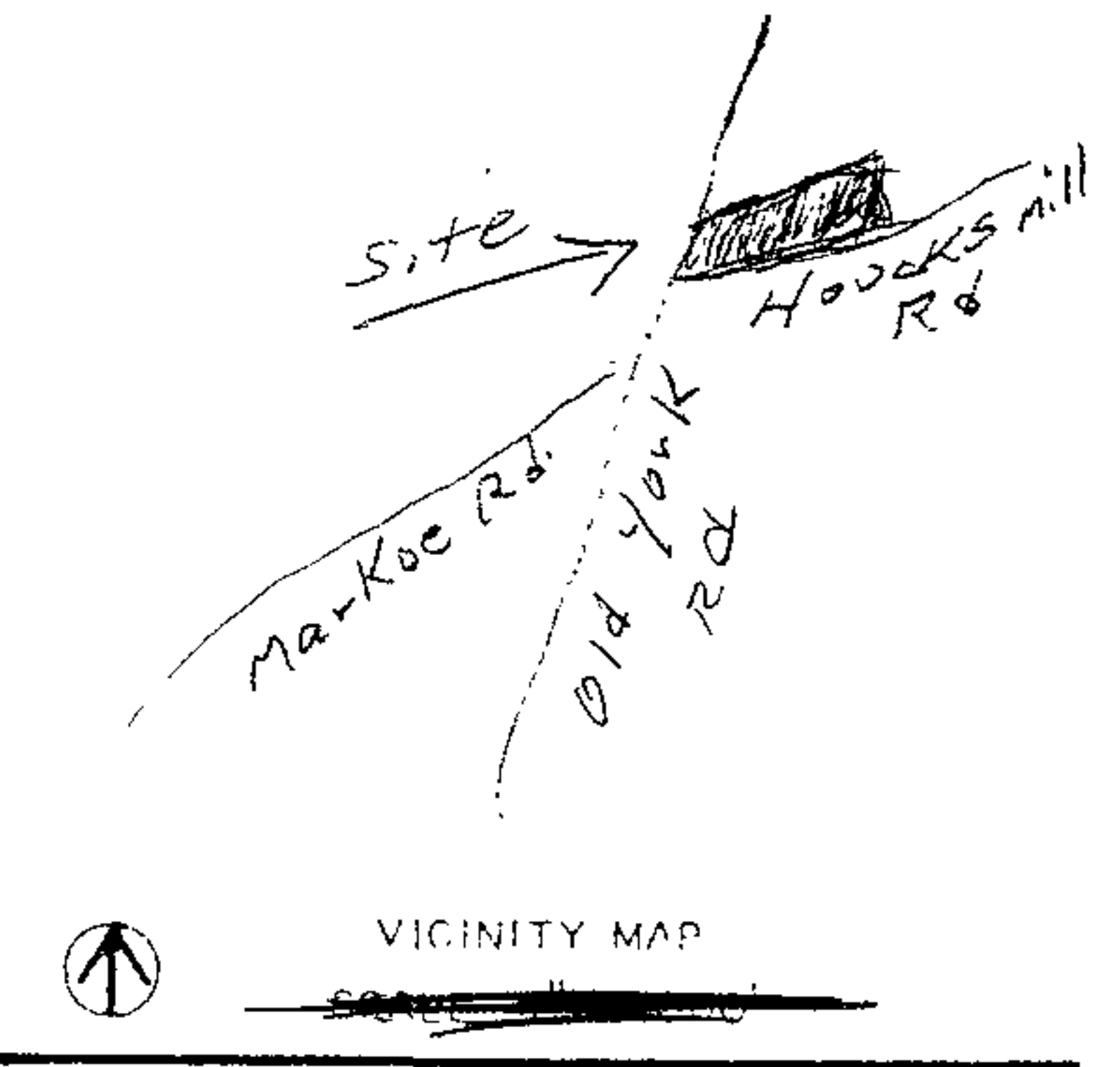
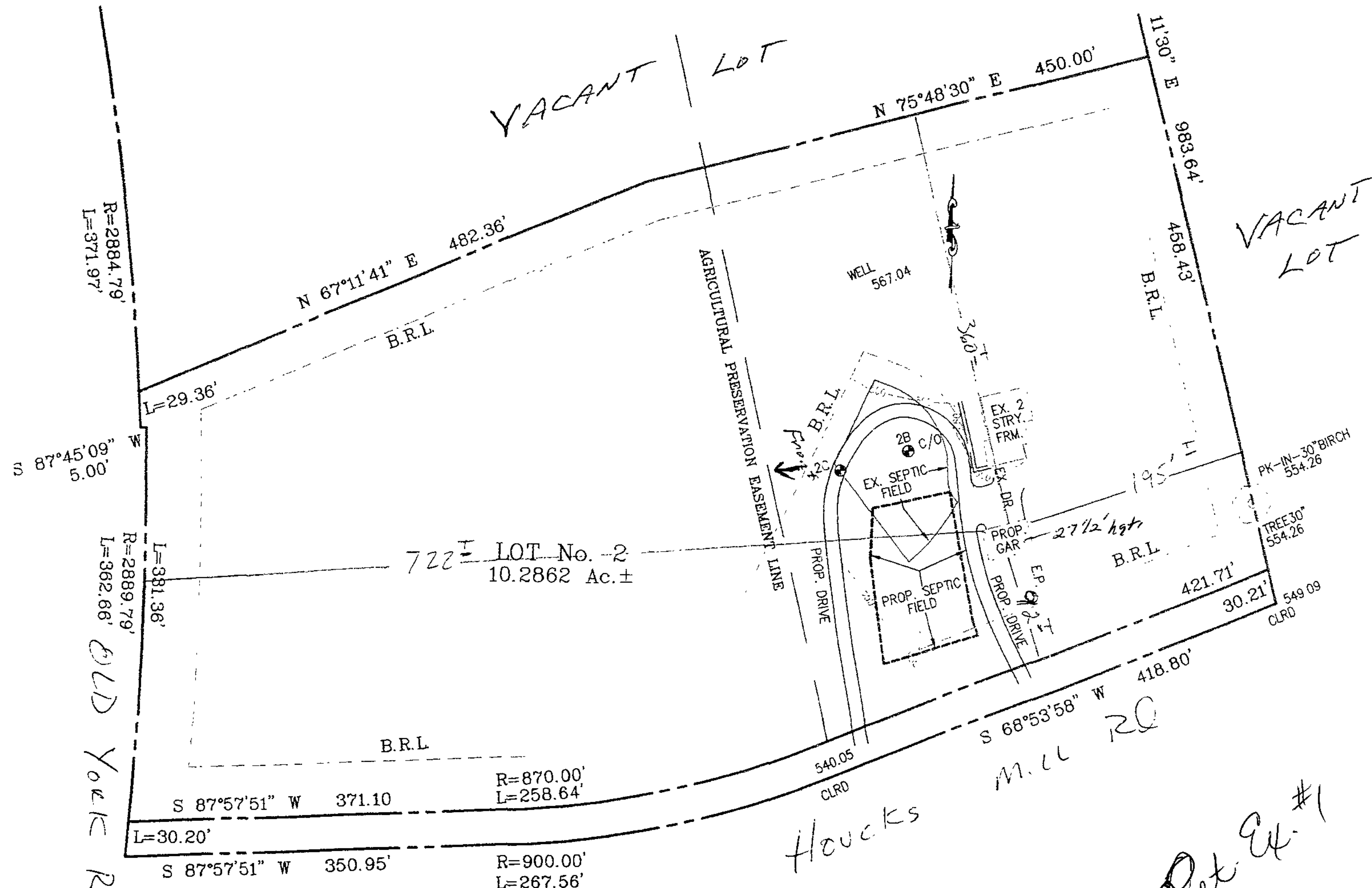
PROPERTY ADDRESS 3500 Hawks Mill Rd.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # 2 SECTION # _____

OWNER R. Bowling & D. Hutchins



LOCATION INFORMATION			
ELECTION DISTRICT	10th		
COUNCILMANIC DISTRICT	3rd		
1"=200' SCALE MAP #	NE, 26+27C		
ZONING	RC-2		
LOT SIZE	10.2862	448,067 ±	
	ACREAGE	SQUARE FEET	
SEWER	PUBLIC ☐	PRIVATE ☒	
WATER	PUBLIC ☐	PRIVATE ☒	
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒	
100 YEAR FLOOD PLAIN	YES ☐	NO ☒	
HISTORIC PROPERTY/BUILDING	YES ☐	NO ☒	
PRIOR ZONING HEARING	N/A		

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
<u>RA</u>	509	

Scale: 1" = 100'