IN RE: PETITION FOR VARIANCE E/S Mays Chapel Road, at 1,220' E of the c/l Mays Chapel Road **(11295 Mays Chapel Road)** 8th Election District 3rd Council District David E. Kelly, et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 05-114-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, David E. Kelly, and his wife, Melissa M. Kelly. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a height of 28 feet in lieu of the maximum allowed 15 feet. 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.

Appearing at the requisite public hearing in support of the request were David Kelly, property owner, and Tony Tanner, Builder. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located approximately 1,220 feet east of Mays Chapel Road in Timonium. The property is also known as Lot 95 of the Hambleton/Symington Property, a relatively new subdivision. The property contains a gross area of 3.380 acres, more or less, zoned R.C.5 and is in the process of being developed with a single-family dwelling. The Petitioners are desirous of constructing a three-bay, detached garage in accordance with the site plan and building elevation drawings submitted and marked as Petitioner's Exhibits 1A and 1B. Variance relief is requested in order that the garage be constructed at a height of 28 feet in lieu of the maximum allowed 15 feet.

ORDER RECEIVED FOR FILING
Date 11/22/14
By

In this regard, testimony indicated that the garage has been designed in keeping with the architectural character of the existing dwelling and surrounding neighborhood and that the proposed height will provide additional storage space on the second floor. Further testimony indicated that other homes in the vicinity have similar garages and one at a height greater than 15 feet. Moreover, the Petitioners have spoken with their neighbors on both sides of the subject property and those neighbors have no objections to the Petitioners' plans.

After due consideration of the testimony and evidence presented, I am persuaded that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. for relief to be granted. There were no adverse comments submitted by any County reviewing agency, and as noted above, no one appeared in opposition to the request. It is also to be noted that the Petitioners submitted building elevation drawings of their proposal to the Office of Planning who reviewed and approved same as being consistent with the neighborhood. Thus, I am persuaded to grant the variance; however, in doing so, I will incorporate certain conditions as restrictions to the relief to insure compliance with the R.C.5 use regulations.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of October 2004 that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 28 feet in lieu of the maximum allowed 15 feet for a proposed detached garage, 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) The proposed garage shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning.

3) The proposed garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business

ORDER RECEIVED FOR FILING
Date 11/22/04
By

purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 11/22/14
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

October 22, 2004

Mr. & Mrs. David E. Kelly
602 Oak Farm Court
Timonium, Maryland 21093

RE: PETITION FOR VARIANCE
E/S Mays Chapel Road, at 1,220' E of the c/l Mays Chapel Road
(11295 Mays Chapel Road)
8th Election District – 3rd Council District
David E. Kelly, et ux - Petitioners
Case No. 05-114-A

Dear Mr. & Mrs. Kelly:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Office of Planning
People's Counsel; Case File

Printed on Recycled Paper

Mon Aug 30TH 10 PM Flood

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11295 Mays Chapel Rd CHMPEL

which is presently zoned RCS

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) Zoning Relief

400.3; To permit an accessory structure (detached garage) with a height of 28 feet in lieu of the permitted 15 feet.

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 limited buildable area, the locations for a garage is limited. (other areas on the site are sloped) Also, because of the architectural character of the neighborhood, a short height garage would look out of scale and character with the house on this property as well as others. The Owner had no control over building setback limits as the were predetermined.

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):

DAVID E Kelly
Name - Type or Print

David E Kelly
Signature

Melissa M Kelly
Name - Type or Print

Melissa M Kelly
Signature

602 OAK FARM CRT (410) 252-2407
Address Telephone No.

Tim MD 21093
City State Zip Code

Representative to be Contacted:

DAVID Kelly (410)
Name

602 OAK FARM CRT 527-9254
Address Telephone No.

Tim Md. 21093
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BK Date 8/30/04

Case No. 05-114-A

ORDER RECEIVED FOR FILING
Date 10/22/04
By

REV 9/15/98

ZONING DESCRIPTION

Zoning Description For 11295 Mays Chapel Road

Beginning at a point on the East side of Mays Chapel Road, which is 60 feet wide at a distance of 1,220 feet (private drive) east of Mays Chapel Road which is 60 feet wide. Being Lot #95, in the subdivision known as Hambleton/Symington Property as recorded in Baltimore County Plat Book #72, Folio# 118, containing 3.380 acres. Also known as 11295 Mays Chapel Road and located in the 8th Election District, 3rd Councilmanic District.

#114

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: #05-114-A
11295 Mays Chapel Road
Southeast side and private road, 1,220 feet east of Mays Chapel Road, 700 feet south Timonium Road
8th Election District
3rd Councilmanic District
Legal Owner(s): David E. and Melissa M. Kelly
Variance: to permit an accessory structure with a height of 28 feet in lieu of the permitted 15 feet.
Hearing: Tuesday, October 19, 2004 at 9:00 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/10/618 Oct. 5 24413

CERTIFICATE OF PUBLICATION

10/7/, 2004

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 10/5/, 2004.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 40670

DATE 8/30/04 ACCOUNT R001-006-650

AMOUNT $ 65.00

RECEIVED FROM: Tanker & Sons Contracting

FOR: Zoning Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 114

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
8/30/2004	8/30/2004	11:40:41	4

REG WSOH WALKIN KMCH KXH
>RECEIPT # 289952 8/30/2004 OFLH
Dept 5 529 ZONING VERIFICATION
CR NO. 040670
Recpt Tot $65.00
$70.00 CK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: October 1, 2004

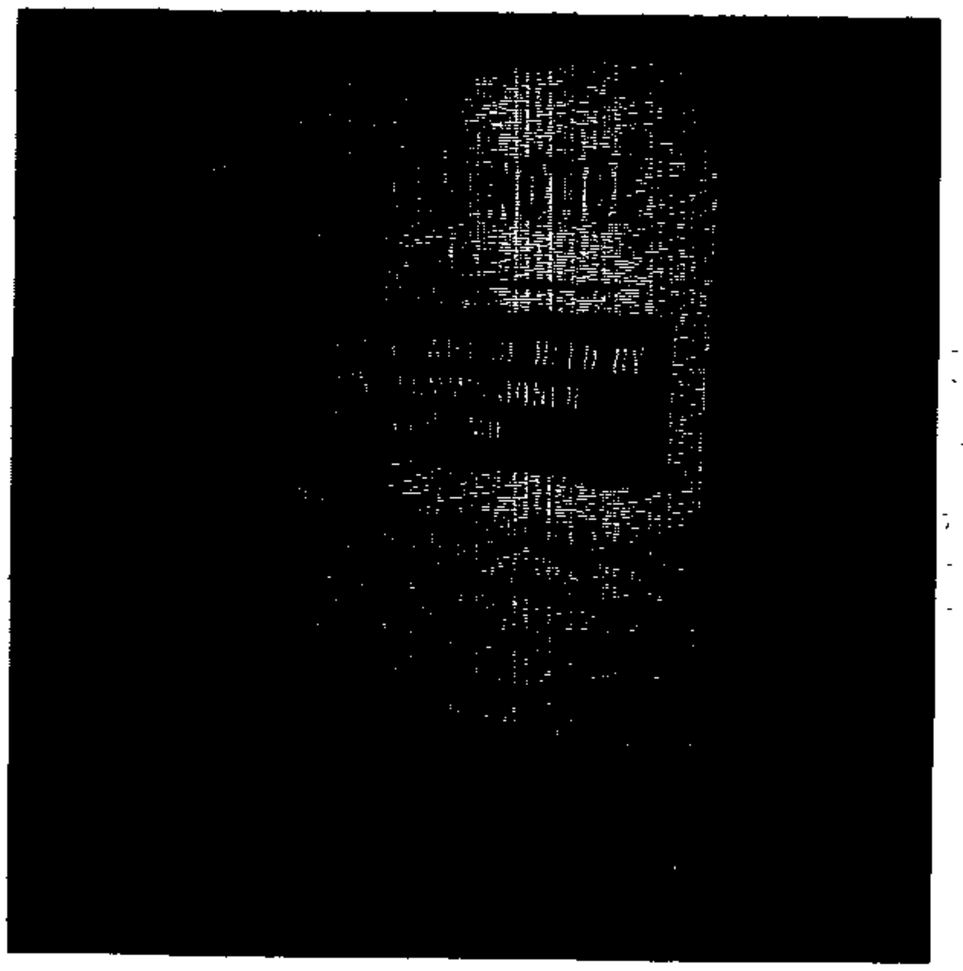
RE: Case Number: 05-114-A

Petitioner/Developer: David E. and Melissa M. Kelly

Date of Hearing/Closing: October 19, 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 11295 Mays Chapel Road

The sign(s) were posted on October 1, 2004
(Month, Day, Year)



J. Lawrence Pilson
(Signature of Sign Poster)

J. Lawrence Pilson
(Printed Name of Sign Poster)

5 Shawan Road, Suite 1
(Street Address of Sign Poster)

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

(410) 527-1555
(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

**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

September 2, 2004

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: 05-114-A
11295 Mays Chapel Road
Southeast side and private road, 1,220 feet east of Mays Chapel Road, 700 feet south Timonium Road
8th Election District—3rd Councilmanic District
Legal Owners: David E. and Melissa M. Kelly
Variance to permit an accessory structure with a height of 28 feet in lieu of the permitted 15 feet.

Hearing: Tuesday, October 19, 2004 at 9:00 am in Room 407, County Courts Building
401 Bosley Avenue

Timothy Kotroco
Director

TK: clb

C: David and Melissa Kelly 602 Oak Farm Court Timonium 21093

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 4, 2004.**
(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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday October 5, 2004 Issue - Jeffersonian

Please forward billing to:
David E. Kelly 410-527-9254
602 Oak Farm Court
Timonium, Maryland 21093

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: 05-114-A
11295 Mays Chapel Road
Southeast side and private road, 1,220 feet east of Mays Chapel Road, 700 feet south Timonium Road
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Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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: 05-114-A

Petitioner: DAVID R KELLY

Address or Location: 11298 MAYS CHAPEL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID R KELLY

Address: 602 OAK FARM CRT
TIM. MD. 21093

Telephone Number: 410 527-9254

Revised 2/20/98 - SCJ

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

October 14, 2004

David E. Kelly
Melissa M. Kelly
602 Oak Farm Court
Timonium, Maryland 21093

Dear Mr. and Mrs. Kelly:

RE: Case Number: 05-114-A, 11295 Mays Chapel Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 30, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

September 7, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: September 7, 2004

Item No.: 101-103, 105-111, 113-115 114

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 410-887-4881
MS-1102F

cc: File

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

SHA State Highway Administration Driven to Excel

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

Maryland Department of Transportation

Date: 9.7.04

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

RE: Baltimore County
Item No. 114 BPR

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,

S. D. Foster

Steven D. Foster, Acting Chief
Engineering Access Permits Division

Robin
FYI
10/19

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED
OCT - 1 2004
ZONING COMMISSIONER

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: September 30, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of September 7, 2004

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-101
04-103
04-105
04-106
04-107
04-109
04-110
04-112
04-113
04-114

Reviewers: Sue Farinetti, Dave Lykens

BW 10/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 27, 2004

RECEIVED

SEP 28 2004

ZONING COMMISSIONER

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

SUBJECT: 11295 Mays Chapel Road
Case #: 5-114

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 28 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The proposed accessory structure shall be constructed in accordance with the building elevations that were reviewed and approved by this office.
2. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Diana Itter at 410-887-3480.

Prepared by: Mark A Cunningham

Section Chief: Lyn Lanham

AFK/LL: MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 14, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For September 13, 2004
Item Nos. 101, 102, 103, 104, 105, 106,
107, 109, 110, 111, 112, 113, 114, and
115

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE 11295 Mays Chapel Rd; E/side & Private Rd, 1,200' E Mays Chapel Rd, 700' S Timonium Rd* 8th Election & 3rd Councilmanic Districts Legal Owner(s): David E & Melissa M Kelly* Petitioner(s)	*	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 05-114-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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 13th day of September, 2004, a copy of the foregoing Entry of Appearance was mailed to, David Kelly, 602 Oak Farm Court, Timonium, MD 21093, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
SEP 13 2004
For.....

PLEASE PRINT CLEARLY

CASE NAME 05-114A
CASE NUMBER
DATE

PETITIONER'S SIGN-IN SHEET

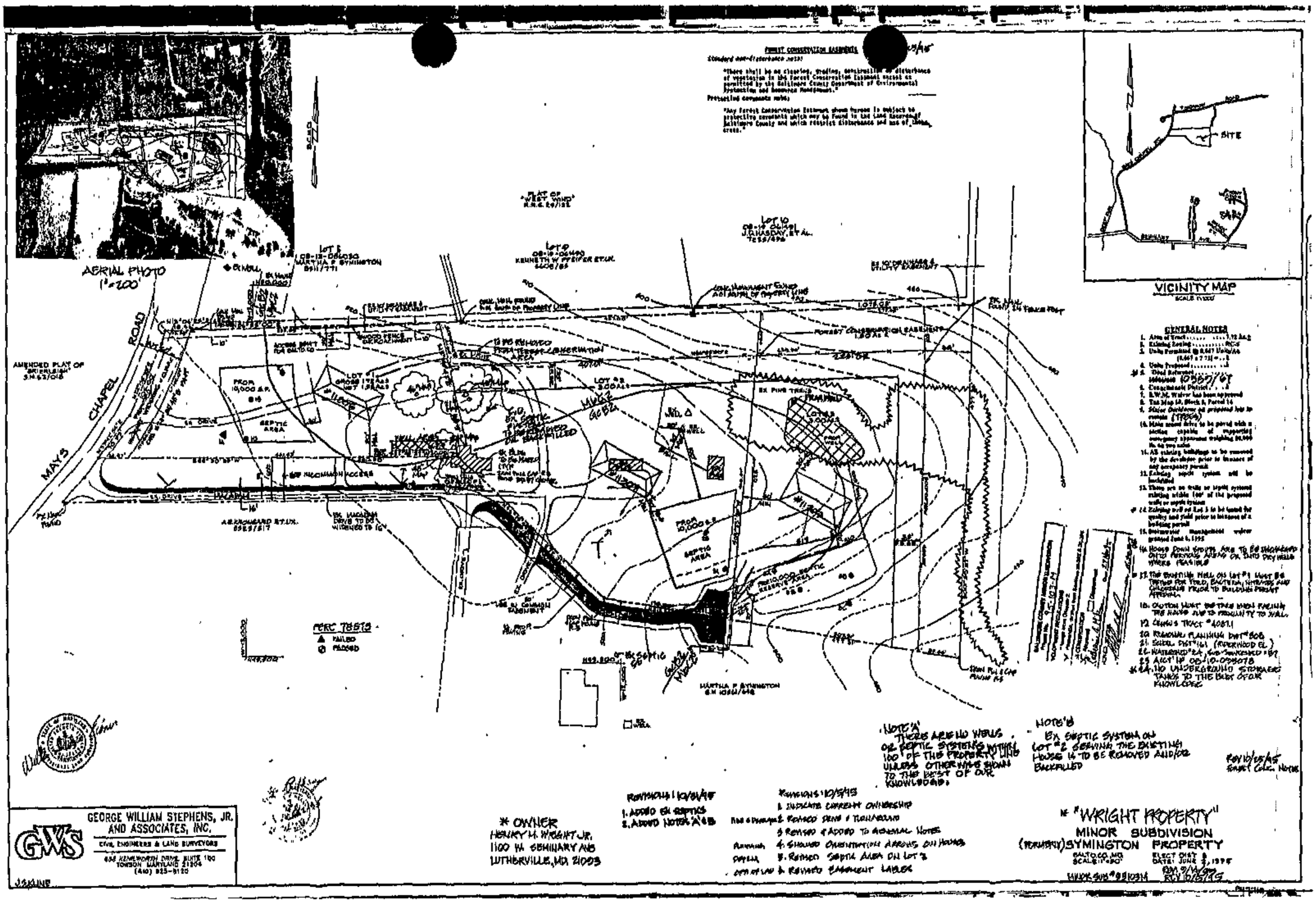
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
DAVID Kelly	602 OAK FARM CRT	TIM Md. 21093	DKelly@KAIG.COM
Tony Tamburin	2024 WHITEFORD RD	WHITEFORD HARFORD MD 21160	

DAVID & MELISSA KELLY

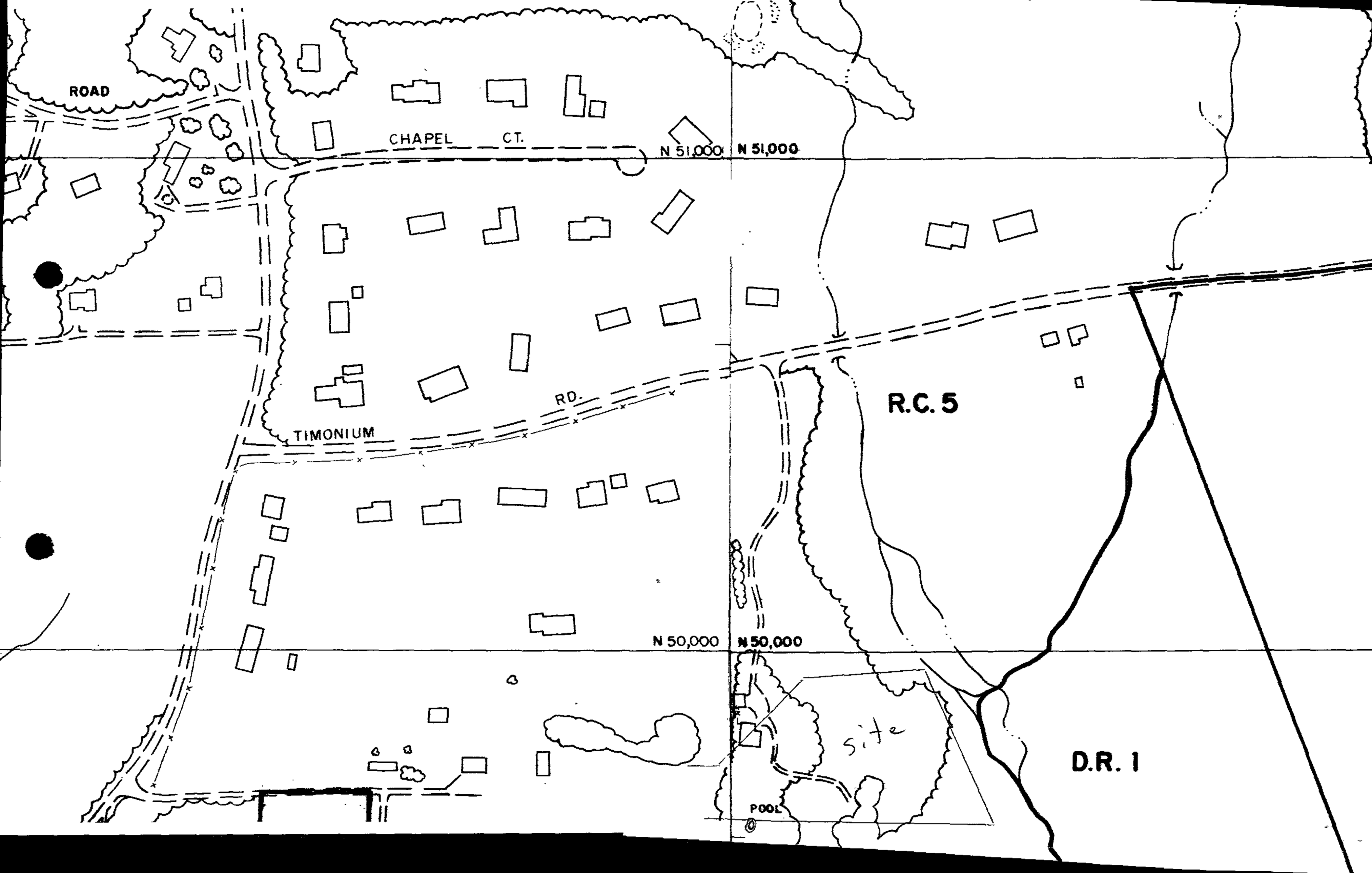
Case No.: 05-114 A

Exhibit Sheet

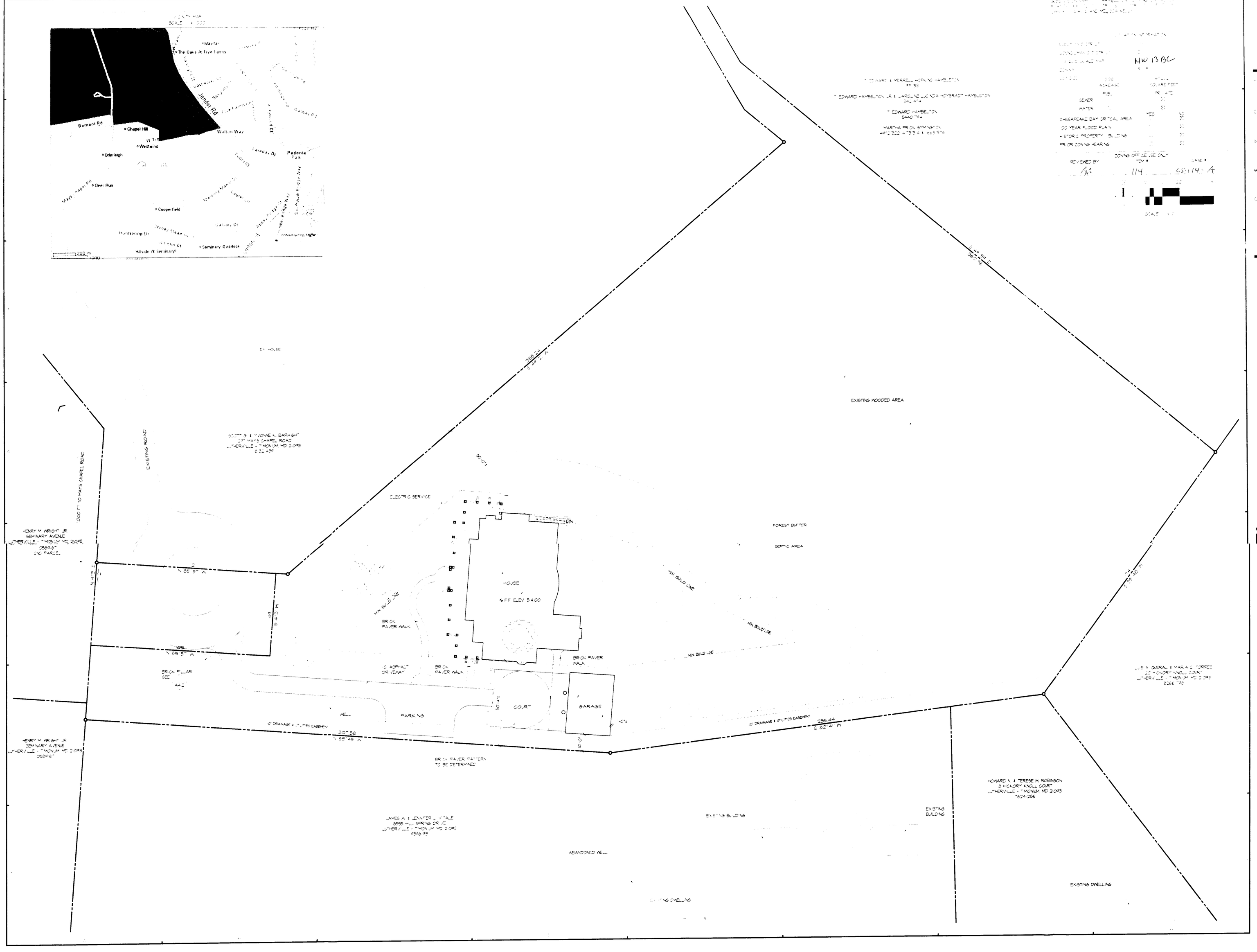
	Petitioner/Developer	Protestant
No. 1	1A - SITE PLAN 1B - GARAGE PLANS - & ELEVATIONS	
No. 2	9/27/04 - Planning Board Conditions	
No. 3	NOTES Aesthetically is main motivator	
No. 4	Neighbors Scott Barkhurst, Jim Vatally } no problems	
No. 5	Other Home's (6 Homes visible) - one does have a garage higher than the 15' height.	
No. 6	Need for storage -	
No. 7	Basement of House is used for children	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		


AERIAL PHOTO
1"=200'
VICINITY MAP
SITE
MAYS CHAPEL ROAD
AMENDED PLAT OF BRIERLEIGH
PLAT OF "WEST WIND"
LOT 10
LOT 9
LOT 8
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
FOREST CONSERVATION EASEMENTS
Standard non-disturbance note:
"There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."
Protective covenants note:
"Any Forest Conservation Easement shown thereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."
GENERAL NOTES
1. Area of Tract
2. Existing Zoning
3. Units Permitted @ 0.647 Units/Ac
4. Units Proposed
5. Tax Map 10, Block 5, Parcel 16
6. Water Facilities as proposed but to contain (TYPICAL)
10. All existing buildings to be removed by the developer prior to issuance of any occupancy permit
12. Existing septic system will be installed
13. There are no wells or septic systems existing within 100' of the proposed wells or septic systems
14. Roof Down Spouts Are To Be Discharged Into Pervious Areas Or Into Dry Wells Where Feasible
15. The Existing Well On Lot #1 Must Be Tested For Total, Bacteria, Nitrates And Chlorides Prior To Building Permit Approval
16. Outlot Must Be Deed Restricted To The Have And To Provide Ty To Wall.
17. Census Tract #4051.1
18. Regional Planning Dist #808
19. School Dist #161 (Riderwood El.)
20. Watershed #24, Sub-Watershed #87
21. Acct # 08-10-058078
22. No Underground Storage Tanks To The Best Of Our Knowledge
NOTE 'A'
THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROPERTY LINE UNLESS OTHERWISE SHOWN TO THE BEST OF OUR KNOWLEDGE.
NOTE 'B'
EX. SEPTIC SYSTEM ON LOT #2 SERVING THE EXISTING HOUSE IS TO BE REMOVED AND/OR BACKFILLED
FERC TBS13
PAILED
PASSED
* OWNER
HENRY H. WRIGHT JR.
1100 W. SEMINARY AVE
LUTHERVILLE, MD. 21093
REVISIONS 1 10/5/95
1. ADDED EX. SEPTICS
2. ADDED NOTES 'A' & 'B'
REVISIONS 10/5/95
1. INDICATE CURRENT OWNERSHIP
2. REVISED DRIVE & TURNAROUND
3. REVISED & ADDED TO GENERAL NOTES
4. SHOWED ORIENTATION ARROWS ON HOUSES
5. REVISED SEPTIC AREA ON LOT 2
6. REVISED EASEMENT LABELS
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
"WRIGHT PROPERTY"
MINOR SUBDIVISION
(FORMERLY) SYMINGTON PROPERTY
BALTO. CO., MD.
SCALE: 1"=50'
ELECT. DIST. 8
DATE: JUNE 2, 1995
REV 10/5/95

#114


ROAD
CHAPEL CT.
N 51,000
N 51,000
RD.
TIMONIUM
R.C. 5
N 50,000
N 50,000
site
D.R. 1
POOL

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING



Date

Construction Manager:

Structural Engineer:

Mechanical/ Electrical/ Plumbing Engineer:

Civil Engineer:

David and Melissa Kelly

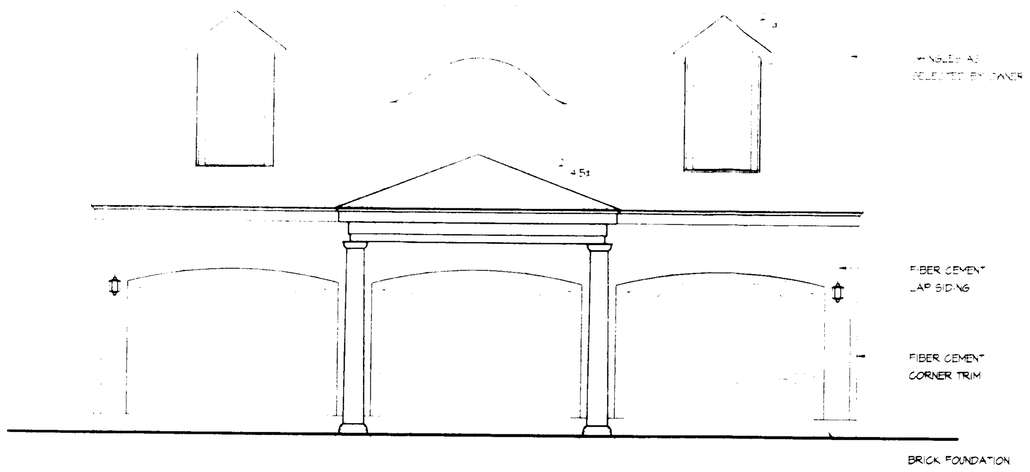
Kelly Residence

Lot No. 95, 8th Election District
Hambelton / Symington Property
Baltimore County, Maryland

MORGAN DESIGN GROUP

SITE PLAN

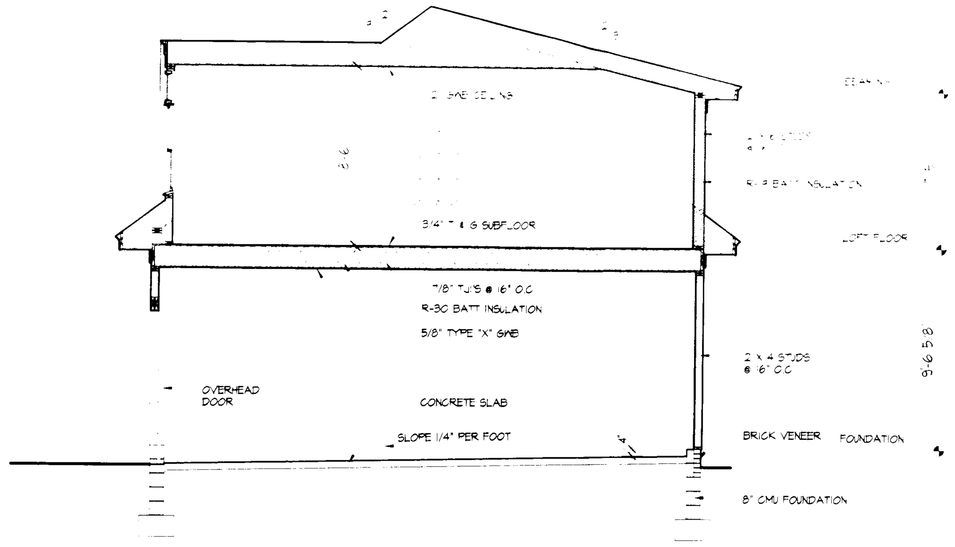
A0.1



FRONT ELEVATION

A5 / A1.5

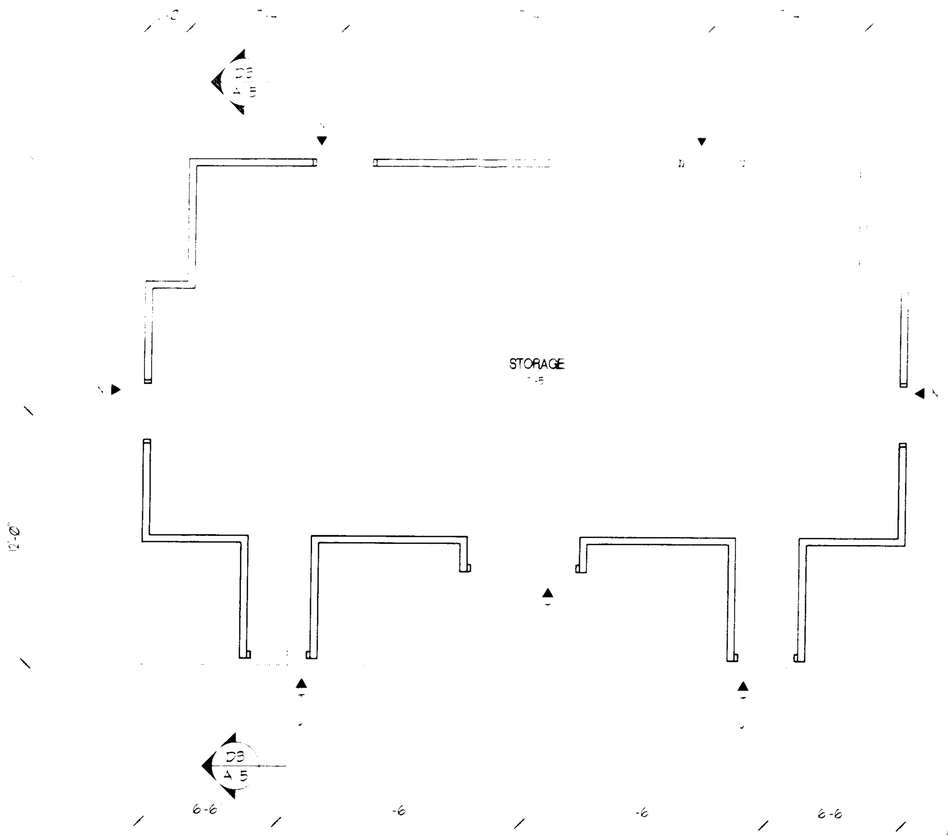
1/4" = 1'-0"



GARAGE SECTION

D3 / A1.5

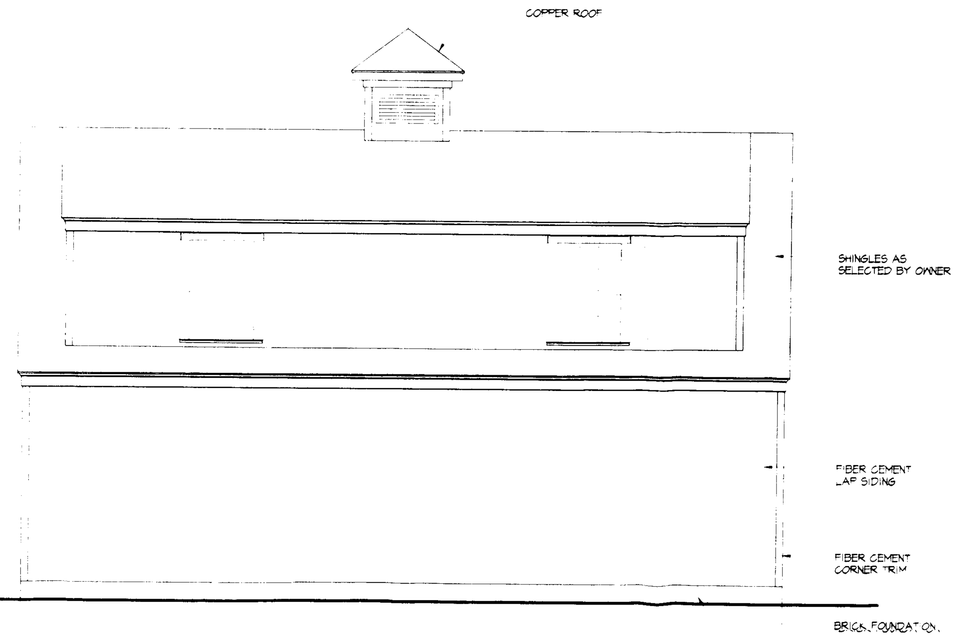
1/4" = 1'-0"



LOFT PLAN

D3 / A1.5

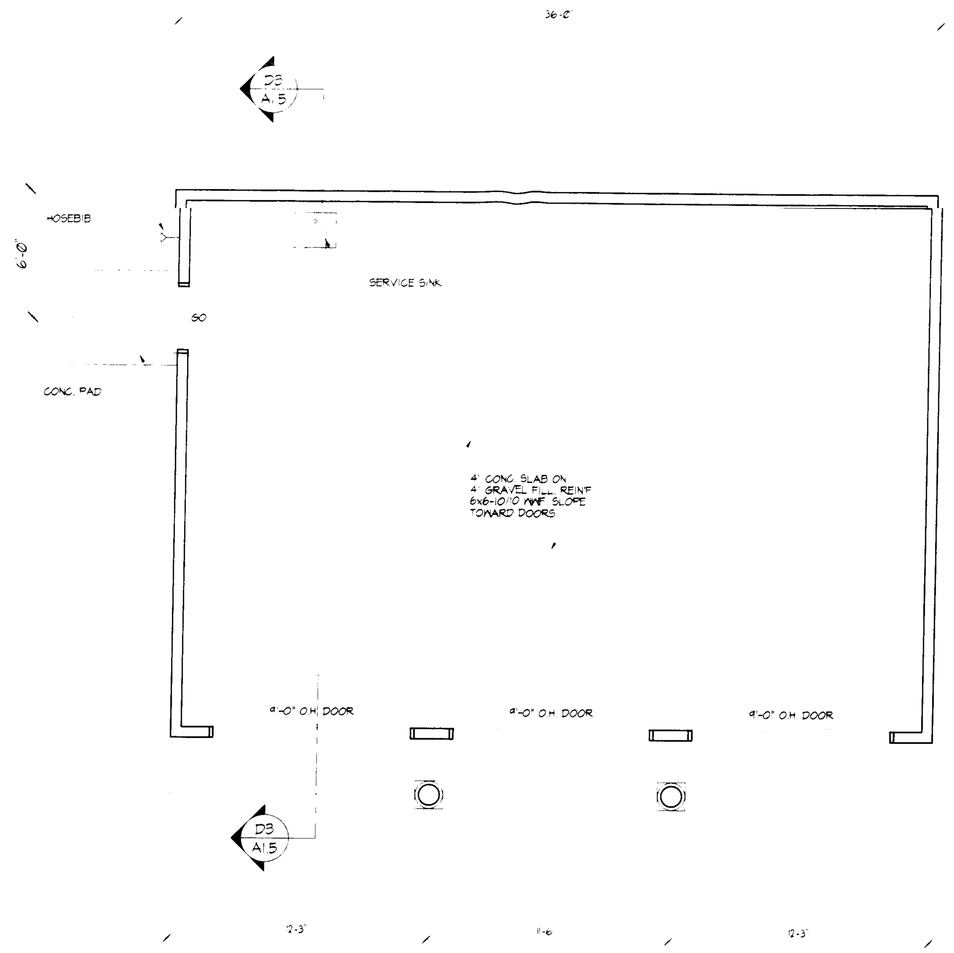
1/4" = 1'-0"



REAR ELEVATION

A5 / A1.5

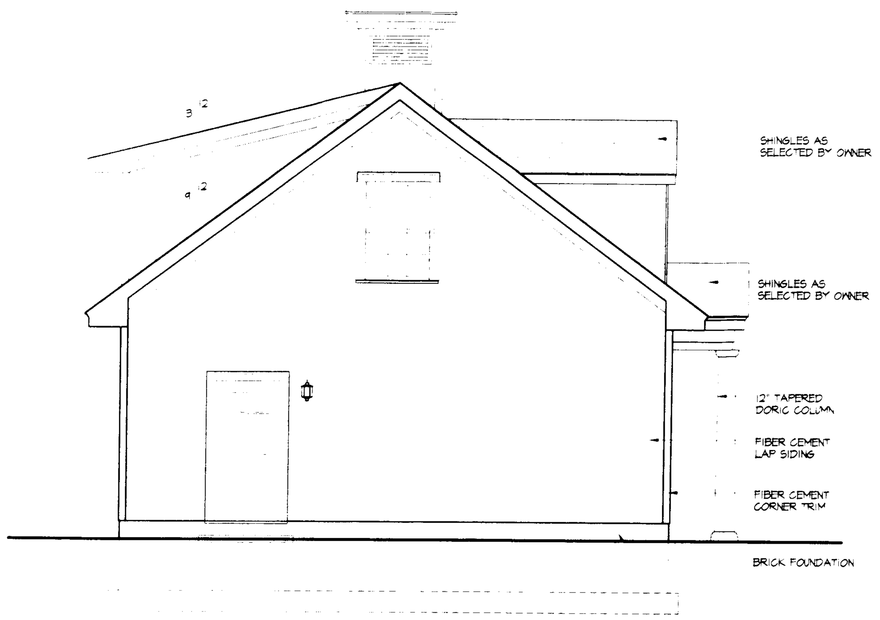
1/4" = 1'-0"



GARAGE PLAN

E1 / A1.5

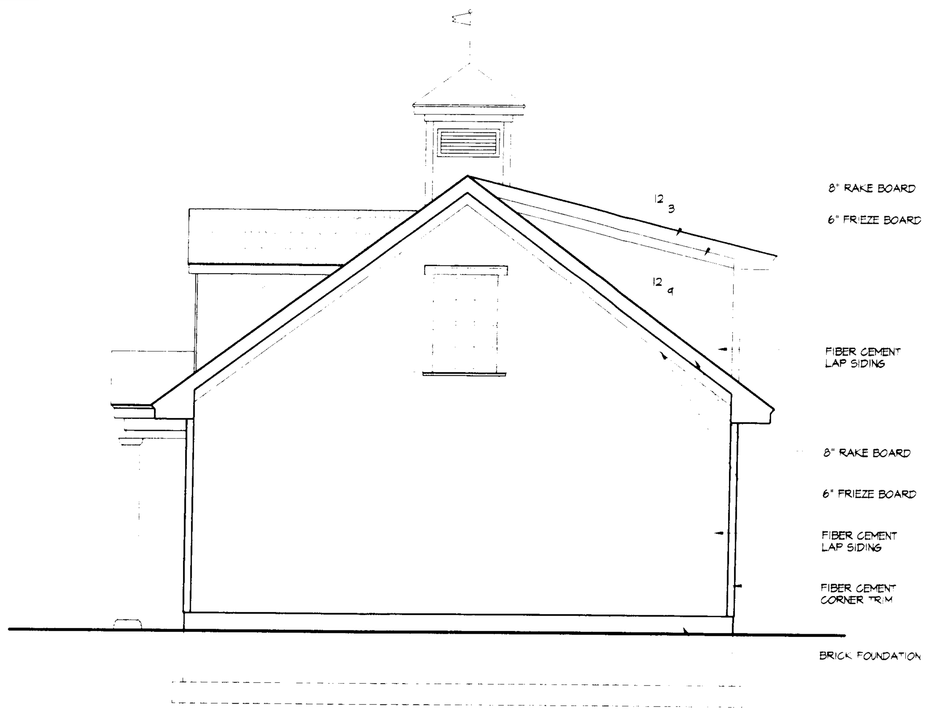
1/4" = 1'-0"



LEFT ELEVATION

A1 / A1.5

1/4" = 1'-0"



RIGHT ELEVATION

C1 / A1.5

1/4" = 1'-0"

Construction Manager:

Structural Engineer:

Mechanical/Electrical/Plumbing Engineer:

Civil Engineer:

David and Melissa Kelly Kelly Residence

Lot No. 95, 8th Election District
Hambelton / Symington Property
Baltimore County, Maryland

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- CONSTRUCTION DOCUMENTS

SEAL

"I certify that these documents were prepared or approved by me, and that I am duly licensed architect under the laws of the State of Maryland, license number 7573-R, Expiration date April 5, 2005"

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DESIGN	JEW
DRAWN	STAFF
APPROVED	
SCALE	1/4" = 1'-0"
DATE	10/29/2004
CAD FILE	4-8
PROJECT NO.	0-04

DRAWING TITLE

GARAGE PLANS ELEVATIONS AND SECTIONS

A1.5