

IN RE: PETITION FOR ADMIN. VARIANCE
NE/S Applecroft Lane, 820' NW of the c/l
Falls Road
(1518 Applecroft Lane)
8th Election District
2nd Council District

Francis X. Kelly, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-476-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Francis X. Kelly and his wife, Janet Kelly. The Petitioners seek relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 10 feet in lieu of the required 50 feet and an amendment to the Final Development Plan for Heather Hill, Lot 22 thereof, only, for a proposed addition (attached garage). The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this regard, the Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. That information, including pictures and affidavits, is sufficient to support a finding that the relief requested meets the spirit and intent of Section 307.1 of the B.C.Z.R. and will not result in any

ORDER RECEIVED FOR FILING

Date

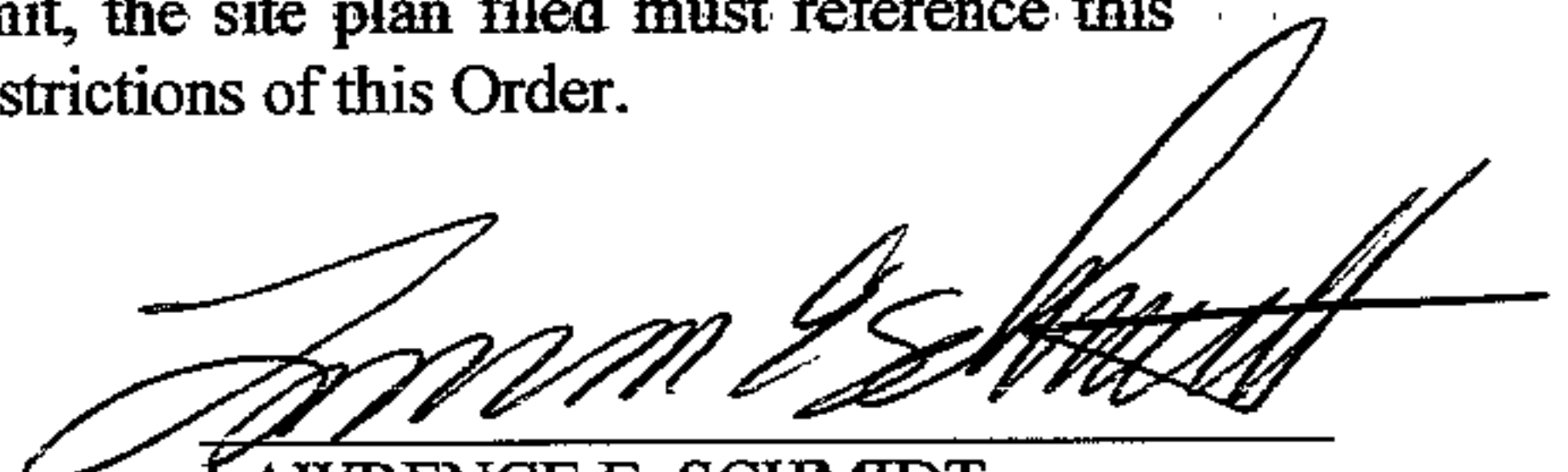
By

detriment to the health, safety and general welfare of the surrounding locale. Moreover, there were no adverse comments submitted by any County reviewing agency. However, the Zoning Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM) indicated that a well variance must be submitted to the Ground Water Management division should the proposed addition be less than 30 feet from the well. Thus, the relief granted shall be conditioned upon compliance with this requirement.

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

28th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of April 2004 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 10 feet in lieu of the required 50 feet and an amendment to the Final Development Plan for Heather Hill, Lot 22 thereof, only, for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the comment submitted by DEPRM, dated April 30, 2004, 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 5/28/04
By [Signature]

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

May 27, 2004

Mr. & Mrs. Francis X. Kelly
1518 Applecroft Lane
Hunt Valley, Maryland 21030

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/S Applecroft Lane, 820' NW of the c/l Falls Road
(1518 Applecroft Lane)
8th Election District – 2nd Council District
Francis X. Kelly - Petitioners
Case No. 04-476-A

Dear Mr. & Mrs. Kelly:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: DEPRM; People's Counsel; Case File ✓



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1518 Applecroft Lane
which is presently zoned RC5

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) 1A04.3, B. 2 (BCZR) to permit a side yard setback of 10 feet, for a proposed addition (attached garage), in lieu of the required 50 feet. And to amend the Final Development Plan for Heather Hill, lot 22 only.

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.

State

Zip Code

Legal Owner(s):

Janet & Francis X Kelly

Name - Type or Print

Signature

Janet Kelly

Name - Type or Print

Signature

1518 Applecroft LN

Address

Telephone No.

Hunt Valley

City

State

MD 21030

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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

Reviewed By R.D.D.

Date

4/19/04

Estimated Posting Date

5/2/04

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

Address

City

State

Zip Code

1518 Applecroft LN
Hunt Valley MD 21030

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):

Request a 10' (ten foot) side yard set back in lieu of required 50' (50 foot) due to existing driveway & structures to build new attached garage

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

Francis X Kelly
Francis X Kelly

Signature

Name - Type or Print

Janet D Kelly
Janet D Kelly

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of March, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Janet and Francis Kelly
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

Janet D Kelly

RECEIVED

MAR 15 2004

DEPT OF PERMITS AND DEVELOPMENT MANAGEMENT

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

Address 1518 Applecroft LN
City Hunt Valley State MD Zip Code 21030

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):

Request a 10' (ten Ft) - side yard set back
in lieu of required 50' (Fifty Ft)
due to existing drive way +
structures to Build new attached
garage -

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Francis Kelly
Name - Type or Print Francis Kelly

Signature Janet D Kelly
Name - Type or Print Janet D Kelly

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of March, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Janet & Francis Kelly
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Karen C. Dryden
Notary Public
My Commission Expires 7/02/06



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1518 Applecroft Lane
which is presently zoned RC 5

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) 1A04.3.B.2 (BCZR) to permit a

side yard setback of 10 feet, for a proposed addition (attached garage), in lieu of the required 50 feet. And to amend the Final Development Plan for Heather Hill, lot 22 only.

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

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 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. 04-476-A

Reviewed By R.D.D.

Date 4/19/04

Estimated Posting Date 5/2/04

DESCRIPTION OF PROPERTY

Beginning at a point on the northeast side of Applecroft Lane which is 50 feet wide at the distance 820 feet +/- northwest of the centerline of the nearest improved intersecting street Falls Road (MD Route 25) which is 80 feet wide. Being lot 22 in the subdivision of Heather Hill as recorded in Baltimore County Plat Book 55, Folio 32, containing 1.0095 acres. Also known as 1518 Applecroft Lane and located in the 8th Election District, 2nd Councilmanic District.

Item #476



Melville Thomas Architects, Inc.

ARCHITECTURE & PLANNING ■

M E M O

DAVID DUVAL

KELLY RESIDENCE

3.29.04

TO

PROJECT

DATE

Dear Mr. Duvall,

Per our conversation this morning, here is the check for the Kelly Residence. Please feel free to contact us if you have any questions or concerns.

Thank you,

Courteney Kent

Certificate Of Posting

RE: Case NO.: 04-476-A

Petitioner/Developer: JANET
FRANCES KELLY

Date of Hearing/Closing: 5/17/04

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

Attention:

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
at 1518 APPLECROFT LANE

This sign(s) were posted on 5 / 1 / 04
(Month, Day, Year)

Sincerely,

Martin Ogle
(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

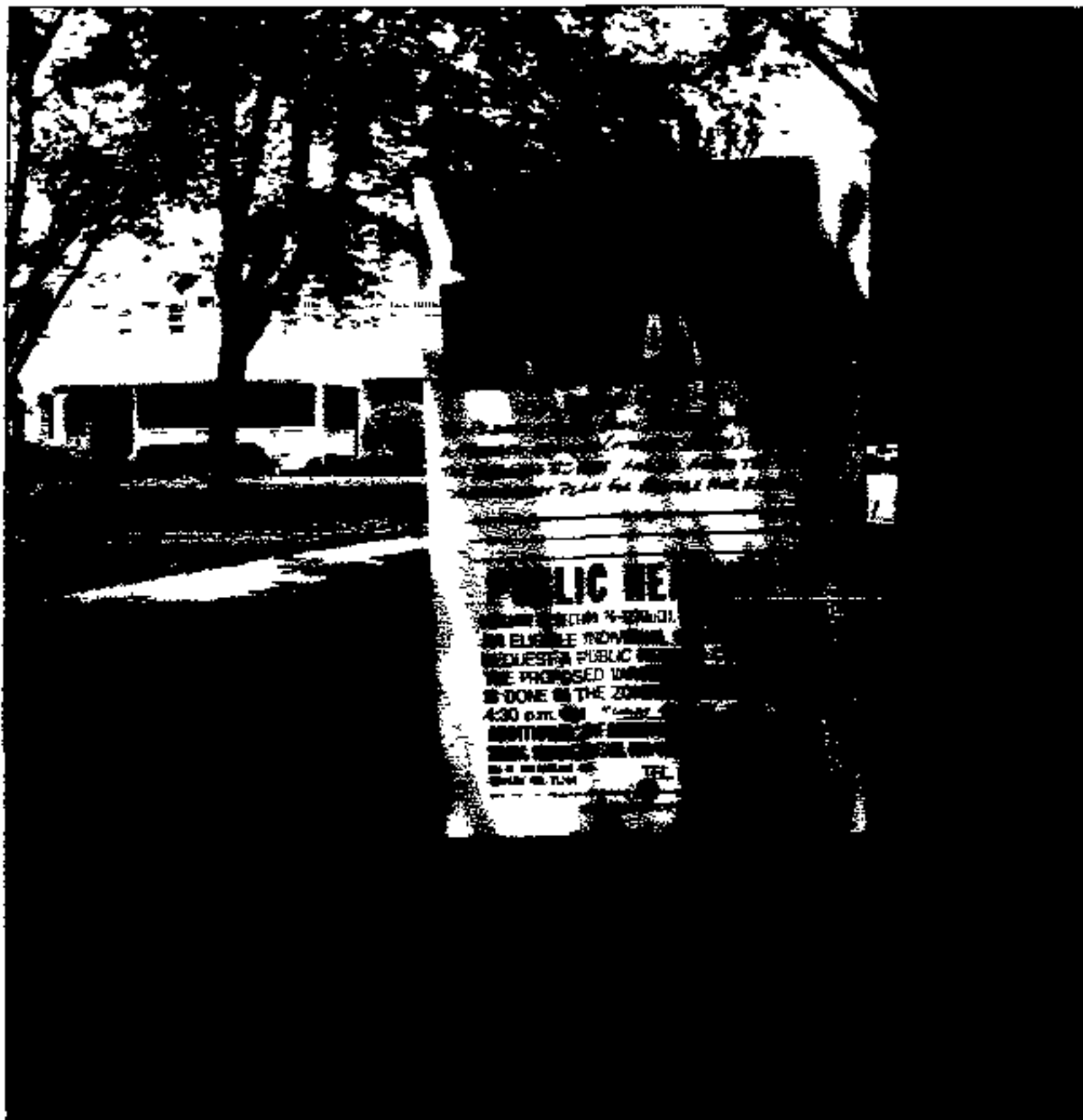
(Address)

Balto, MD 21237

(City, State, Zip Code)

(410)-933-9470

(Phone Number)



Martin Ogle
5/1/04

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 476 -A

Address 1518 Applecroft Lane

Contact Person: David Duval
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/14/04

Posting Date: 5/2

Closing Date: 5/17

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 04- 476 -A

Address 1518 Applecroft Lane

Petitioner's Name Frances & Janet Kelly

Telephone 410 252 3489

Posting Date: May 2, 2004

Closing Date: May 17, 2004

Wording for Sign: To Permit a side yard setback of 10 feet, for a proposed addition (attached garage), in lieu of the required 50 feet.

And to amend the Final Development Plan for Heather Hill, lot 22 only

WCR - Revised 6/28/00

**Department of Permits
Development Management**

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



Baltimore County

*James T Smith, Jr., County Executive
Timothy M. Kotroco, Director*

May 17, 2004

Francis X. Kelly
Janet Kelly
1518 Applecroft Lane
Hunt Valley, Maryland 21030

Dear Mr. and Mrs. Kelly:

RE: Case Number:04-476-A, 1518 Applecroft Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 2, 2004.

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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



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

April 28, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: April 26, 2004

Item No.: 470-481

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.

6. 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



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.26.04

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

RE: Baltimore County
Item No. 476 DD

Dear Ms. Matthews:

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: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street Baltimore, Maryland 21202 Phone: 410.545.0300 www.marylandroads.com



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: R. Bruce Seeley *RBS/jdo*
DATE: April 30, 2004
SUBJECT: Zoning Item # 04-476
Address 1518 Applecroft Ln

Zoning Advisory Committee Meeting of April 26, 2004

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

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

A well variance request must be submitted to Ground Water Management should the addition be less than 30ft. from the well.

Reviewer: Sue Farrenetti

Date: April, 30, 2004

S:\Devcoord\ZAC-SHELL 11-20-03.doc

ORDER RECEIVED FOR FILING
Date 5/28/04
By [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 28, 2004

RECEIVED

APR 30 2004

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 4-477 and 4-476 – 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

Division Chief:

Lynn Barber

MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 18, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For May 3, 2004
Item Nos. 470, 474, 475, 476, 477, 478,
and 480

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

RWB:CEN:jrb

cc: File

Falls Rd Applecreeft

1987 - Addition on house
to east - closer to property line
1st floor Master bedroom
Attach garage w/ Breezeway

Laura Thomas - Rough Sketch
410 - 433 - 4400

- Senator Kelly Fax 410-433-4719

make parhülle along side of property

Friday 10 Am 3/5/04

Melville Thomas Architects, Inc.

ARCHITECTURE & PLANNING

M E M O

DAVID DUVALL

KELLY RESIDENCE

03.24.04

TO

PROJECT

DATE

Dear Mr. Duvall,

I have enclosed the items that you have requested:

1. Photographs of the house and subject area.
2. Well and septic located on plat.
3. Total area of lot coverage: 5100 square feet.
4. Additional two copies of notarized application.
5. Additional check for filing fee.

Thank you,



Laura Melville Thomas, AIA, President

Xc: Janet and Frank Kelly

3/18/04

Dear

Can you work this
up for Sen. Kelly -
See me -
Caul

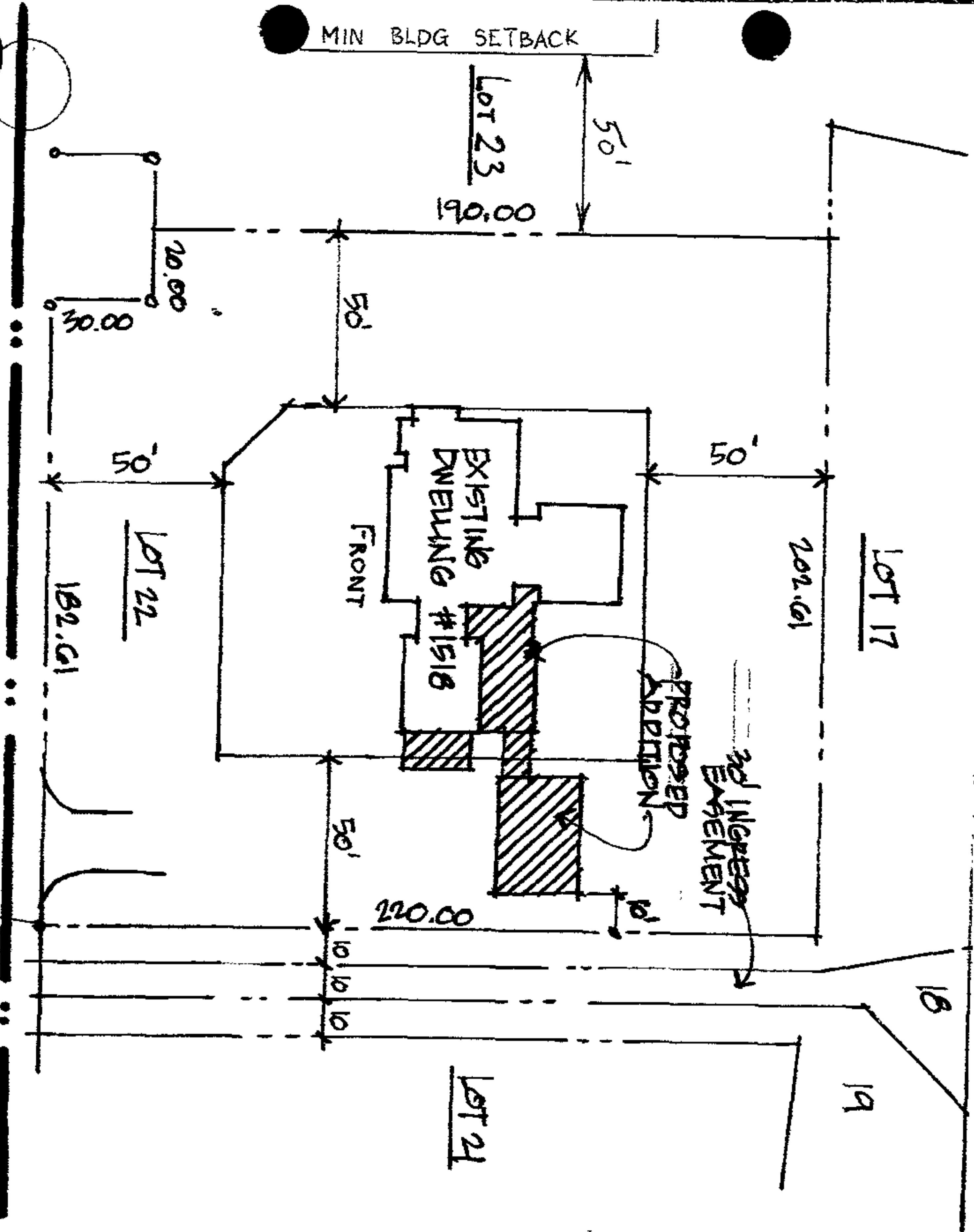
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1518 Applecroft Lane SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HEATHER HILL

PLAT BOOK # 55 FOLIO # 32 LOT # 22 SECTION #

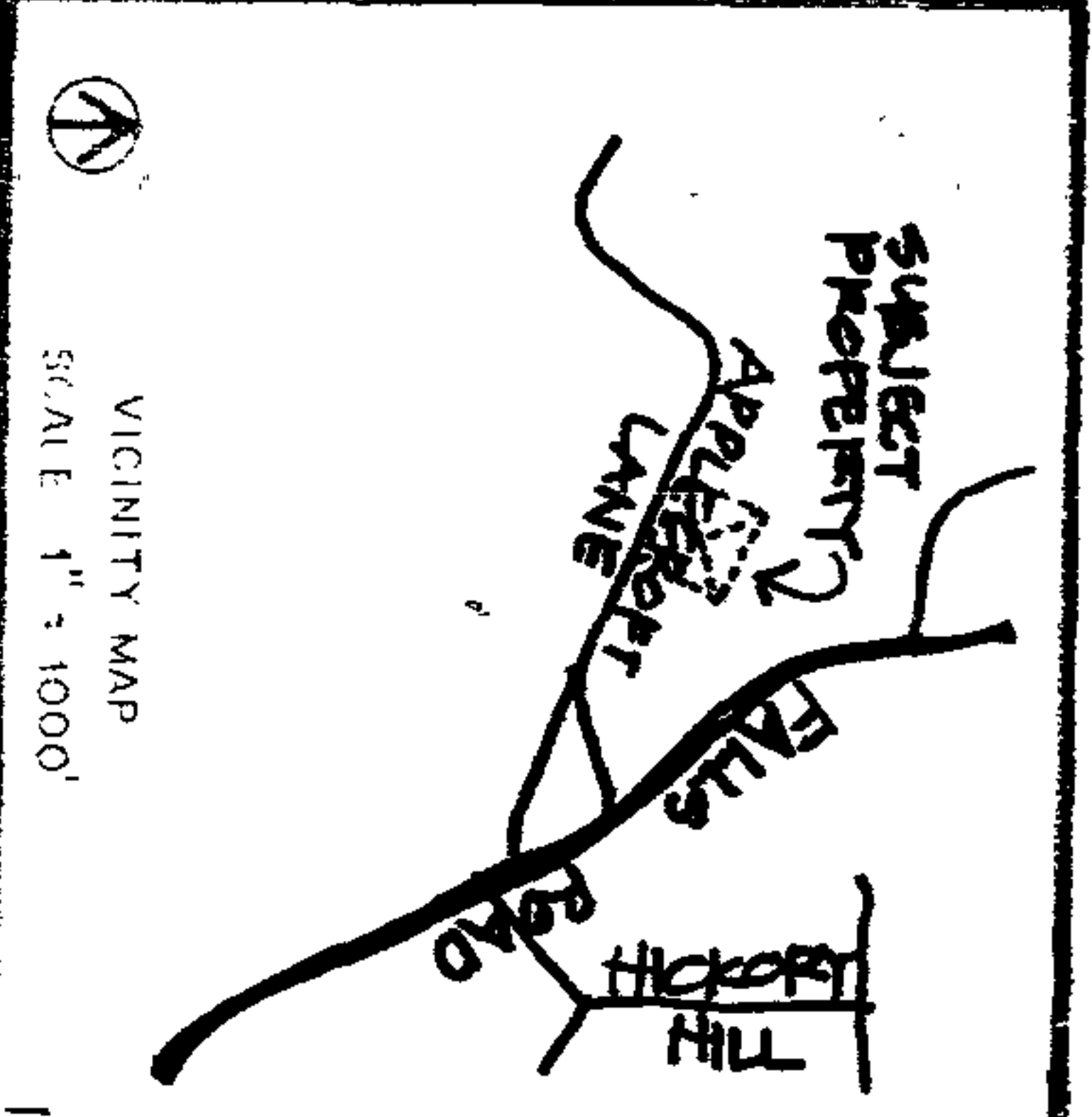
OWNER FRANCES & JANET KELLY



PREPARED BY: LMT NOPT 14

APPLECROFT LANE POB 820' +/- to Falls Rd

SCALE: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 8th

COUNCILMANIC DISTRICT 2nd

1" = 200' SCALE MAP # NW 15 D-E

ZONING RC 5

LOT SIZE 1.0095 ACRES SQUARE FEET

SEWER ☐ PUBLIC ☐ PRIVATE ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

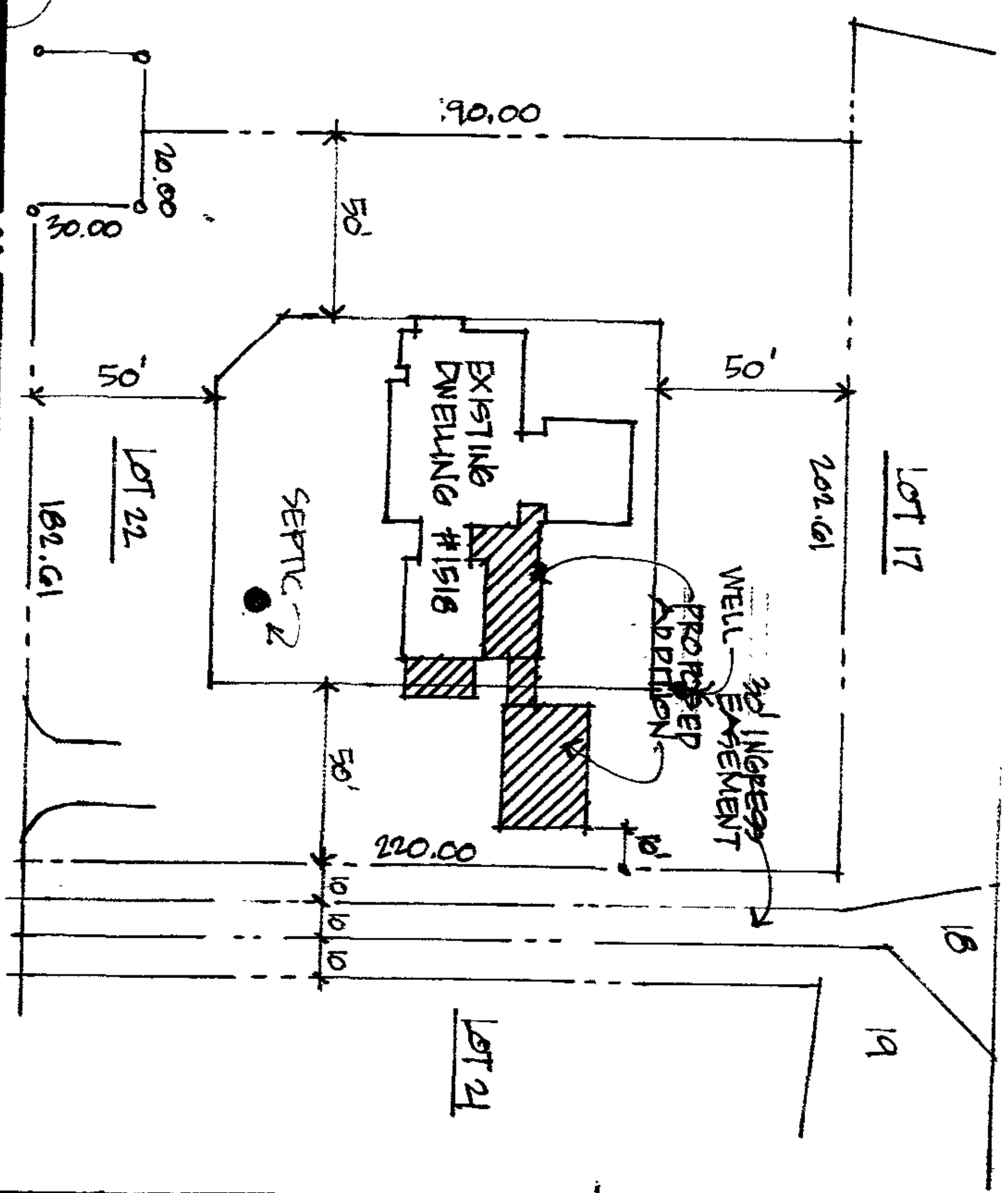
REVIEWED BY ITEM # 04-476-A

Ref #1

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

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

PROPERTY ADDRESS _____
 SUBDIVISION NAME _____
 PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____
 OWNER _____



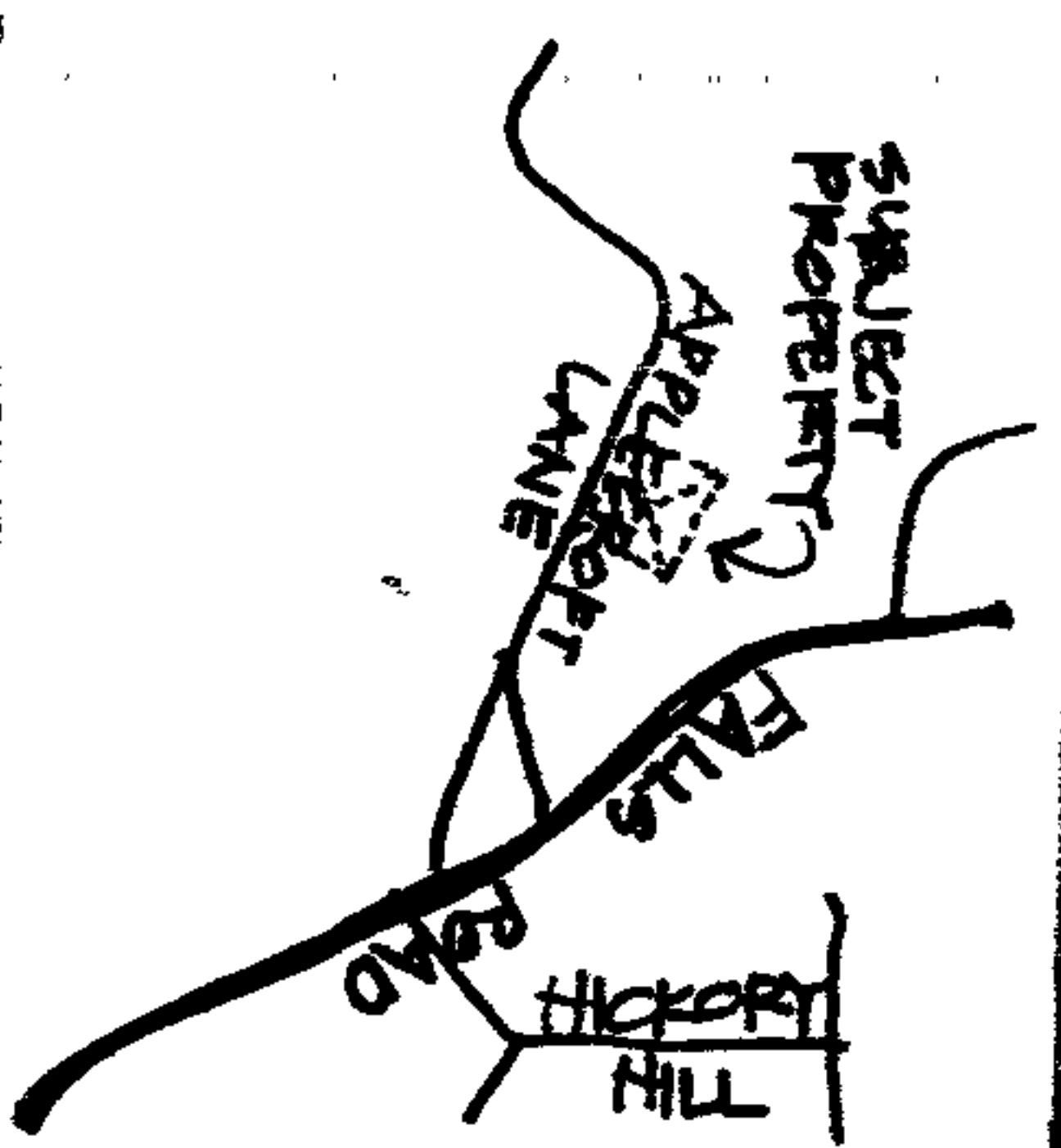
PREPARED BY: LMT

APPLECROFT LANE

SCALE: 1" = 50'



VICINITY MAP
 SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT

COUNCILMANIC DISTRICT

1" = 200' SCALE MAP #

ZONING

LOT SIZE

ACREAGE SQUARE FEET

SEWER

PUBLIC PRIVATE

WATER

☐

CHESAPEAKE BAY
 CRITICAL AREA

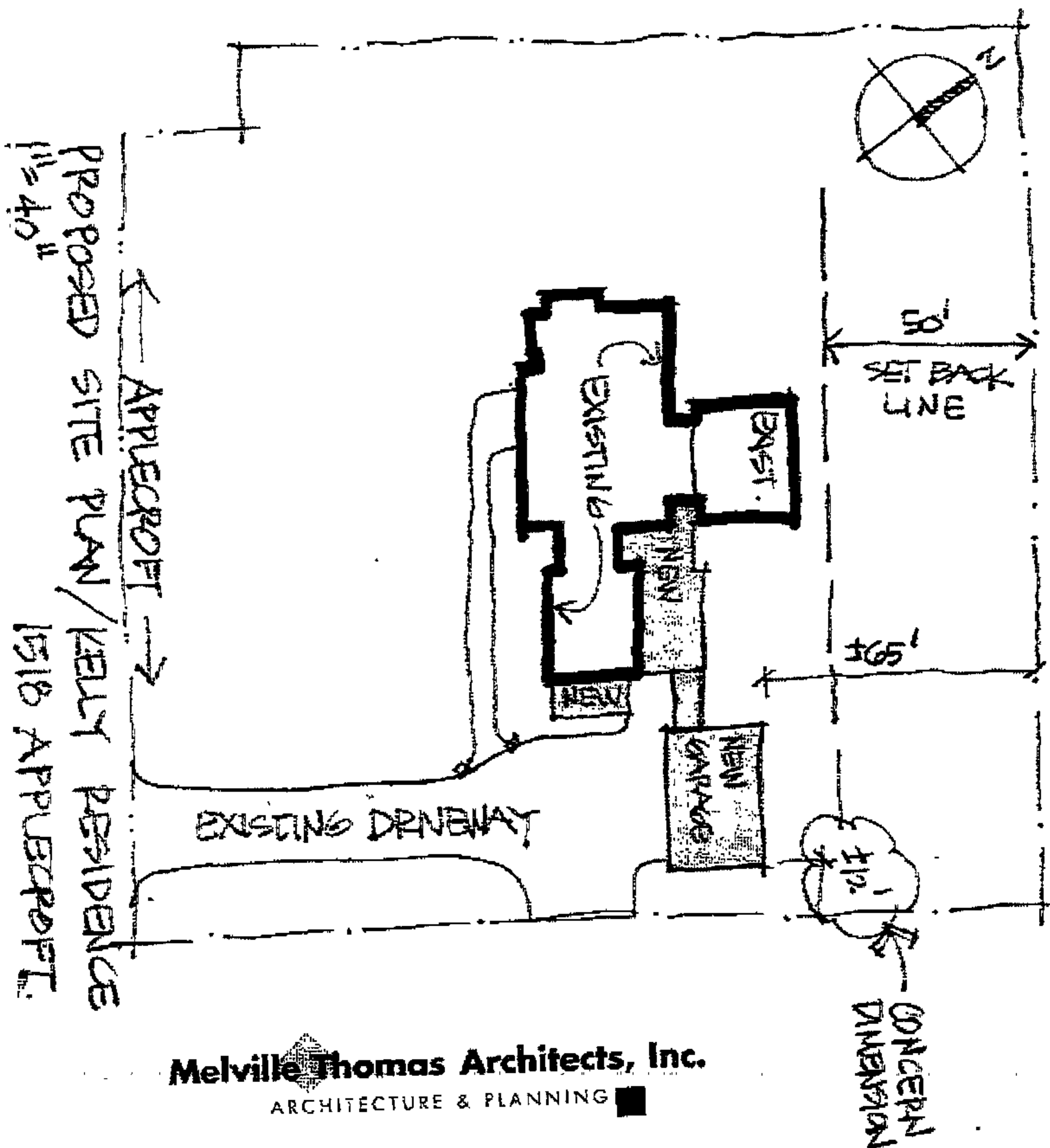
YES NO

100 YEAR FLOOD PLAIN
 HISTORIC PROPERTY/
 BUILDING

☐ ☐

PRIOR ZONING HEARING

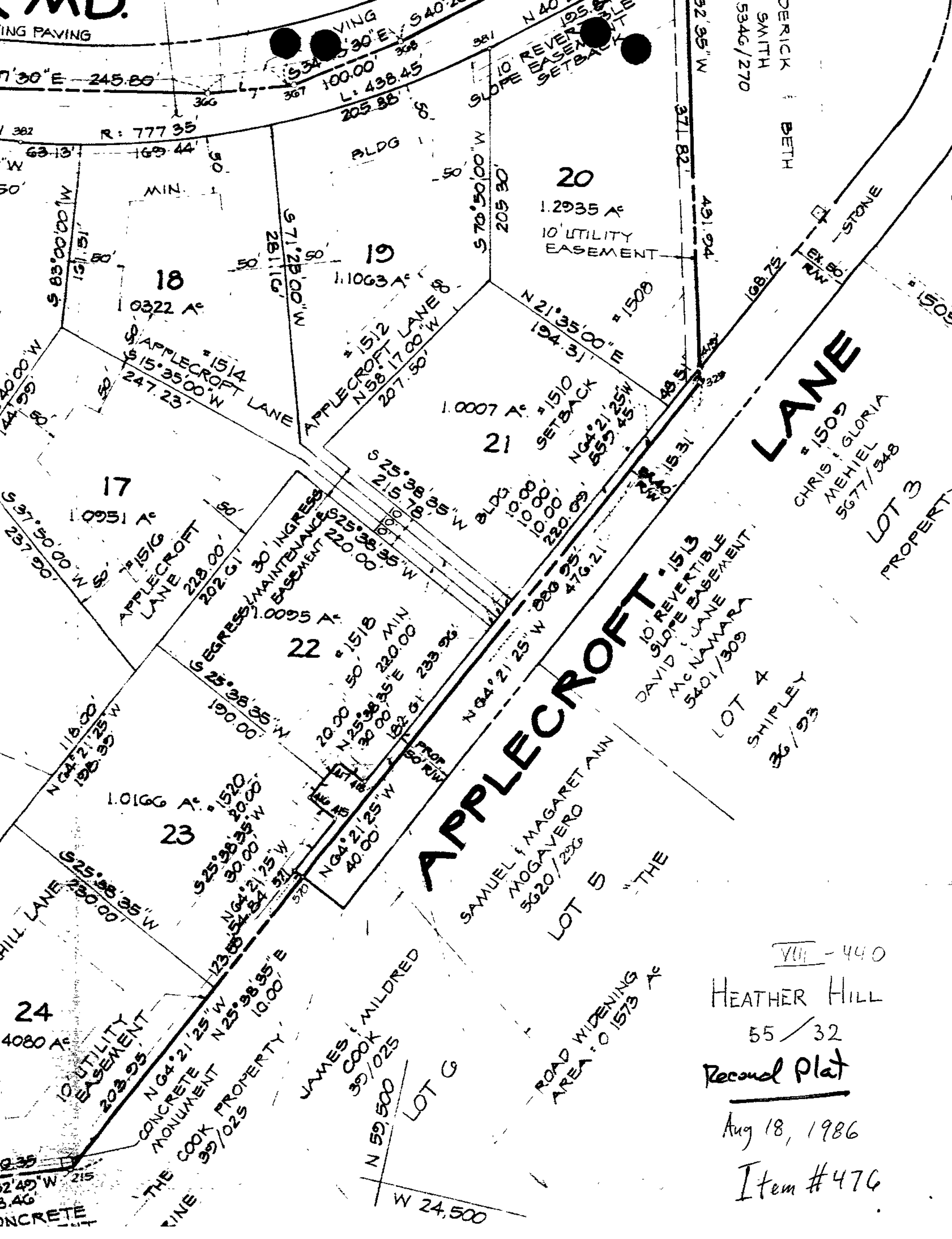
ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #



Melville Thomas Architects, Inc.
ARCHITECTURE & PLANNING

600 Wyndhurst Ave. n SUITE 243 - Baltimore, MD 21210
P: 410.433.4400 F: 410.433.4719
www.mtarch.com

Item # 476



VIII - 440
HEATHER HILL
55 / 32
Recond Plat
Aug 18, 1986
Item #476

APPLECROFT
SAMUEL & MAGARET ANN
MOGAVERO
5620/256
LOT 5 "THE

LANE

CHRIS GLORIA
MEHIEL
5677/348
LOT 3
PROPERTY

LOT 4
SHIPLEY
36/93

JAMES MILDRED
COOK
39/025
LOT 6

ROAD WIDENING
AREA: 0.1573 A^c

LOT 24
4080 A^c
10' UTILITY
EASEMENT
203.95'
CONCRETE
MONUMENT
THE COOK PROPERTY
39/025

LOT 23
1.0166 A^c
1520
525°38'35"W
30.00'
N 25°38'35"E
10.00'

LOT 22
1.0095 A^c
1518
20.00'
N 25°38'35"E
220.00'
MIN
182.61' 233.96'

LOT 17
0951 A^c
1516
37°50'00"W
237.90'
APPLECROFT
LANE
228.00'
202.61'

LOT 18
0322 A^c
1514
15°35'00"W
247.23'
MIN.
169.44'

LOT 19
1.1063 A^c
1512
158.17'00"W
207.50'
APPLECROFT
LANE

LOT 20
1.2935 A^c
10' UTILITY
EASEMENT
1.0007 A^c
1510
SETBACK
N 21°35'00"E
194.31'

LOT 21
1.0007 A^c
1510
SETBACK
N 21°35'00"E
194.31'

DERICK SMITH
5346/270
BETH
STONE
431.94'
371.82'

W 8' 7" 1516
APPLECROFT
LANE
228.00'

4' LANE
APPLE

202.61'
30' INGRESS
EGRESS MAINTENANCE
EASEMENT
225°38'35"W
220.00'
190.00'
25°38'35"W
1518
50' MIN.
20.00' 220.00'
N 25°38'35"E
30.00' 233.96'
182.61'

S 25°38'35"W
215.78'

N 64°21'25"W
40.00'

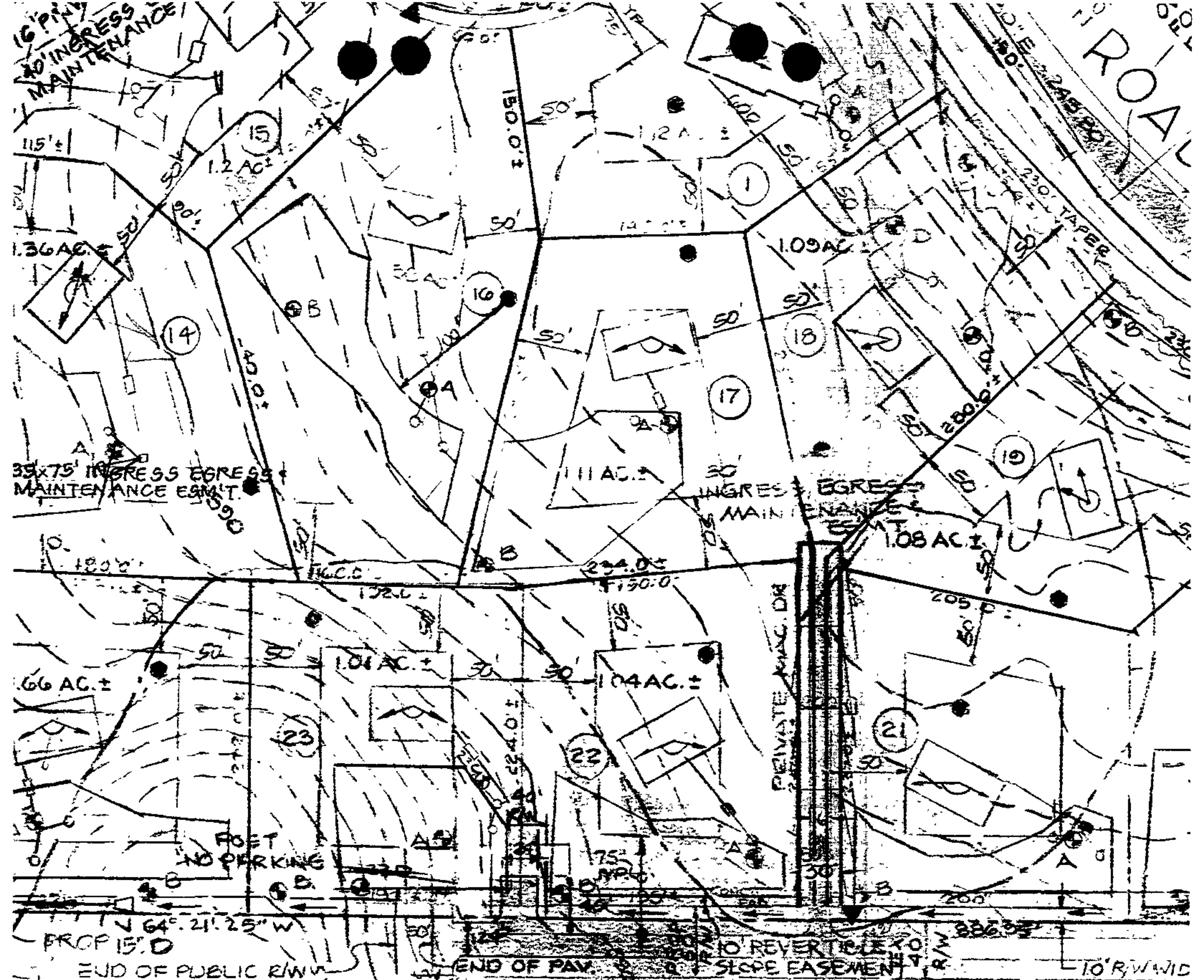
30' R/W
PROP.

N 64°21'25"W 880 4'

Recond Plat

Item # 476

APPLECROFT



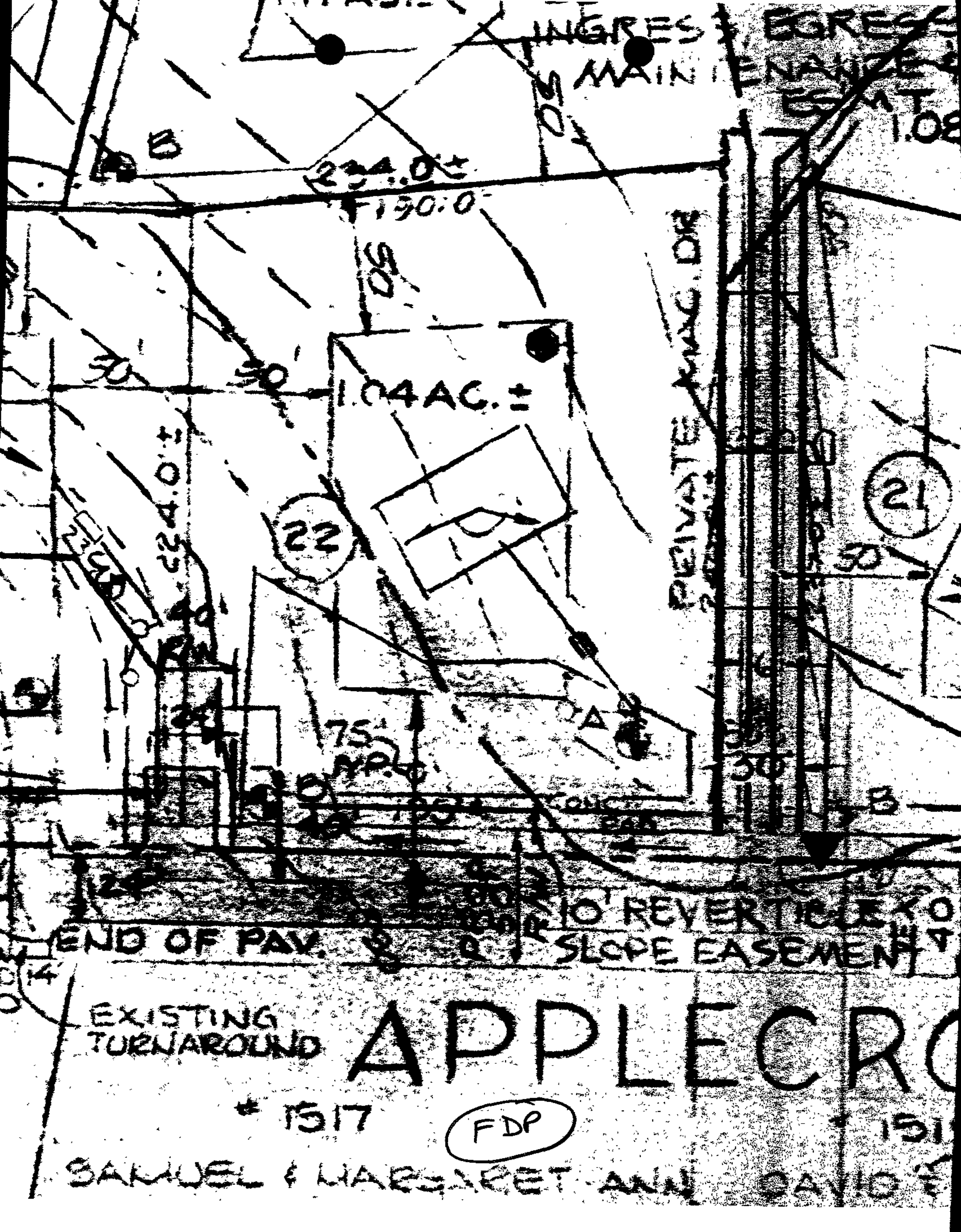
EXISTING TURNAROUND
 * 1517
 SAMUEL & MARGARET ANN
 MOGAVERO
 5620 / 236
 EX.DNG.
 WELL LOC.
 TOWARDS REAR OF PROP.
 C.O.
 SHIPLEY
 1515 WELL
 DAVID & JANE
 VERANARA EX.
 5401 / 300 DNG.
 CHRIS

#1521
 JAMES & MILDRED COOK
 VACANT
 39/025
 ZONED RC-5
 PROP 15'D
 END OF PUBLIC R/W
 PROP SWALE

FDP
 X 2.45

OWNER
 HEATHEN
 15 CHARL
 BALTIMO
 (301) 72

Item #476



INGRES
MAIN

EGRESSE
ENLARGED
ESTAT
1.08

234.0 ±
190.0

1.04 AC. ±

PRIVATE MAC. DR

22

21

75
AP. 50

END OF PAV.

NO REVERTIBLE
SLOPE EASEMENT

EXISTING
TURNAROUND

APPLECRO

* 1517

FDP

SAMUEL & MARGARET ANN - DAVIS

EX DWG
NOREN A
TIDWELL
5729/43

NOTE: THERE IS NO LOT
2 ON THIS SITE

NO SCALE

21. THIS DEVELOPMENT PLAN IS
COUNTY ZONING REGULATION
(SUBJECT TO COVENANTS A
COMMISSIONER BASED ON
ZONING REGULATIONS THE
POLICY, DENSITY AND BUT
DELINEATED IN THE REGC
PARCEL OF THIS TRACT THE
DENSITY TO SUPPORT DWE
NOT BE FURTHER DIVIDED,
FOR ADDITIONAL DWELLING
THAN THAT INDICATED PR
UTILIZATION WILL HAVE O
IS CONSTRUCTED AND TRA
OF OCCUPANCY
22. PARCELS A, B & C ARE
DEVELOPMENT.

MD. RTE. 251

ADT=137

HAND PUMP WELL
(NOT IN USE)

WELL

PAY

100 STREET

KENNETH & ELLEN DIX

THOUGHTFUL

ST. / 5001

1501

CHRIS & GLORIA MEHIEL

8677/548

WELL

PROPERTY

36/093

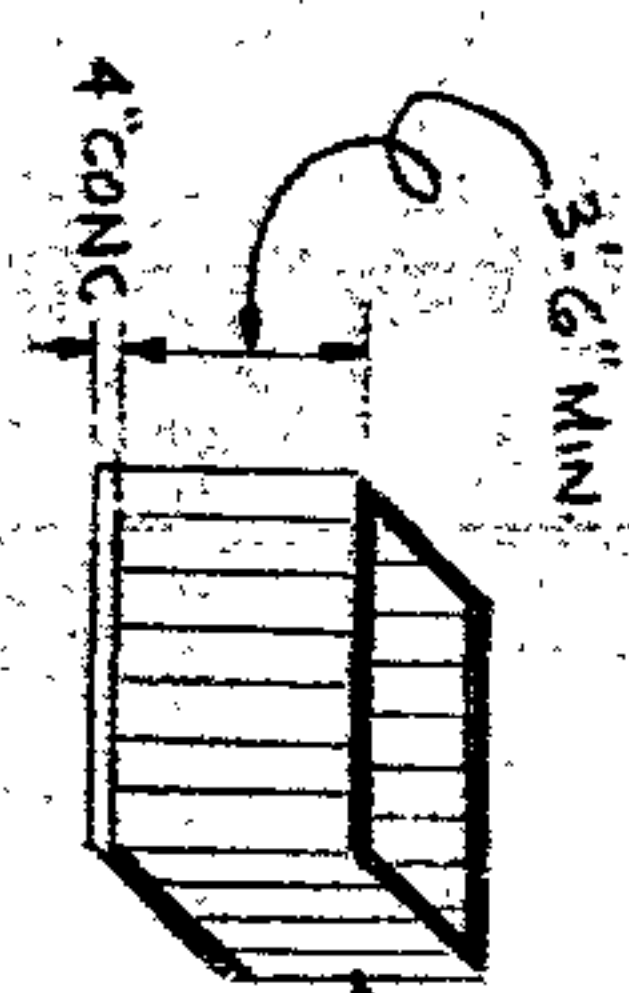
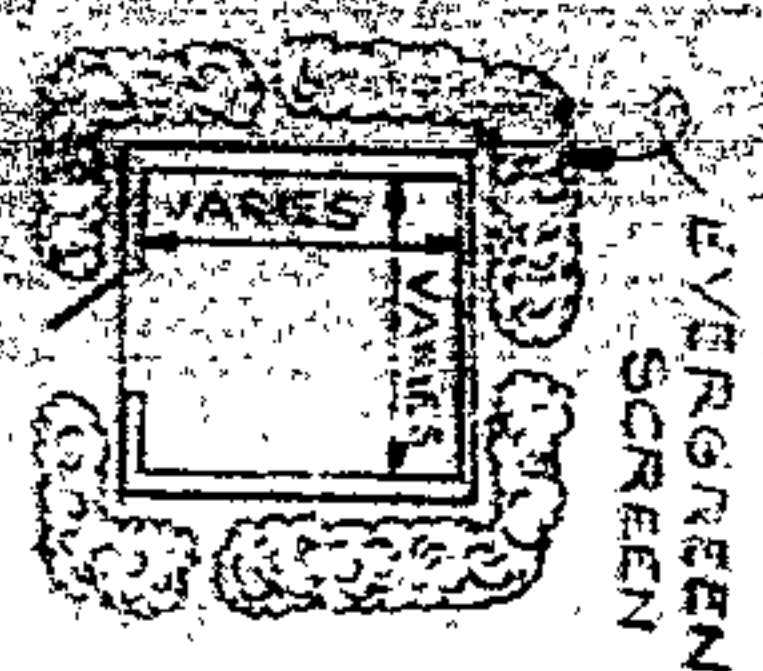
SECTION

E 203

2/201

FALLS ROAD

FINAL DEVELOPMENT PLAN "HEATHER HILL"



5' x 6" VERTICAL
BOARDS TREATED
OR PAINTED

FD

DETAIL FOR REFUSE CONTAINERS

NOT TO SCALE

PUBLIC SERVICES ORG N:06002

Item #470

MARK GANN
2738/304

POSSIBLE
DEVELOPMENT
FUTURE

(3)

ZONES 20-5

TOP OF DAM 560.0

20' DRAINAGE
EASEMENT FOR
S.W.M. OUTFALL

MLC3
MLC2

550

(1)

N. 60,000

N. 25,000

OFFICE OF PLANNING AND ZONING
APPROVED BY:

P. Fields
DIRECTOR
Carl Jable
ZONING COMMISSIONER

12 Aug 86
DATE

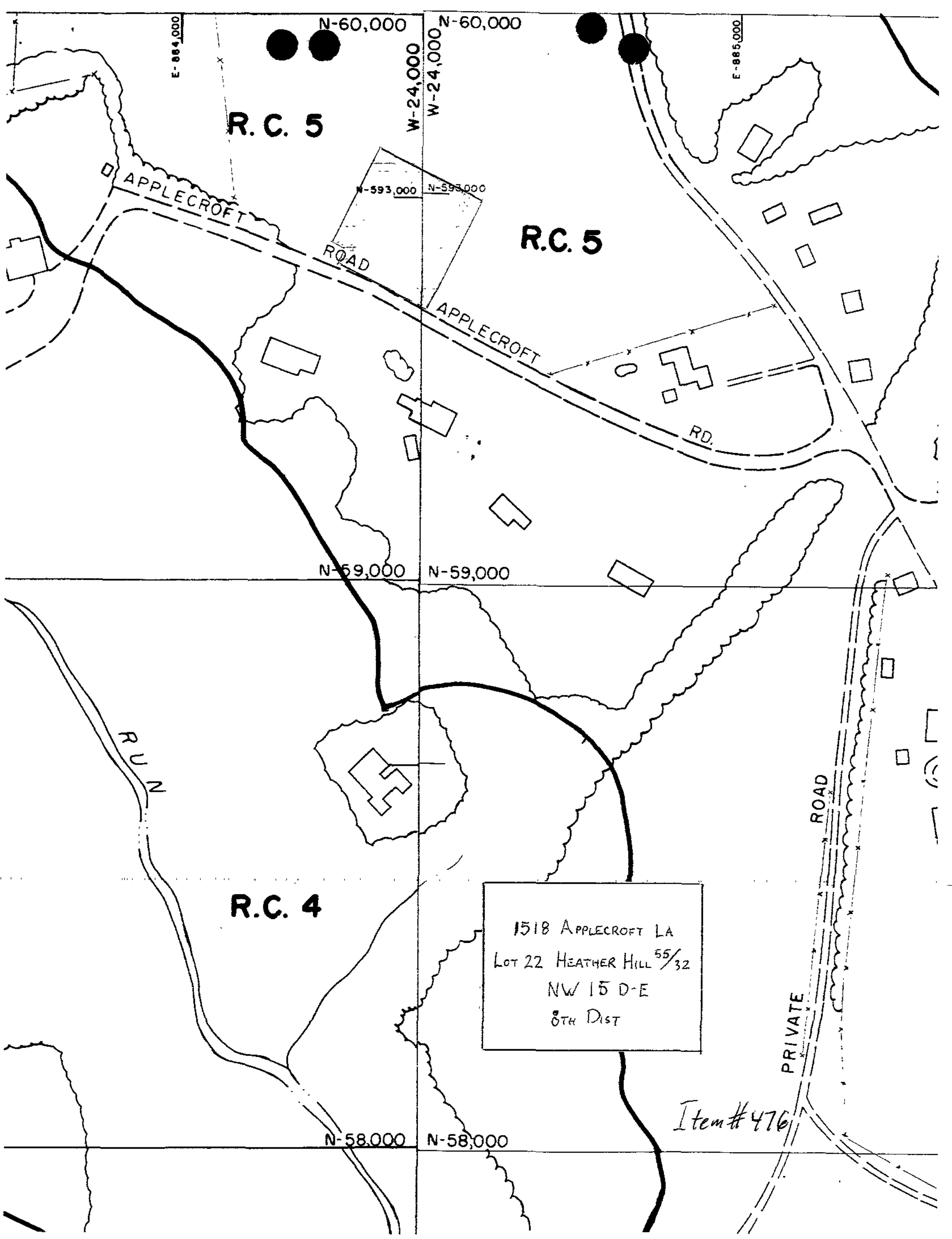
8/15/86
DATE

FDP

Item # 476

DATE	REVISIONS
5-8-86	DEVELOPMENT BOUNDARY 4410381, 514 116-24 105
6-1-86	ADD SWALE & CO. SYSTEM TO S.W.
6-1-86	FOR SEPTIC AREAS AS PER HEALTH DEPT

KID



R.C. 5

R.C. 5

R.C. 4

1518 APPLECROFT LA
LOT 22 HEATHER HILL ⁵⁵/₃₂
NW 15 D-E
8TH DIST

Item # 476

KELLY RESIDENCE 1518 APPLECROFT LANE



EXISTING GARAGE & LOCATION OF
NEW GARAGE AT END OF DRIVEWAY



TREE BUFFER TO REMAIN.
Item # 470

KEULT RESIDENCE

1518 APPLECROFT LANE



LOT #21 TO EAST



LOOKING NE / NEIGHBORING DRIVENET
TO LOTS #18 + #19
Item # 470

KELLY RESIDENCE 1518 APPLECROFT LANE



LOOKING NE/DRIVENAT TO REMAN
NEW GARAGE WILL BE A END. Item #476

KELLY RESIDENCE 1518 APPLECROFT LANE



VIEW TO SOUTH FROM LINE OF
NEW GARAGE DOORS (EXIST. DRIVEWAY)



EXIST. GARAGE - VIEW TO SOUTHWEST
Item #476