

IN RE: PETITION FOR ADMIN. VARIANCE
NE/S of Jonathans Court
200 ft. NE of Falls Road
8th Election District
3rd Councilmanic District
(8 Jonathans Court)

Tamara & Randall E. McMonigle
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-515-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, Tamara and Randall E. McMonigle. The variance request is for property located at 8 Jonathans Court in the Hunt Valley area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a detached accessory structure to be built in the side yard in lieu of the rear yard. 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 on June 7, 2004, 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.

ORDER RECEIVED FOR FILING

Date

By

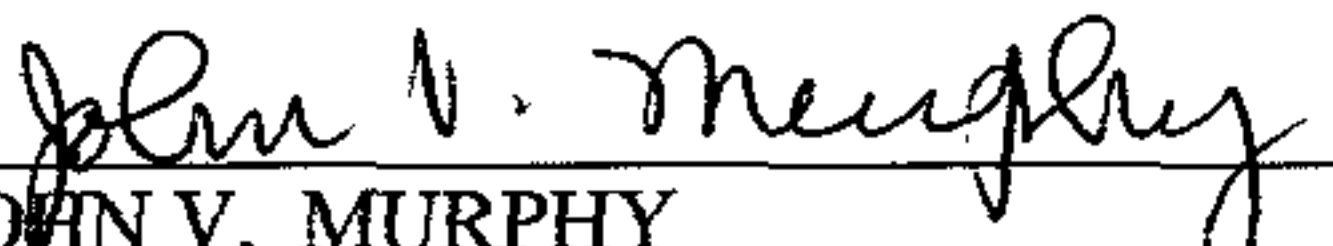
7/2/04

Dr. J. J. J.

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 2 day of ^{July} ~~June~~, 2004, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a detached accessory structure to be built in the side yard in lieu of the rear yard, 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.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date

7/2/04

By



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

June 30, 2004

Mr. & Mrs. Randall E. McMonigle
8 Jonathans Court
Hunt Valley, Maryland 21030

Re: Petition for Administrative Variance
Case No. 04-515-A
Property: 8 Jonathans Court

Dear Mr. & Mrs. McMonigle:

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 black ink that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8 Jonathan's Ct. Hunt Valley, Md 21031
which is presently zoned RC4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 TO PERMIT A DETACHED

ACCESSORY STRUCTURE TO BE BUILT IN THE SIDE YARD IN
LIEU OF THE REAR YARD

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:

Randall E. McMonigle
Name - Type or Print

[Signature]
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 10/25/01 day of October, 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):

Randall E. McMonigle
Name - Type or Print

[Signature]
Signature

TAMCA McMonigle
Name - Type or Print

[Signature]
Signature

8 Jonathan's Ct 410-561-5067
Address Telephone No.

Hunt Valley MD 21031
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By [Signature] Date 06-06-04

Estimated Posting Date 06-13-04

CASE NO. 04-515-A

REV 10/25/01

ORDER RECEIVED FOR FILING

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

8 Jonathan's Ct.
Address
Huntville MD 21030
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):

I cannot build the said garage in my backyard because of the following reasons:

- A. I have an existing pool that does not allow room for a driveway to the garage.
- B. The slope is very steep on the backyard to where it is unbuildable.
- C. The level part that I do have is where my septic system is.
- D. The left side of my house has a grade that is slopped and has a drainage and utility easement. The slope goes from the front of the house all the way to the back of the property
- E. The driveway and the lay of my house only works to the right side due to my mobility. I broke my left ankle some years ago due to the sloping. I don't do unleveled areas such as slopes very well.

I would prefer easy access from my house to the garage. All the properties in my area have at least three acres, my closest neighbor would be in line with the garage is over 400 feet away. The garage would not be visible from their home due to the pine trees that block the property view. None of the said trees will be touched during the construction of the 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]
Signature

[Signature]
Signature

Randall E. McMonagle
Name - Type or Print

JAMBA McMonagle
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of May, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Steven Pierce
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Steven Pierce
Notary Public

My Commission Expires Dec My Comm. Exps. Dec, 2007

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

8 Jonathan Ct
Address
Hunt Valley md 21030
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):

I cannot build the said garage in my backyard because of the following reasons:

- A. I have an existing pool that does not allow room for a driveway to the garage.
- B. The slope is very steep on the backyard to where it is unbuildable
- C. The level part that I do have is where my septic system is.
- D. The left side of my house has a grade that is sloped and has a drainage and utility easement. The slope goes from the front of the house all the way to the back of the property
- E. The driveway and the lay of my house only works to the right side due to my mobility. I broke my left ankle some years ago due to the sloping; I don't do unlevelled areas such as slopes very well.

I would prefer easy access from my house to the garage. All the properties in my area have at least three acres, my closest neighbor would be in line with the garage is over 400 feet away. The garage would not be visible from their home due to the pine trees that block the property view. None of the said trees will be touched during the construction of the 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.

Randall E. McMonigle
Signature

Randall E. McMonigle
Name - Type or Print

Tamara McMonigle
Signature

Tamara McMonigle
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of May, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Steven Pierce
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Steven Pierce
Notary Public

My Commission Expires My Comm. Exps. Dec. 2007



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8 Jonathans Ct. Hunt Valley Md 21030
which is presently zoned _____

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 To Permit A Detached

Accessory Structure To Be Built In The Side Yard In View Of The Rear Yard.

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:

Randall E. McManis
Name - Type or Print

[Signature]
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):

Randall E. McManis
Name - Type or Print

[Signature]
Signature

Rand. Tamra McManis
Name - Type or Print

Tamra McManis
Signature

8 Jonathans Ct. 410-561-5067
Address Telephone No.

Hunt Valley, MD 21030
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-SIS-A

REV 10/25/01

Reviewed By 8021 Date 05-06-04

Estimated Posting Date 06-13-04

ZONING DESCRIPTION FOR 8 Jonathans Ct, Cockeysville, Maryland
(address)

Beginning at a point on the northeast side of
(north, south, east or west)

Jonathans Ct which is 50'
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 200' northeast of the
(number of feet) (north, south, east or west)

Eastside
centerline of the nearest improved intersecting street Falls Road
(name of street)

which is RW varies wide. *Being Lot # 71
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of Jonathans Delight
(name of subdivision)

as recorded in Baltimore County Plat Book # 391, Folio # 113,

containing 4.21 acres. Also known as 8 Jonathans Ct
(square feet or acres) (property address)

and located in the 8 Election District, 3 Councilmanic District.

04-515-17.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 36030

DATE 05/06/04 ACCOUNT CEC010010150

AMOUNT \$ 65.00

RECEIVED FROM RENTAL MISC

FOR RENTAL (Abraham)

5000 WILSONS CT.

DISTRIBUTION
WHITE CASHIER PINK AGENCY YELLOW CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
5/07/2004 5/06/2004 15156142

REQ NO. 011 WALKIN JRIC JNR
RECEIPT # 186045 5/06/2004 DT:1

RENT B 528 ZONING VERIFICATION
X NO. 03A030

Receipt for \$65.00
\$65.00 CR \$4.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date JUNE 14, 2004

RE: Case Number 04-515-A

Petitioner/Developer RANDY MCMONIGLE

Date of Hearing/Closing JUNE 28, 2004

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 8 JONATHANS COURT

The sign(s) were posted on June 7, 2004

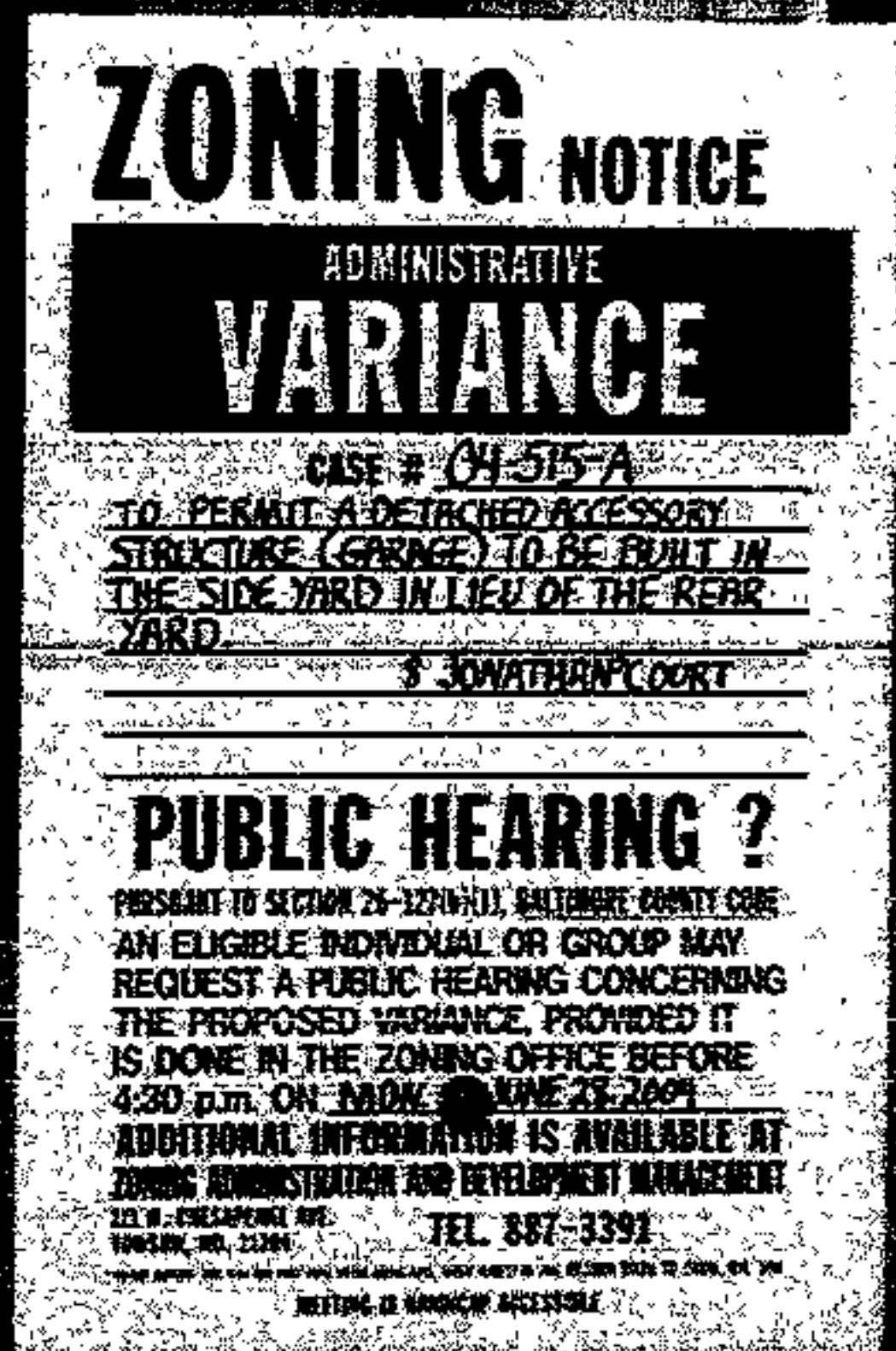
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

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



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 515. -A Address #8 JONATHAN'S CT.
Contact Person: SONIA R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name 06-01-04 06-13-04 06-28-04
Filing Date: 06-01-04 Posting Date: 6-13-04 Closing Date: 6-28-04

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- 515 -A Address #8 JONATHAN'S CT.
Petitioner's Name RANDALL E. McMONIGLE Telephone 410-561-5067
Posting Date: 06-13-04 Closing Date: 06-28-04
Wording for Sign: To Permit A GARAGE IN THE SIDE YARD

WCR - Revised 6/28/00

**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: 04-515-A
Petitioner: Randall E. McMonigle + Tanna S. McMonigle
Address or Location: 8 Jonathan Ct. Huntley Md 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: Randall E. McMonigle
Address: 8 Jonathan Ct. Huntley Md 21030

Telephone Number: 410-561-5067

Revised 2/20/98 - SCJ

04-515-A

**Department of Permits and
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

June 1, 2004

Randall McMonigle
8 Jonathan's Court
Hunt Valley, Maryland 21030

Dear Mr. McMonigle:

RE: Case Number:04-515-A, 8 Jonathan's Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 6, 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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

May 18, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: May 18, 2004

Item No.: 495, 502-511, 513-515, 517

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.

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 2, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For May 24, 2004
Item Nos. 502, 503, 507, 508, 509,
512, 513, 514, 515, and 517

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

RWB:CEN:jrb

cc: File

*New Closing Date
6/10/04 (?)*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 20, 2004

RECEIVED

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

MAY 21 2004

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 4-515 – 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:

John L. Latham

MAC/LL



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.17.04

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

RE: Baltimore County
Item No. 515 JRA

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

May 6, 2004

Mr. & Mrs. Kumar

12 Jonathans Ct.

The McMonigle's at 8 Jonathon's Court are building a garage on their property. The undersigned have no objections to the said garage being built.

Sanjay

Renuka Kumar

May 6, 2004

Soudabeh Soleimanpour6 Jonathon Ct

The McMonigle's at 8 Jonathon's Court are building a garage on their property. The undersigned have no objections to the said garage being built.

Molamagrou
Hamid Torabi

May 6, 2004

Mr. & Mrs. Lee

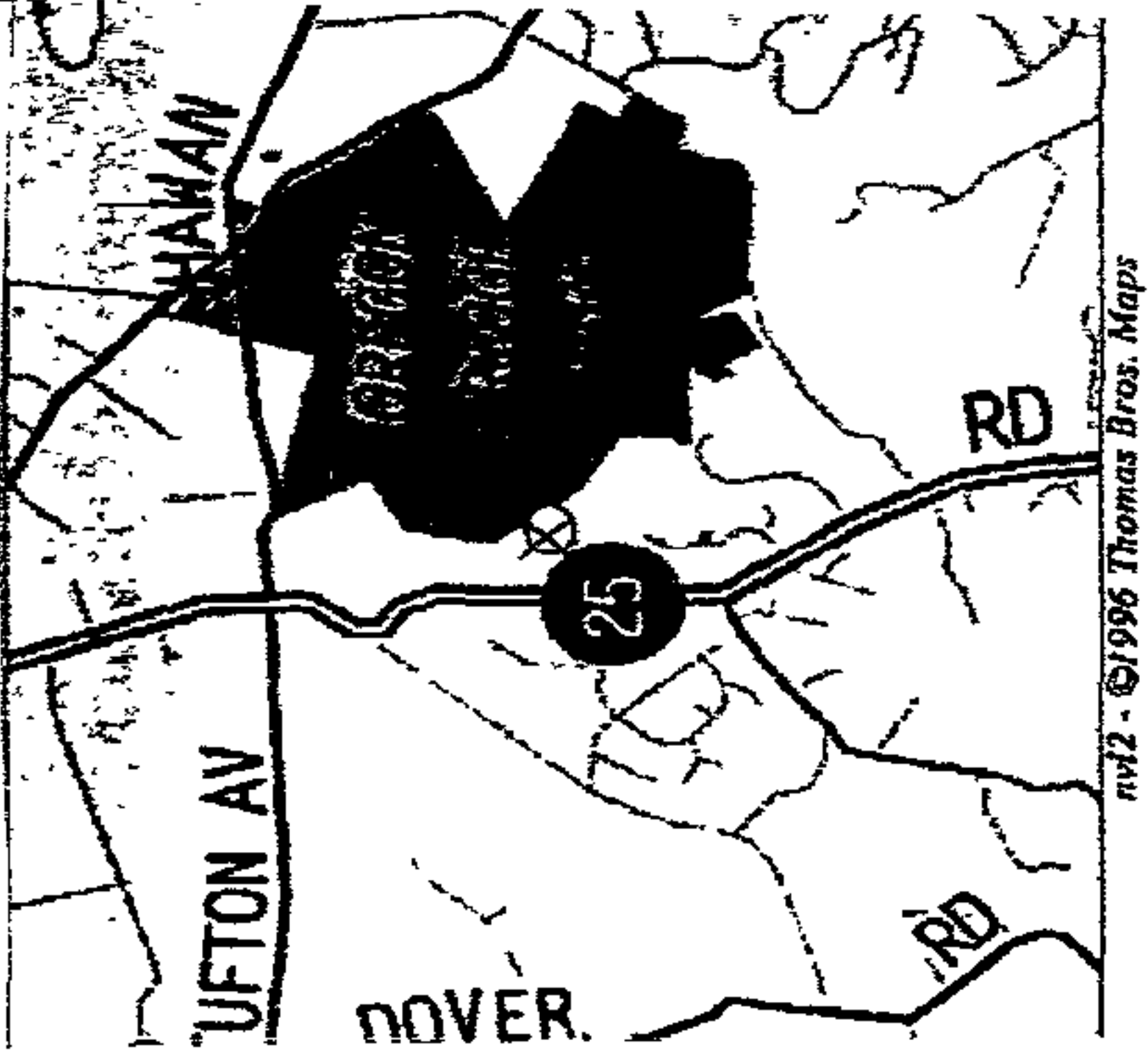
10 Jonathans Ct.

The McMonigle's at 8 Jonathon's Court are building a garage on their property. The undersigned have no objections to the said garage being built.

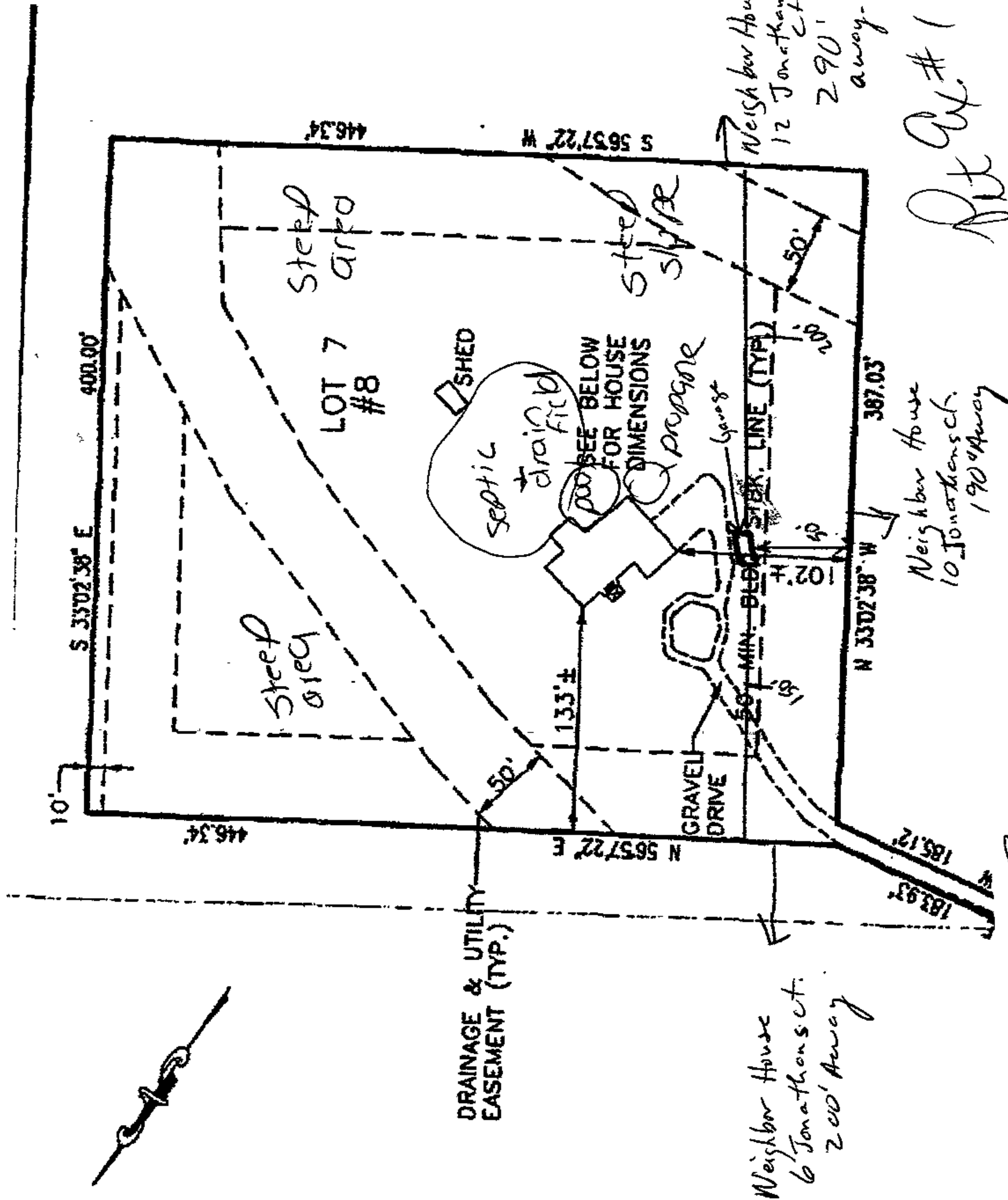
PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

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

PROPERTY ADDRESS 8 Jonathans Ct
 SUBDIVISION NAME Jonathans Delight
 PLAT BOOK # 39 FOLIO # 113 LOT # 7 SECTION # 7
 OWNER Randall & TAMEA MERRICK



nd2 - ©1996 Thomas Bros. Maps



ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # NW 18 E

ZONING RC 4

LOT SIZE 4.01 ACRES

SQUARE FEET

PUBLIC ☐ PRIVATE ☒

SEWER ☐

WATER ☐

YES ☐ NO ☒

CHESAPEAKE BAY CRITICAL AREA

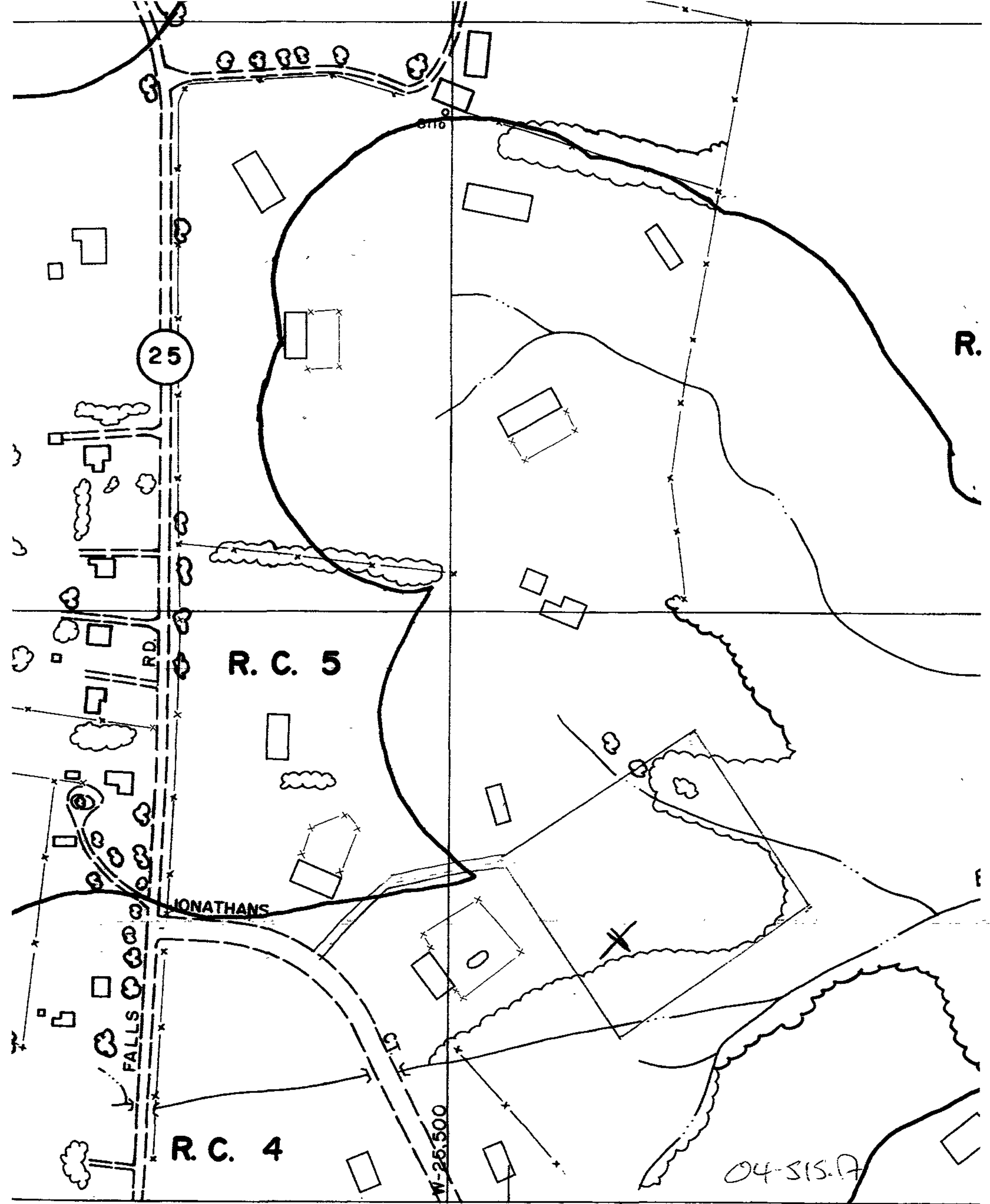
100 YEAR FLOOD PLAIN

HISTORIC PROPERTY / BUILDING

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
 REVIEWED BY 1557 ITEM # 104515.7 CASE #

PREPARED BY Randall & Merrick SCALE OF DRAWING: 1" = 100 feet



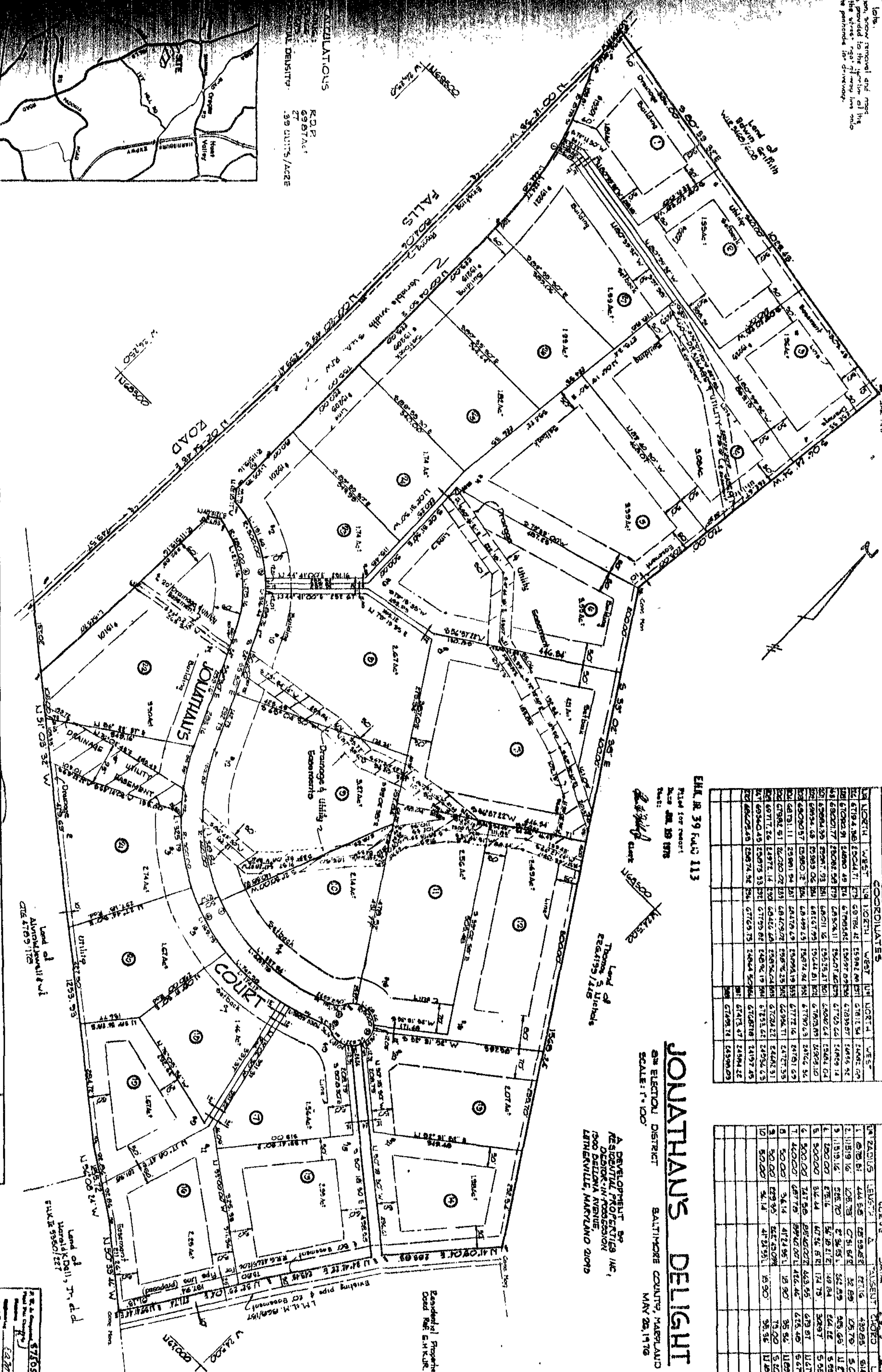
W. 18-E

SCALE

●" = 200' ±

LOCA'

For the 1975 collection, snow removal and road salt application was provided to the ignition of the trees and the wire + road + road line only. The penitents in driveway.



COORDINATES								
	NORTH	EAST	NORTH	WEST	UT	NORTH	WEST	
1	41 6119.45	25044.71	713	6108.42	15982.40	371	6101.54	15945.09
2	61092.99	25080.49	374	61005.65	15957.03	676	6105.92	15975.52
3	61002.17	25032.50	379	61004.11	15947.63	677	6102.64	15945.04
4	61004.35	25037.53	381	61011.16	15935.37	381	61002.64	15930.04
5	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
6	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
7	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
8	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
9	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
10	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
11	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
12	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
13	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
14	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
15	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
16	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
17	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
18	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
19	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
20	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
21	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
22	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
23	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
24	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
25	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
26	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
27	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
28	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
29	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
30	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
31	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
32	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
33	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
34	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04
35	61004.35	25037.53	384	61017.93	15932.41	381	61004.35	15930.04

C	CURVES	DATA		C
		A	TAKE-UP	
1	2	3	4	5
1	240.05	145.57	25.9455	439.05
1	240.51	144.52	25.9455	439.05
2	11519.16	1205.73	67.51.67 E	50.70.17 W
3	11519.16	1205.73	67.51.67 E	50.70.17 W
4	1200.00	1275.16	54.49.21 E	149.64
5	2000.00	314.14	47.46.15 E	174.75
6	2000.00	147.05	105.40.02 E	463.95
7	4400.00	435.70	109.40.07 E	112.46
8	500.00	34.14	47.24.55 E	35.54
9	500.00	479.50	444.40.08 E	13.00
10	500.00	34.14	47.24.55 E	35.54

ENCL. NO 39 FWD 113

JONATHAN'S DELIGHT

2ND ELECTION DISTRICT
SCALE: 1" = 100'
MAY 25, 1976

SCALE: 1" = 100'

MAY 25, 1976

A DEVELOPMENT BY
RESIDENTIAL PROPERTIES, INC.,
DEVELOPER-IN-POSSESSION
1300 DELLONA AVENUE,
LETHBRIDGE, MARYLAND 21093

Resident of Properties Inc.
Dated Ref: E.H.K.U.R. 0477-014

M.C.A. ENGINEERING CORPORATION

1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

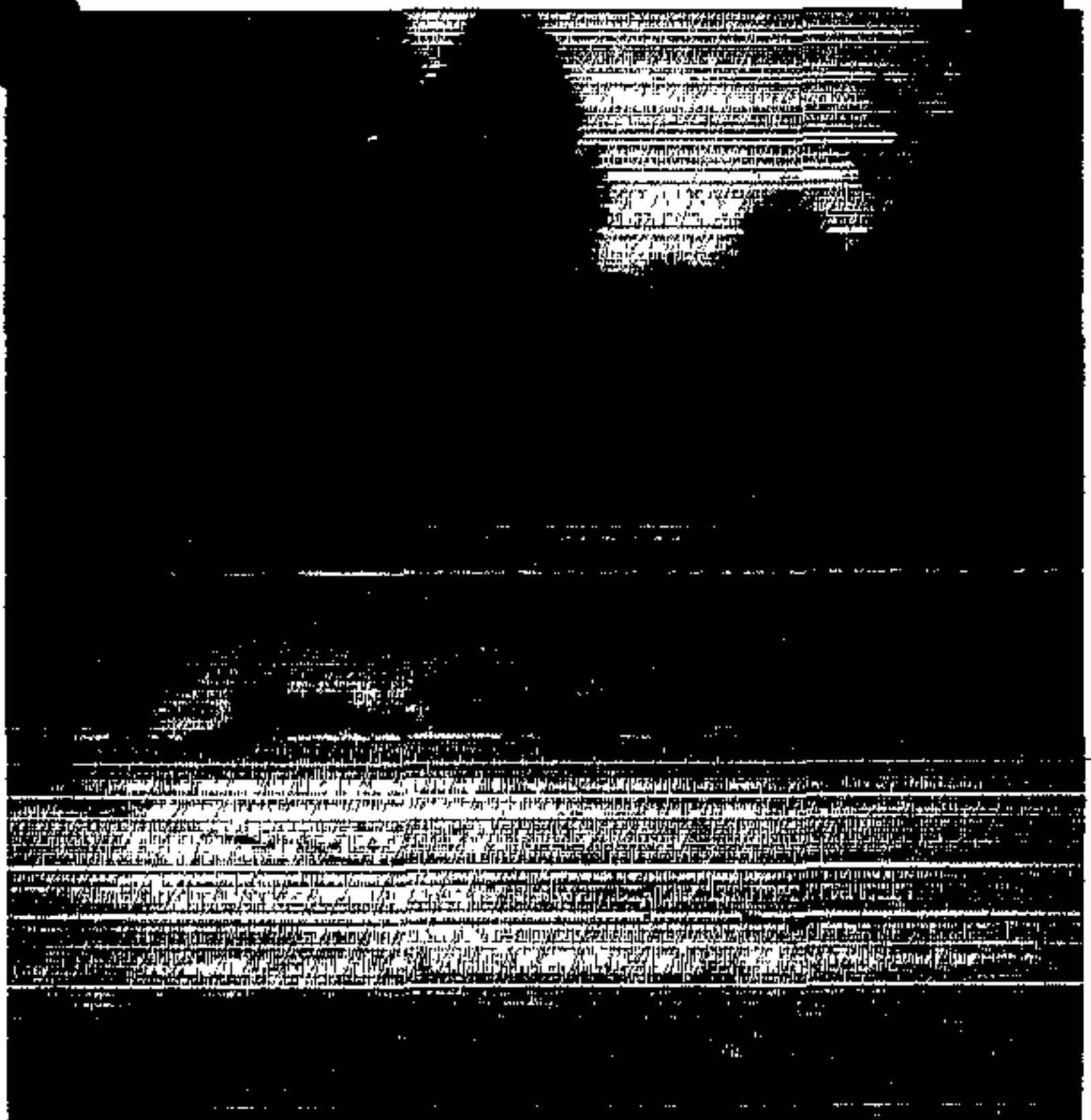
COMPUTED H.S.W. DRAWN: C.A.H. CHECKED: J.A.E. 10.674059

P. R. & Company
 Postal Box (Chicago)
 Chicago
 87505 a/c
 5/27/62
 09 1453

55-D



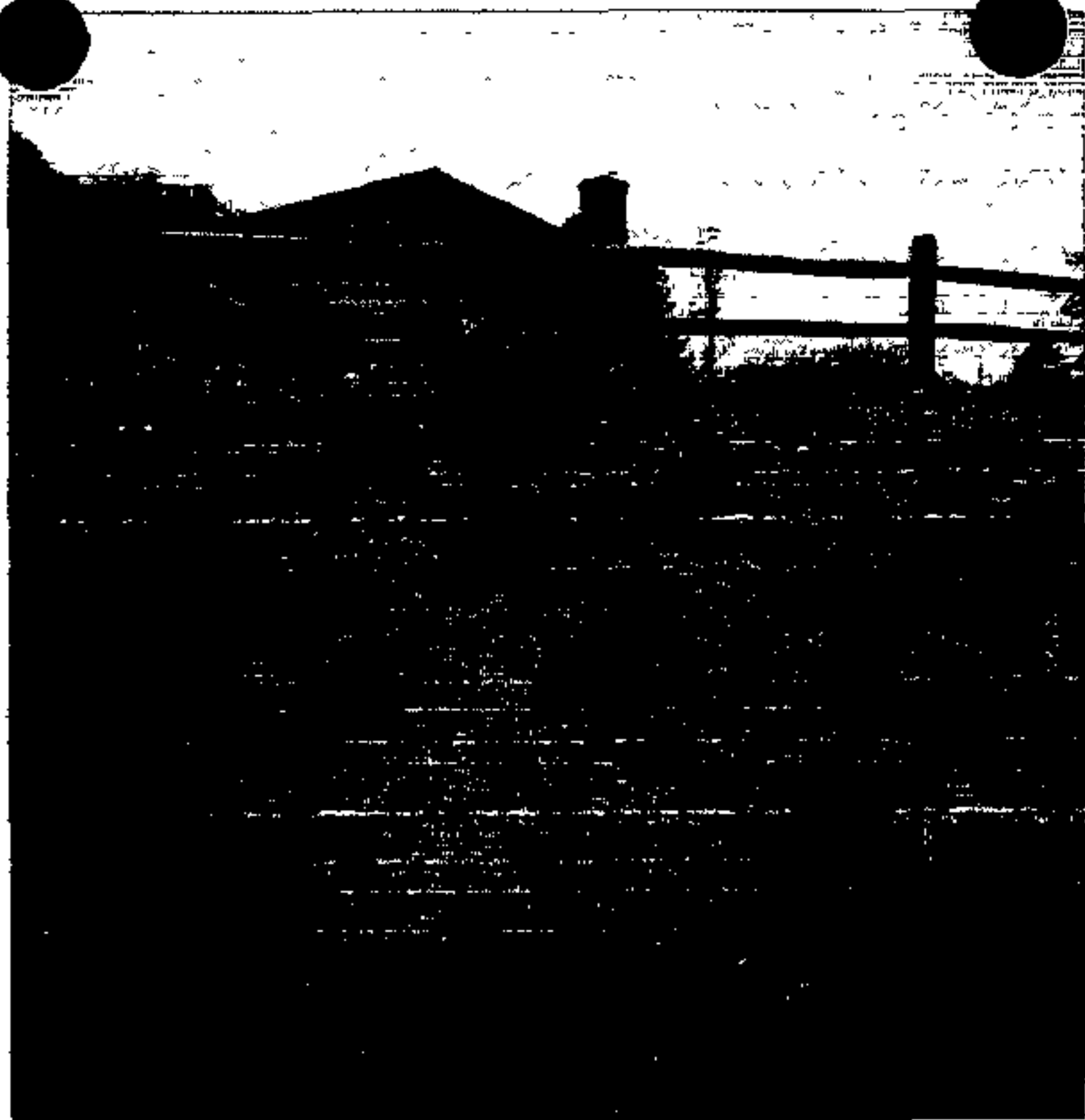
Garage Area Shown



Garage area picture
No Evergreen in Back will be touched.



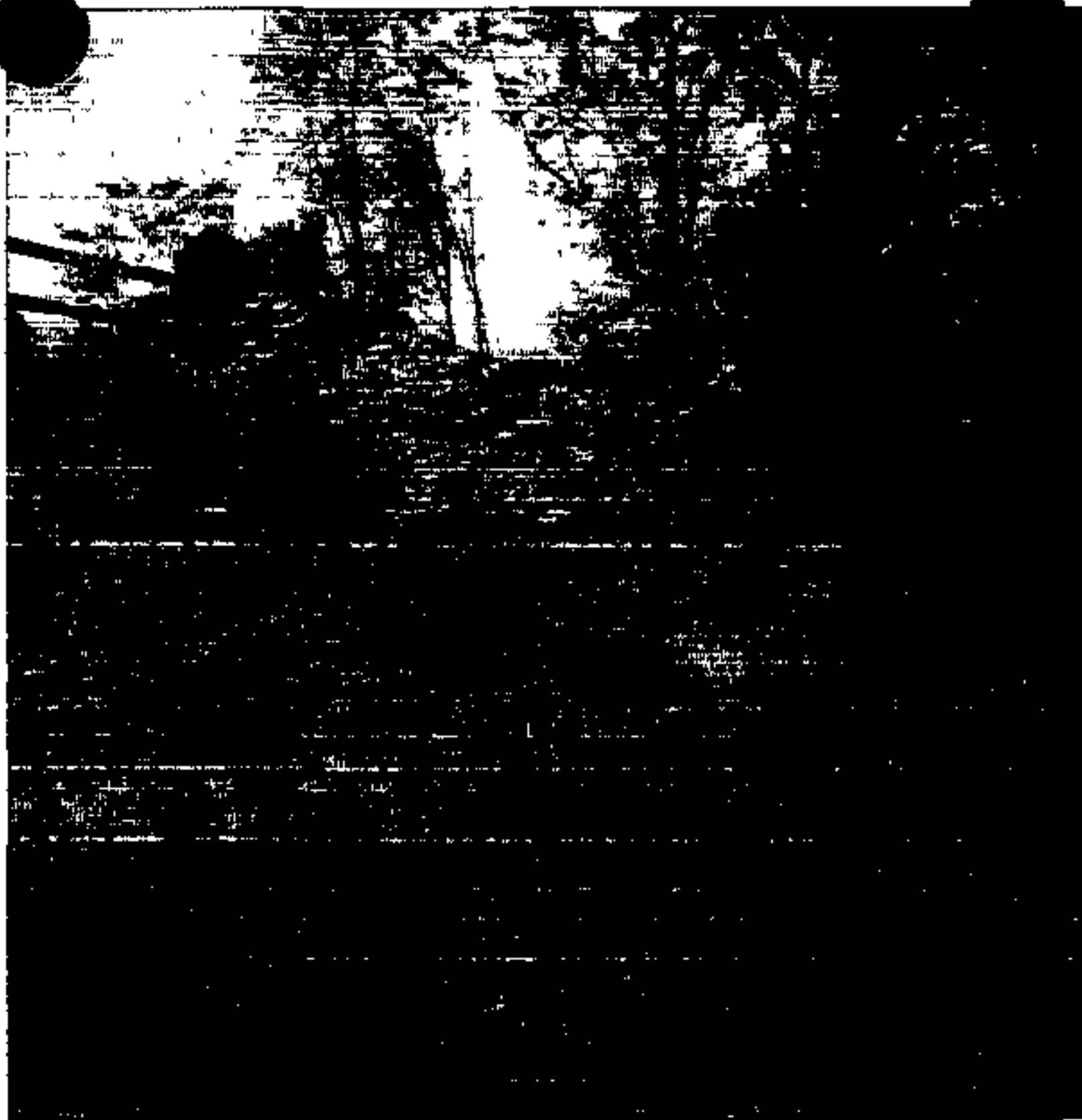
Steep Slope South side of
property est 25-30' Drop.



Steep slope on North side of
property est - 20' slope. Into
Drainage and utility easement



No way to Road - very
steep and Not enough Room



Steep Slope into Drainage
a utility easement



④

Neighborhood view of Garage
10 Jonathan Ct.

190' Feet away
Neighbor can not see Garage Due
to pine tree

20-55-2



5 501

③ Neighbor House From where Garage will
be can not see house - Neighbor can not see
Garage.
Neighbor #6 In athen Cte
200' Away

20-55-15