

IN RE: PETITION FOR VARIANCE
E/S of Middle River Road, 225' S
Revolea Beach Road
15th Election District
6th Councilmanic District
(E/S Middle Road, 225' S Revolea Beach Rd.)

Mary Murphy
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-028-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Mary Murphy. The Petitioner is requesting variance relief for property located on the east side of Middle Road, 225 ft. south of Revolea Beach Road in the Middle River area of Baltimore County. The variance request is from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard setback of 16 ft. in lieu of the permitted 20 ft. for a proposed dwelling.

The property was posted with Notice of Hearing on August 21, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on August 26, 2003 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such

9/12/03
By: [Signature]

variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Department of Environmental Protection & Resource Management (DEPRM) dated August 14, 2003 stating that the Petitioner must comply with the Chesapeake Bay Critical Area Regulations, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance request were Buck Jones, builder, Mary Lou Murphy and Lawrence Sweringen, owners, and John McKeever, a neighbor. There were no protestants or others in attendance. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Findings of fact and conclusions of law

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 19,300 sq. ft., more or less, zoned D.R.3.5. The subject property is not improved by any structure and is heavily wooded. It is virtually surrounded by wetlands as indicated on Petitioner's Exhibit No. 2, the SAMP map, which the Mr. Jones testified is the official wetlands delineation for the area. The County requires a 25 foot minimum setback from

9/12/03
R. Sweringen

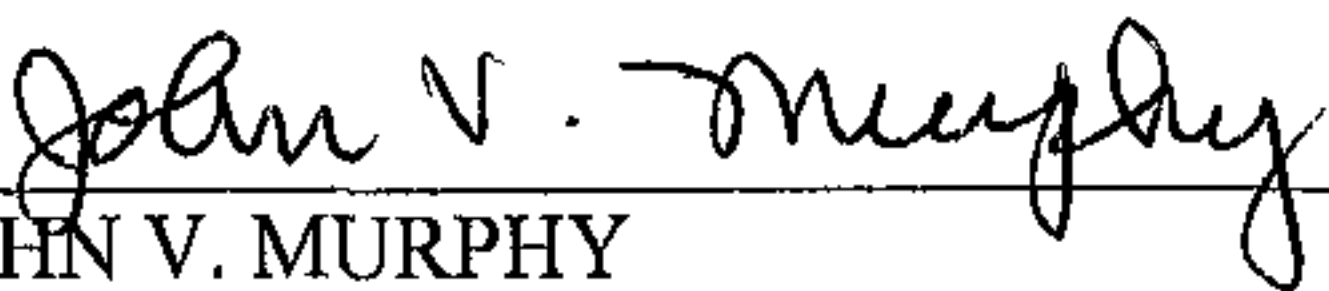
Mr. Jones proffered that there was a problem locating a reasonable size home on the buildable area of the lot while keeping 25 feet from the delineated wetlands. If he reduced the depth of the home to avoid the variance (a 22 ft. x 32 ft. home rather than 26 ft. x 32 ft.) either the rooms became too small or the number of rooms unreasonable. Ms.. Murphy testified that five people were to live in the home and a smaller house would pose a hardship for them. There was no opposition to the request by a neighbor who found it to be reasonable.

I find that there are special circumstances or conditions existing such as wetlands that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Furthermore, I find that such a variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 12 day of September, 2003, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Sections 1B02.3.C.1 and 303.1 of the B.C.Z.R., to permit a front yard setback of 16 ft. in lieu of the permitted 20 ft. for a proposed dwelling, be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition;
2. The Petitioner must comply with the recommendations made by DEPRM in their ZAC comment dated August 14, 2003, a copy of which is attached hereto and made a part hereof;
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.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

9/12/03
R. O'Quinn

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

September 12, 2003

Ms. Mary Murphy
915 Frog Mortar Road
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 04-028-A
Property: East side of Middle Road,
225' S of Revolea Beach Road

Dear Ms. Murphy:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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 black ink that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Buck Jones
500 Vogts Lane
Baltimore, MD 21221

John McKeever
620-D Carrollwood Road
Baltimore, MD 21220

Visit the County's Website at www.baltimorecountyonline.info





C B C A

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at EASTSIDE Middle Road 225' S, OF REVOLEA
which is presently zoned DR 3.5 BEACH RD.

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) 1302.3.C.1 AND 303.1 TO PERMIT A

FRONT YARD SETBACK OF 16 FT. IN LIEU OF THE PERMITTED 20 FT. FOR A
PROPOSED DWELLING,

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Due to wetlands being located on the Murphy's property they need to locate their home closer to the road. This would give them their minimum buffer allowable off the wetlands. This will also put the home in line with the closest house to them. If denied the lot they have owned for 47 years will be unbuildable.

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

Case No. 04 028 A

Legal Owner(s):

Mary Murphy

Name - Type or Print

Signature

Name - Type or Print

Signature

915 Frog Mortar Road

410-335-5296

Address

Baltimore, Md

Telephone No

21220

City

State

Zip Code

Representative to be Contacted:

Buck Jones

Name

500 Vogts Lane

410-574-9337

Address

Baltimore

Md

Telephone No

21221

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING —

Reviewed By JL Date 7/17/03

ZONING DESCRIPTION

ZONING DESCRIPTION FOR MIDDLE ROAD.

BEGINNING AT A POINT ON THE EAST SIDE OF MIDDLE RD WHICH IS 30 (THIRTY) FEET WIDE AT THE DISTANCE OF 225 FEET SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET REVOLEA BEACH ROAD WHICH IS 30 (THIRTY) FEET WIDE.

*BEING LOT #83 & 84, IN THE SUBDIVISION OF REVOLEA BEACH AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 5 FOLIO 67. CONTAINING 19,300 SQUARE FEET / .44 ACRE. ALSO KNOWN AS MIDDLE ROAD AND LOCATED IN THE 15 ELECTION DISTRICT, 6 COUNCILMANIC DISTRICT.

28

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25011

DATE

7/17/03

ACCOUNT

28 JL 001 006 6150

AMOUNT \$

65.00

RECEIVED
FROM:

Free State Grow Contractors Inc.

FOR:

Zoning Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS

ACTION

TIME

ROW

7/17/2003

7/17/2003 09:56:01

1

REG 4501

WALKIN

TRIC 000

>> RECEIPT N 144677

7/17/2003

OFFLN

Dept

5

520 ZONING VERIFICATION

CP NO.

025011

Recpt Tot

\$65.00

65.00

EX

.00

CA

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #D4-028-A
E/side of Middle Road, 225 feet south of Revolea Beach Road
E/side of Middle Road, 225 feet south of Revolea Beach Road
15th Election District
6th Councilmanic District
Legal Owner(s): Mary Murphy
Variance: to permit a front yard setback of 16 feet in lieu of the permitted 20 feet for a proposed dwelling.
Hearing: Thursday, September 11, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

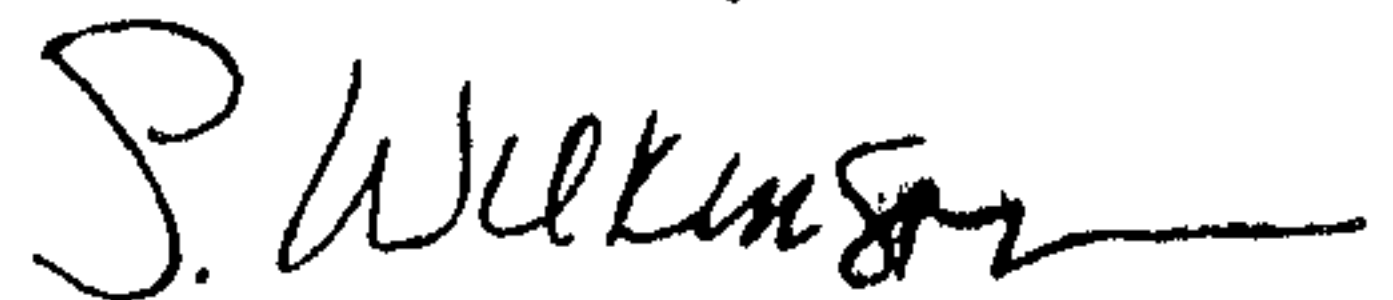
JT/8/763 Au26 C622994

CERTIFICATE OF PUBLICATION

8/28/2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/26/2003.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING

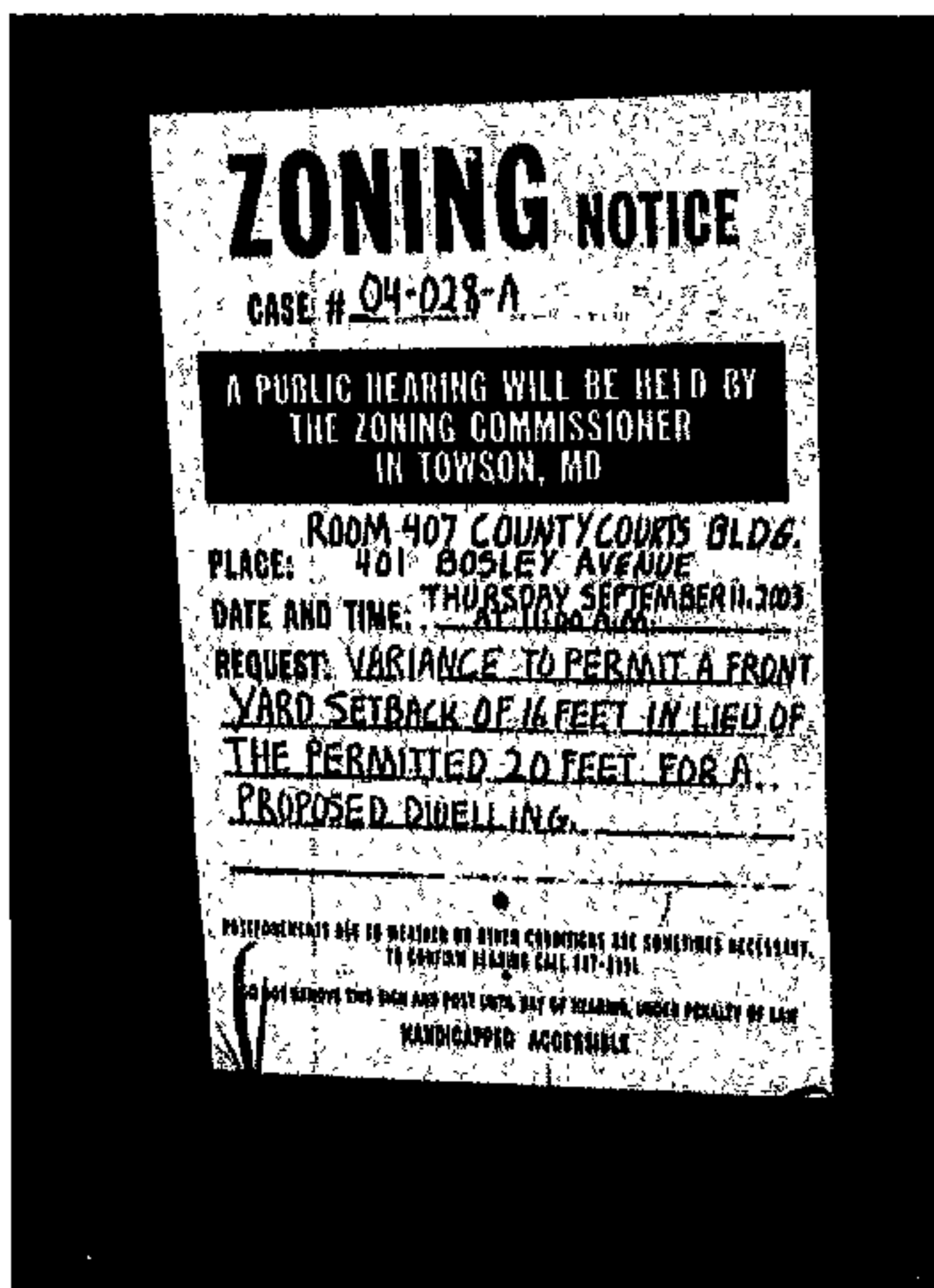
CERTIFICATE OF POSTING

Date: August 25, 2003

RE: Case Number 04-028-A
Petitioner/Developer: MARY MURPHY / BUCK JONES ETAL.
Date of Hearing/Closing: SEPTEMBER 11, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at E/SIDE OF MIDDLE ROAD
SOUTH OF REVOLEA BEACH RD (ON SITE)

The sign(s) were posted on August 21, 2003
(Month, Day, Year)



Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

RE: PETITION FOR VARIANCE * BEFORE THE
E/side Middle Road, 225' of Revolea Beach Rd *
15th Election & 6th Councilmanic District * ZONING COMMISSIONER
Legal Owner(s): Mary Murphy *
Petitioner(s) * FOR
* BALTIMORE COUNTY
* 04-028-A

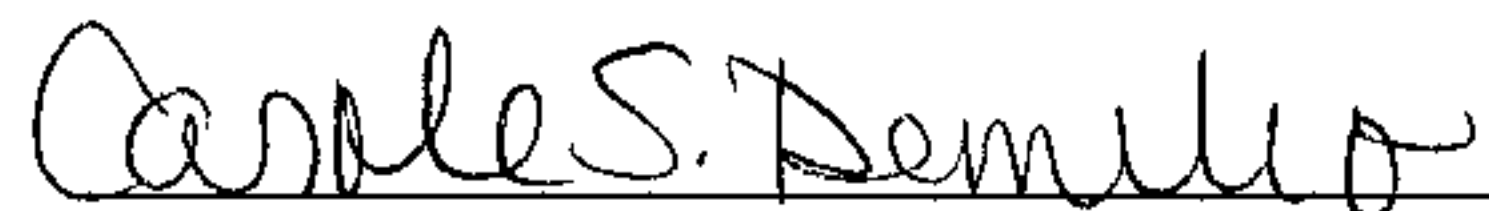
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

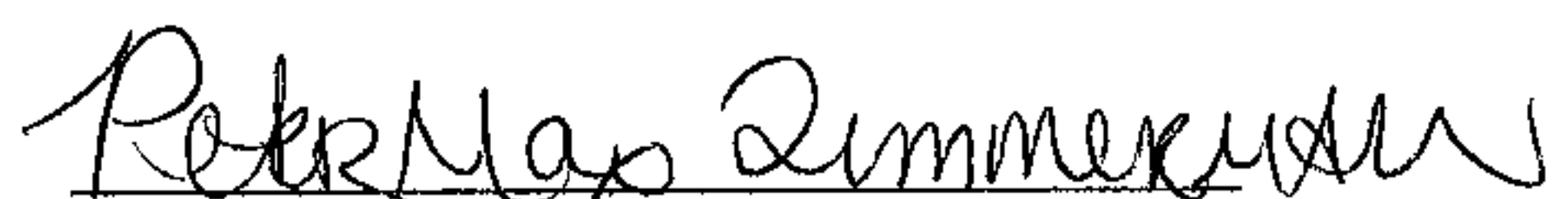
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of August, 2003, a copy of the foregoing Entry of Appearance was mailed to, Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, Representative for Petitioner(s).

RECEIVED

AUG 05 2003

Per.....



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 26, 2003 Issue - Jeffersonian

Please forward billing to:

Buck Jones
500 Vogts Lane
Baltimore, MD 21221

410-574-9337

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-028-A

E/side of Middle Road, 225 feet south of Revolea Beach Road

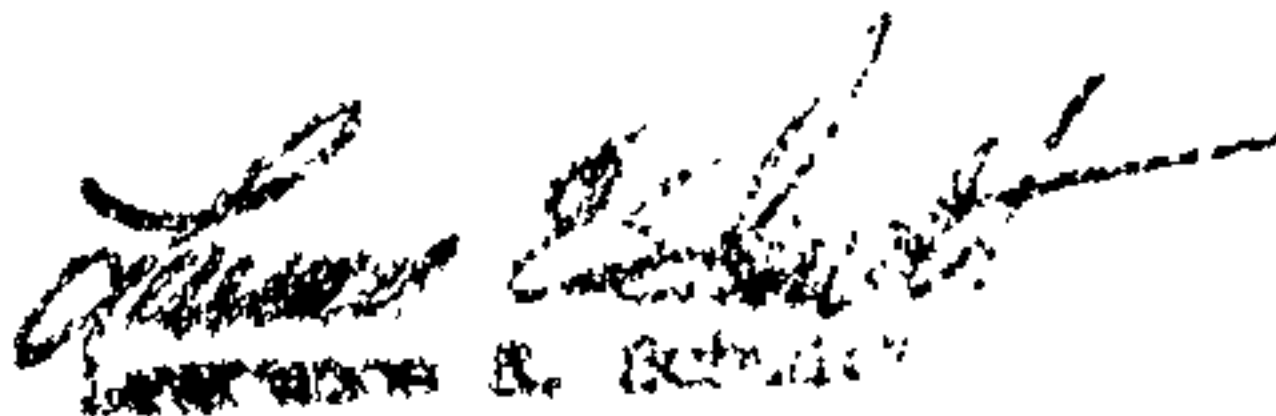
E/side of Middle Road, 225 feet south of Revolea Beach Road

15th Election District – 6th Councilmanic District

Legal Owner: Mary Murphy

Variance to permit a front yard setback of 16 feet in lieu of the permitted 20 feet for a proposed dwelling.

Hearings: Thursday, September 11, 2003, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 4, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-028-A

E/side of Middle Road, 225 feet south of Revolea Beach Road

E/side of Middle Road, 225 feet south of Revolea Beach Road

15th Election District – 6th Councilmanic District

Legal Owner: Mary Murphy

Variance to permit a front yard setback of 16 feet in lieu of the permitted 20 feet for a proposed dwelling.

Hearings: Thursday, September 11, 2003, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mary Murphy, 915 Frog Mortar Road, Baltimore MD 21220
Buck Jones, 500 Vogts Lane, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 27, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

C E A

**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: _____

Petitioner: MARY MURPHY

Address or Location: ~~975 FROG MCINTAR RD. 21220~~
LOT 83 & 84 MIDDLE RD. 21220
(NO ADDRESS)

PLEASE FORWARD ADVERTISING BILL TO:

Name: BUCK JONES

Address: 500 VOGTS LANE

BALT. MD. 21221

Telephone Number: 410-574-9337



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 5, 2003

Mary Murphy
915 Frog Mortar Road
Baltimore, MD 21220

Dear Ms. Murphy:

RE: Case Number: 04-028-A, E/side of Middle Rd., 225' s/of Revolea Beach Rd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 17, 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
Buck Jones, 500 Vogts Lane, Baltimore 21221





**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

July 31, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: July 28, 2003

Item No.: 019, 027-031

028

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

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 12, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For August 4, 2003
Item No. 028

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the floodplain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

Prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with requirements of B.O.C.A. Inter. Building Code adopted by the county.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *res/tvt*

DATE: August 14, 2003

SUBJECT: Zoning Item 28
Address Middle Road (Murphy Property)

Zoning Advisory Committee Meeting of July 28, 2003

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Keith Kelley

Date: August 14, 2003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 6, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case 04-028 and 04-030

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. L. L.

AFK/LL:MAC

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7.29.03

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

RE: Baltimore County
Item No. 0728 JLL

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410 545.0300 • www.marylandroads.com

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

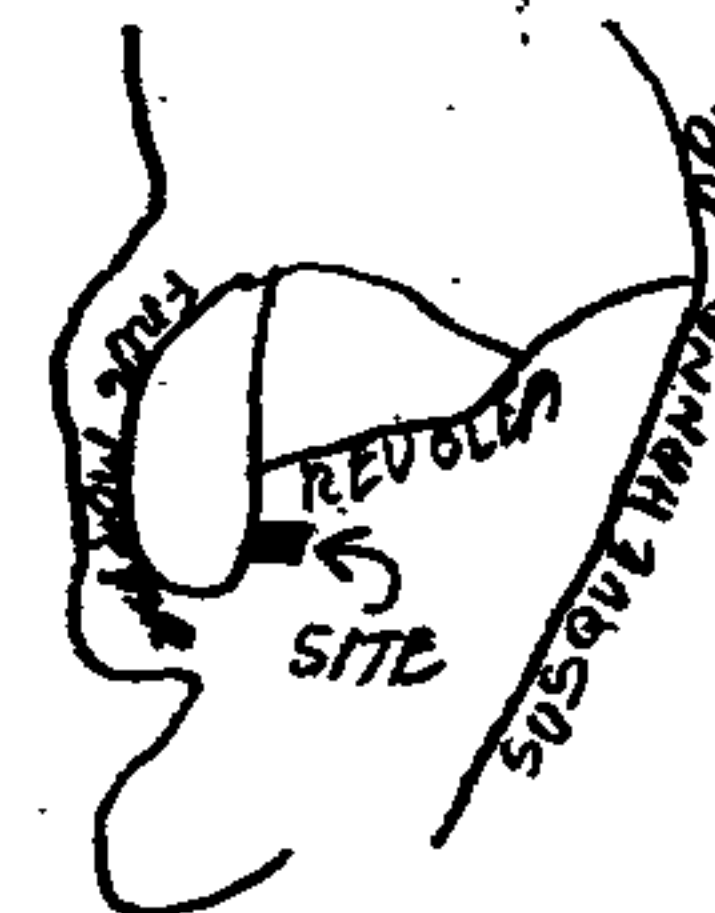
PROPERTY ADDRESS: MIDDLE ROAD

See pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: REVOLEA BEACH

plat book# 5 folio# 67 lot# 83+84 section#

OWNER: MARY MURPHY



ADC 38-D-8
Vicinity Map
Scale: 1"=1000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 6

1"=200' scale map#: NE

Zoning: DR3.5

Lot size: 44 19,300 SF
acres Square Feet

FLOOD ZONE C

SEWER ☒ ☐
WATER: ☒ ☐

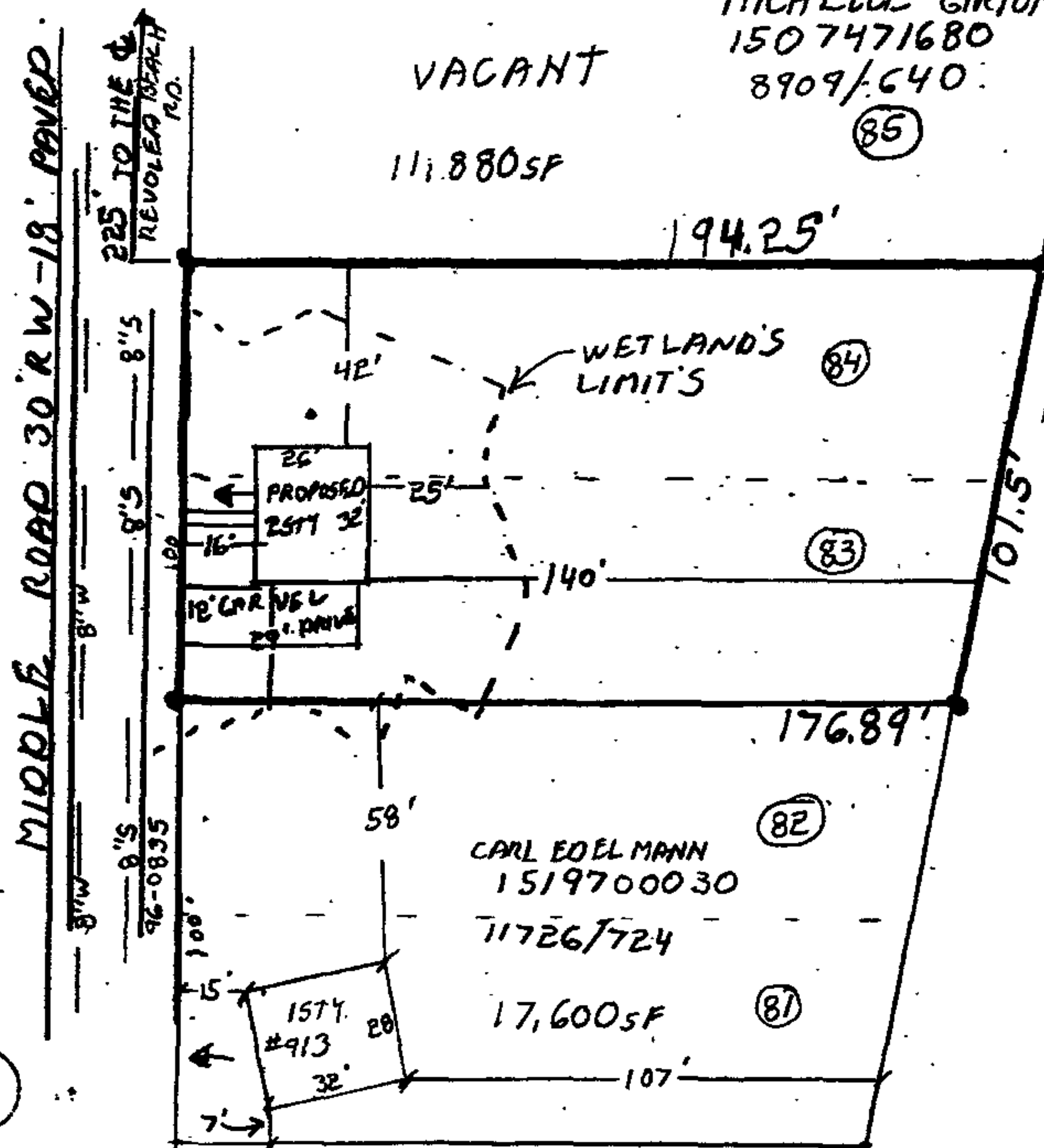
Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: JV ITEM #: 28 CASE#:



NO OTHER STRUCTURES WITHIN 200'



North

date: 5-16-03

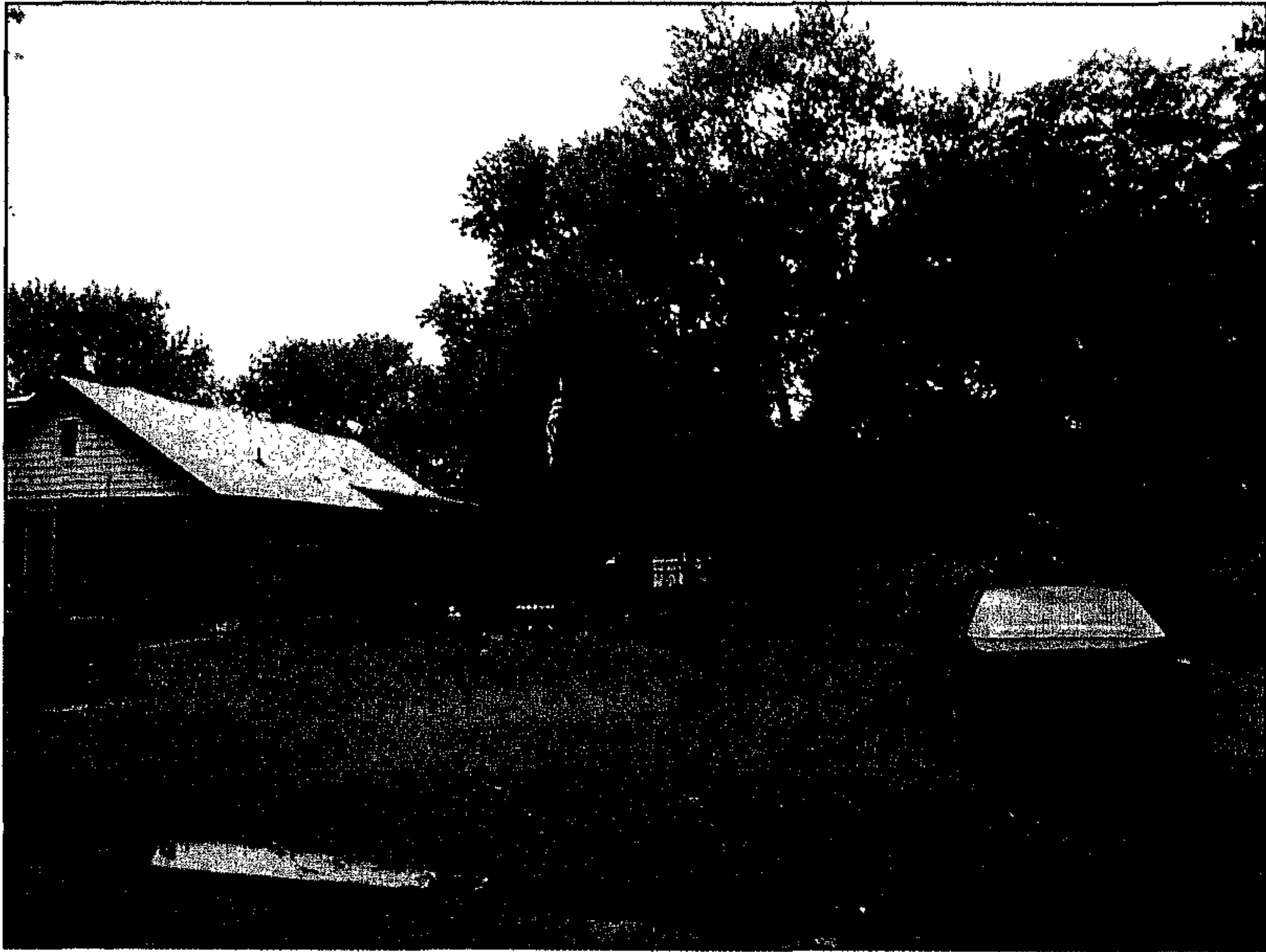
prepared by: BUCK JONES

Scale of Drawing: 1"= 50





STANDING ON MIDDLE ROAD LOOKING NORTH WEST AT NEIGHBORS HOME.



STANDING ON FRONT OF PROPERTY LOOKING ACROSS STREET OR EAST.



STANDING ON MIDDLE ROAD LOOKING SOUTH WEST AT VACANT LOT ABUTTING
PROPERTY.



STANDING ON MIDDLE ROAD LOOKING NORTH. PROPERTY IS ON THE RIGHT.



STANDING ON MIDDLE ROAD LOOKING SOUTH. PROPERTY IS ON THE LEFT.



STANDING ON MIDDLE ROAD LOOKING EAST. STRAIGHT INTO PROPERTY.

CASE NAME E/S MIDDLE ~~TRAIL~~ RD.
CASE NUMBER 04-028-A
DATE 9/11/03

[illegible]

