IN RE: PETITION FOR ADMIN. VARIANCE W/S of Hanover Pike, 1,000 ft. S centerline of Mt. Gilead Road 4th Election District 3rd Councilmanic District **(14204 Hanover Pike)** Juanita Lynn Jacobs *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 05-148-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 owner of the subject property, Juanita Lynn Jacobs. The administrative variance is requested for property located at 14204 Hanover Pike in the Reisterstown area of Baltimore County. The administrative variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) with a height of 17 ft. in lieu of the maximum permitted 15 ft. and to permit the structure to be larger than the principal dwelling. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 2, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

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

ORDER RECEIVED FOR FILING
Date 10/26/04
By

"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 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."

The Petitioner has 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 Petitioner.

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, I find that the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, this 26 day of October, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) with a height of 17 ft. in lieu of the maximum permitted 15 ft. and to permit the structure to be larger

ORDER RECEIVED FOR FILING
Date 10/26/04
By

than the principal dwelling, be and 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 garage shall be limited to uses accessory to the residential use of the property. It shall not be used to support a business or for commercial purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment. There shall be no living quarters contained therein, and no kitchen or bathroom facilities;

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

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 10/26/04
By Raj

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
William J. Wiseman III, Zoning Commissioner

October 27, 2004

Kevin A. Clasing, Esquire
401 Washington Avenue, Suite 200
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 05-148-A
Property: 14204 Hanover Pike

Dear Mr. Clasing:

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,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Ms. Juanita Lynn Jacobs
14204 Hanover Pike
Reisterstown, Maryland 21136

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14204 Hanover Pike
Reisterstown, MD 21136

which is presently zoned residential

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) 400.3 to permit an accessory structure (garage) with a height of 17 ft. in lieu of the required 15 ft., and to permit the structure be larger than the principal dwelling.

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

Legal Owner(s):

Juanita Lynn Jacobs
Name - Type or Print

Juanita Lynn Jacobs
Signature

Name - Type or Print

Signature

14204 Hanover Pike — 410-429-1941
Address — Telephone No

Reisterstown, — MD — 21136
City — State — Zip Code

Attorney For Petitioner: CLASING

Keith A. Clasing
Name - Type or Print

Signature

401 Washington Ave Suite 200 (410) 938-8666
Company

(410) 938-8666
Address — Telephone No.

Towson — MD — 21204
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

ORDER RECEIVED FOR FILING
10/26/04
Ray

CASE NO. 05-148-A

Reviewed By BN **Date** 9/23/04

Estimated Posting Date 10/3/04

REV 10/25/01

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 14204 Hanover Pike
Address

Reisterstown, MD 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The old garage on the property was unsafe and needed to be removed. I have need to replace it with another garage suitable for storing vehicles and lawn mowers, etc. The building I would like approval to put up is only slightly larger than the previous building.

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.

Juanita Lynn Jacobs
Signature

Signature

Juanita Lynn Jacobs
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of August, _____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Juanita Lynn Jacobs the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

AMY L. PREIS
Notary Public
Carroll County
Maryland
My Commission Expires Dec 1, 2006

Amy L Preis
Notary Public

My Commission Expires 12/1/06

REV 10/25/01

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That the Affiant(s) does/do presently reside at 14204 Hanover Pike
Address

Reisterstown, MD 21136
City State Zip Code

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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.

Juanita Lynn Jacobs
Signature

Juanita Lynn Jacobs
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of August, _____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Juanita Lynn Jacobs the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

AMY L. PREIS
Notary Public
Carroll County
Maryland
My Commission Expires Dec 1, 2006

Amy L. Preis
Notary Public

My Commission Expires 12/1/06

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14204 Hanover Pike
Reisterstown, MD 21136

which is presently zoned residential

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) 400.3 to permit an accessory structure (garage) with a height of 17ft. in lieu of the required 15 ft., and to permit the structure to be larger than the principal dwelling.

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:

Kevin A. Clasing

Name - Type or Print

Signature

Company

401 Washington Ave Suite 200 (410) 938-8666

Address — Telephone No.

Towson MD 21204

City — State — Zip Code

Legal Owner(s):

Juanita Lynn Jacobs

Name - Type or Print

Juanita Lynn Jacobs

Signature

Name - Type or Print

Signature

14204 Hanover Pike — 410-429-1941

Address — Telephone No.

Reisterstown, MD 21136

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. 05-148-A

Reviewed By BN **Date** 9/23/04

Estimated Posting Date 10/3/04

REV 10/25/01

ZONING DESCRIPTION FOR
14204 HANOVER PIKE

Beginning at a point on the west side of Hanover Pike (Maryland Route 30) which is 68 feet (Ultimately 80 feet) wide at the distance of 1000 feet +/- south of the centerline of Mount Gilead Road which is of unknown width. Being Lot One on Plat of Elseroad Property as recorded in Baltimore County Plat Book No. 54, Folio 31, containing 1.010 acres +/-. Also known as 14204 Hanover Pike and located in the 4th Election District, 3rd Councilmanic District.

#148

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 41430

DATE _____ ACCOUNT _____

AMOUNT $ 65.00

RECEIVED FROM: _____

FOR: _____

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
9/23/2004	9/22/2004	14:34:40	5

REG #005 WALKIN CHAN CED
>>RECEIPT # 372126 9/23/2004 ONLY
Dept 6 520 ZONING VERIFICATION
CK NO. 041430
Rcpt Tot $65.00
$65.00 CK $0.00 CA
Baltimore County, Maryland

Certificate Of Posting

RE: Case NO.: 05-148-A

Petitioner/Developer:
JUANITA JACOBS

Date of Hearing/Closing: 10/18/04

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 14204 HANOVER PIKE

This sign(s) were posted on October 2, 2004.
(Month, Day, Year)

Sincerely,

Martin Ogle 10/2/04
(Signature of Sign Poster and Date)

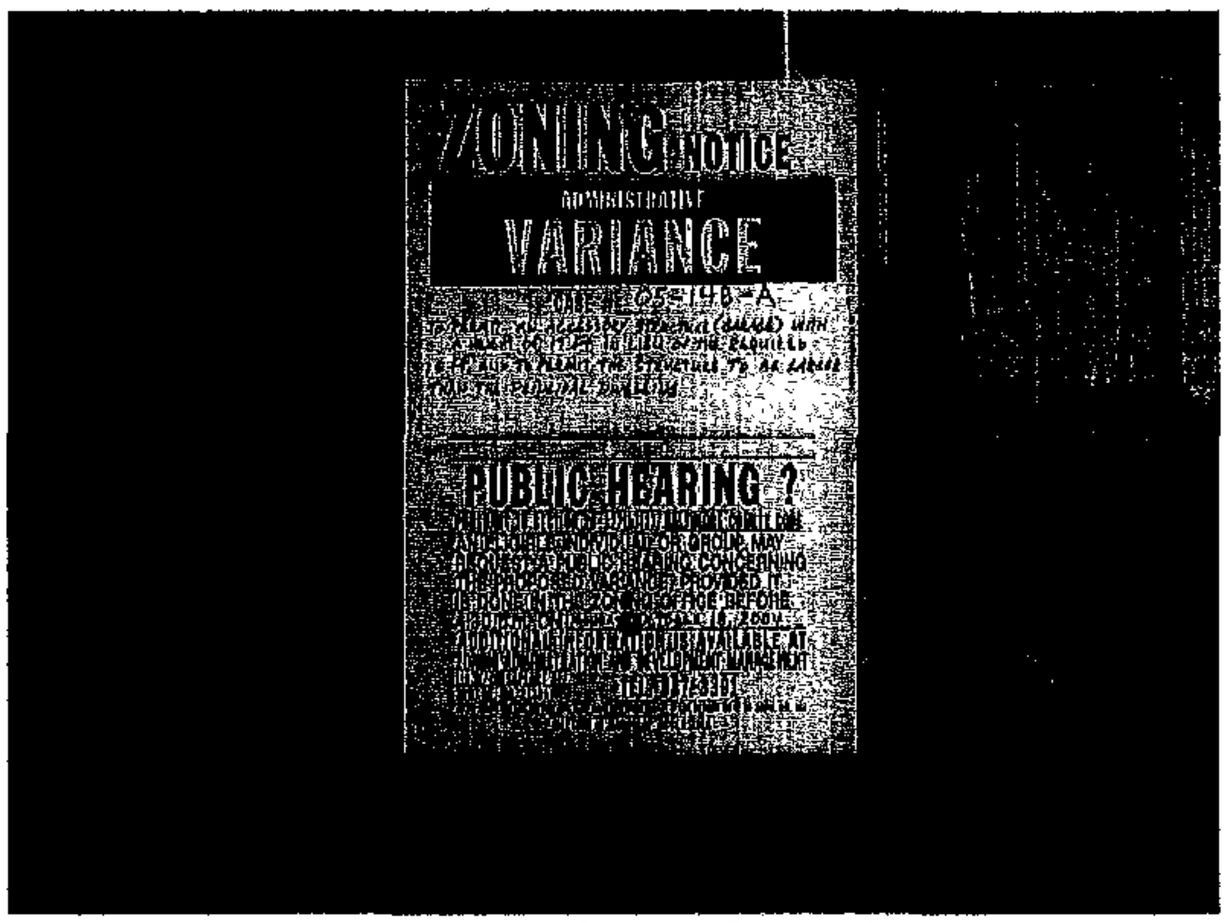
Martin Ogle
(Printed Name)

5016 Castlestone Drive
(Address)

Balto,MD 21237
(City,State,Zip Code)

(410)-933-9470
(Phone Number)

im000090 (1152x864x256 jpeg)



10/2/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-148 -A Address 14204 Hanover Pike

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/22/04 **Posting Date:** 10/3/04 **Closing Date:** 10/18/04

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 05-148 -A Address 14204 Hanover Pike

Petitioner's Name Juanita Jacobs Telephone 410-876-6565 w

Posting Date: 10/3/04 **Closing Date:** 10/18/04

Wording for Sign: To Permit an accessory structure (garage) with a height of 17 ft. in lieu of the required 15 ft. and to permit the structure to be larger than the principal dwelling.

WCR - Revised 6/25/04

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: DS-148-A

Petitioner: JUANITA L. JACOBS

Address or Location: 14204 HANOVER PIKE REISTERSTOWN, MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: JUANITA L. JACOBS

Address: 14204 HANOVER PIKE
REISTERSTOWN, MD 21136

Telephone Number: 410-876-6565

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 18, 2004

Kevin A. Clasing
401 Washington Avenue, Suite 200
Towson, Maryland 21204

Dear Mr. Clasing:

RE: Case Number:05-148-A, 14204 Hanover Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 22, 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
Juanita Jacobs 14204 Hanover Pike Reisterstown 21136

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

October 7, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: October 7, 2004

Item No.: 093, 131, 144-155, 157 (148)

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.

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

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 13, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2004
Item Nos. 093, 146, 147, 148, 149,
150, 152, 153, 154, 155, and 157

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

RWB:CEN:jrb

cc: File

10/18 AV
Inserted 10/26/04

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED
OCT 27 2004
ZONING COMMISSIONER

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: October 27, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of October 4, 2004.

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

05-107 (revised site plan)
05-131
05-144
05-146
05-148
05-149
05-152
05-153
05-154

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 6, 2004

RECEIVED

OCT - 8 2004

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-148 – 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: Lyn Lanham

MAC/LL

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: 10-4-04

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

RE: Baltimore County
Item No. 148 BPR

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

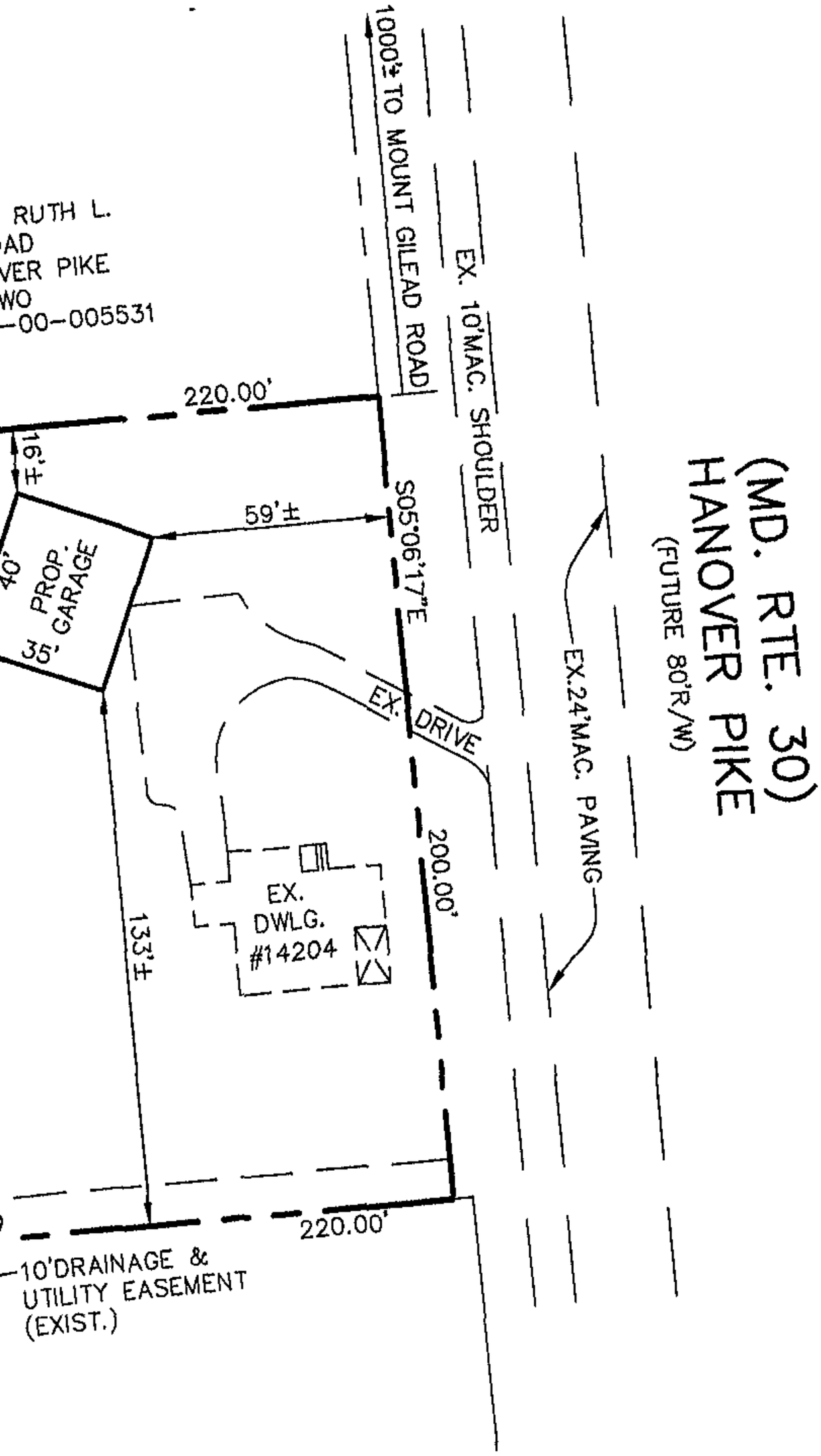
Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

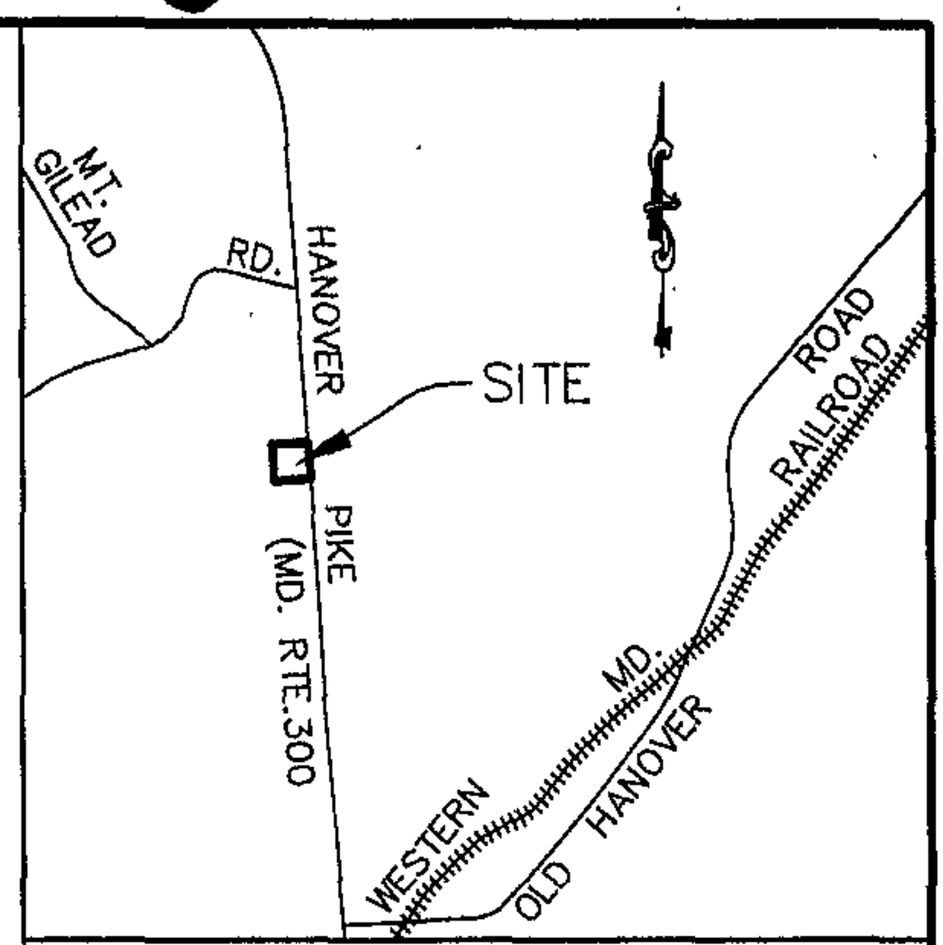
S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

RATIVE VARIANCE



PLAN
ALE: 1"=50'



VICINITY MAP
SCALE: 1"=2000'

LOCATION INFORMATION

ELECTION DISTRICT : 4

COUNCILMANIC DISTRICT : 3

1"=200' SCALE MAP # NW 20-K

ZONING : RC2

LOT SIZE	1.010 ACREAGE	44000 SQUARE FEET
	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOODPLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING : NONE

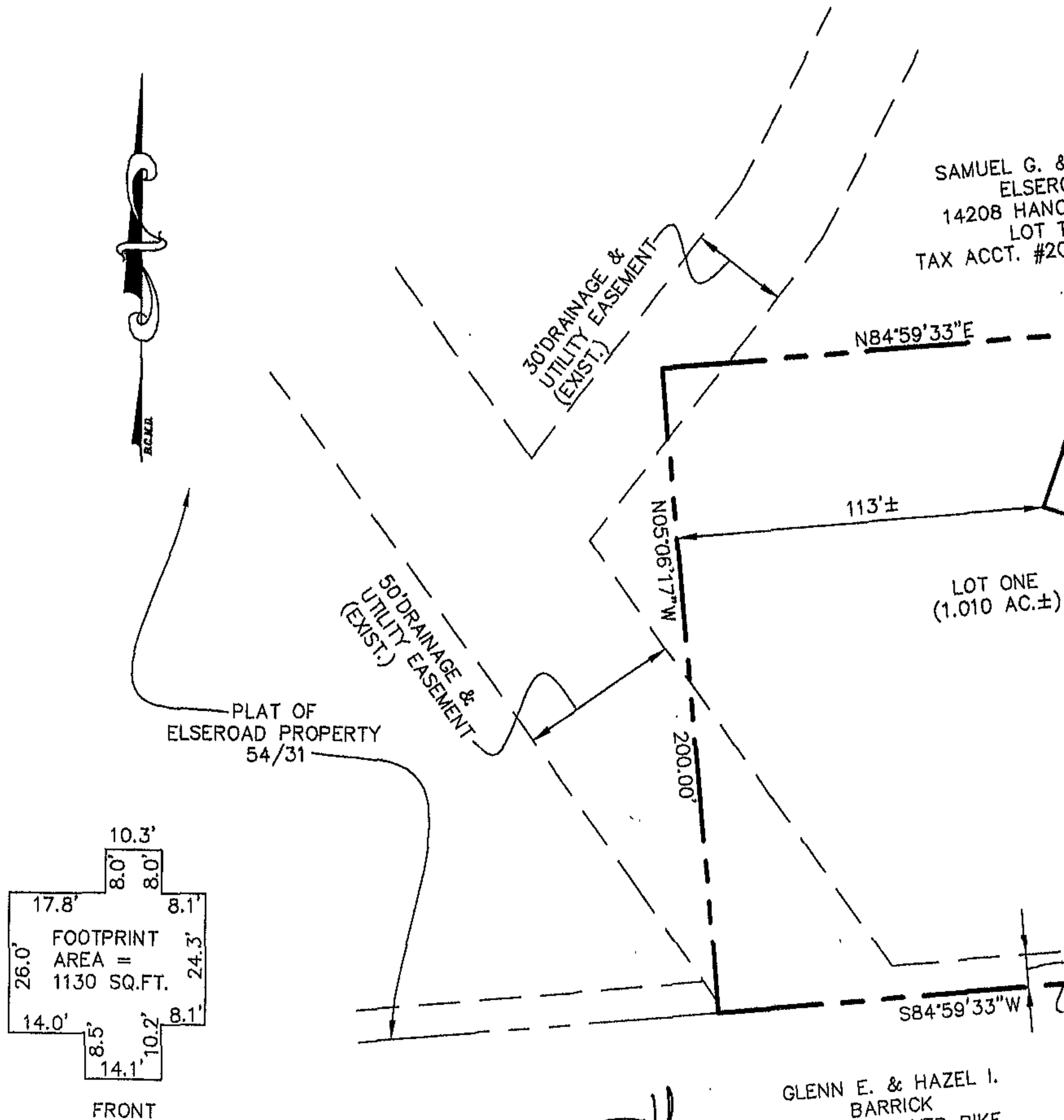
ZONING OFFICE USE ONLY

REVIEWED BY	ITEM#	CASE#
BR	148	05-148-A

Pet. Ex #1

PLAT TO ACCOMPANY PETITION FOR ZONING ADMINISTR

PROPERTY ADDRESS : 14204 HANOVER PIKE
SUBDIVISION NAME : PLT OF ELSEROAD PROPERTY
PLAT BOOK 54, FOLIO 31
OWNER : JUANITA L. JACOBS (DEED 17048/338)
TAX ACCOUNT NO. : 20-00-005530

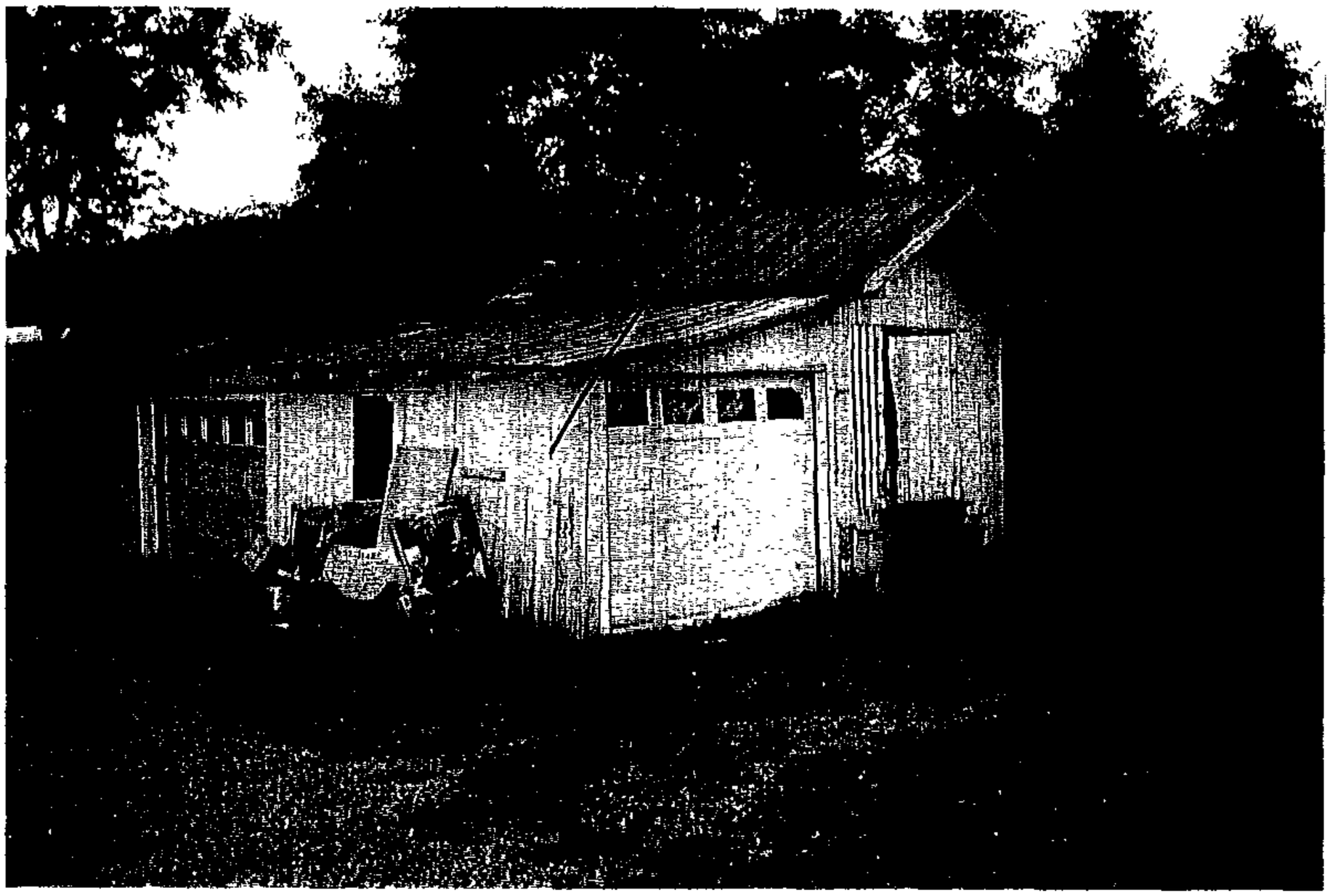


FRONT

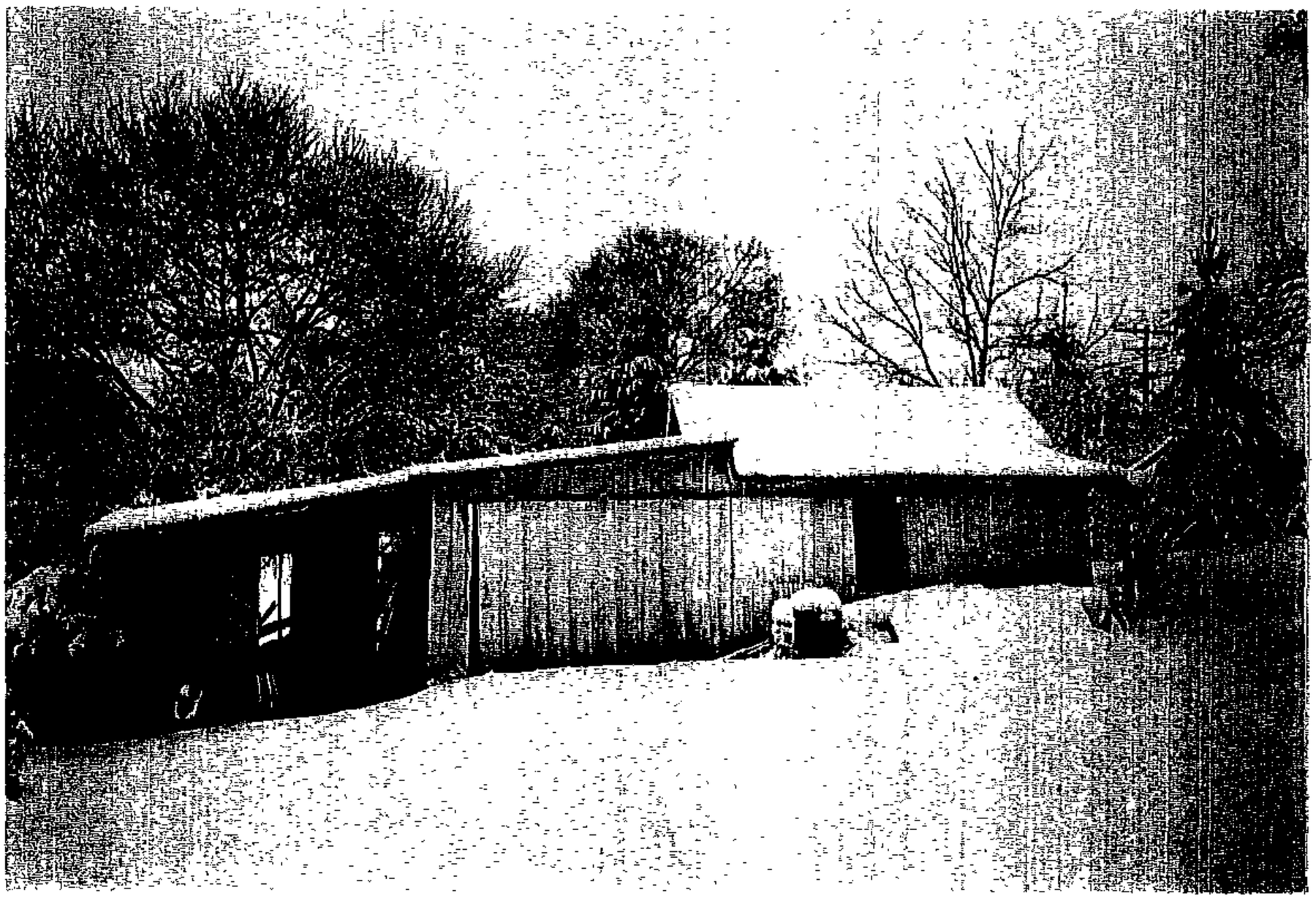
DETAIL OF
EXISTING DWELLING
1"=30'

PREPARED BY:

W. DUVALL & ASSOCIATES, INC.
ENGINEERS . SURVEYORS . LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21286
Phone: 410.583.9571
Fax: 410-583-1513



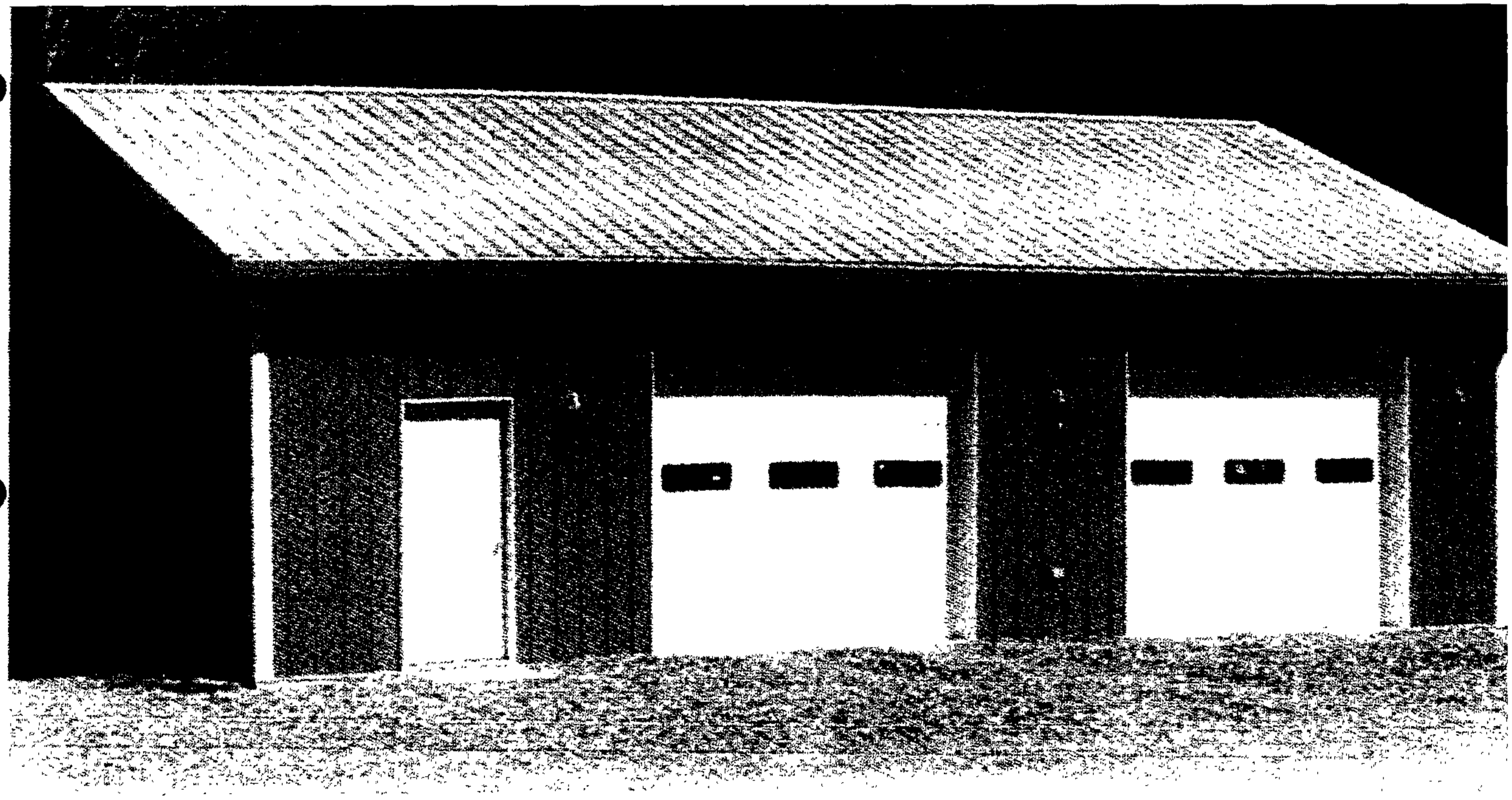
OLD BUILDING



#148

As I do not have the plans for the building, this is a copy of a building similar to the one I would like to have put up. The exception being that my building would be 5' deeper (35') and 2' higher (12'). This building will not have sewer, water, or electric, nor will it have windows. Just a basic 4 car garage.

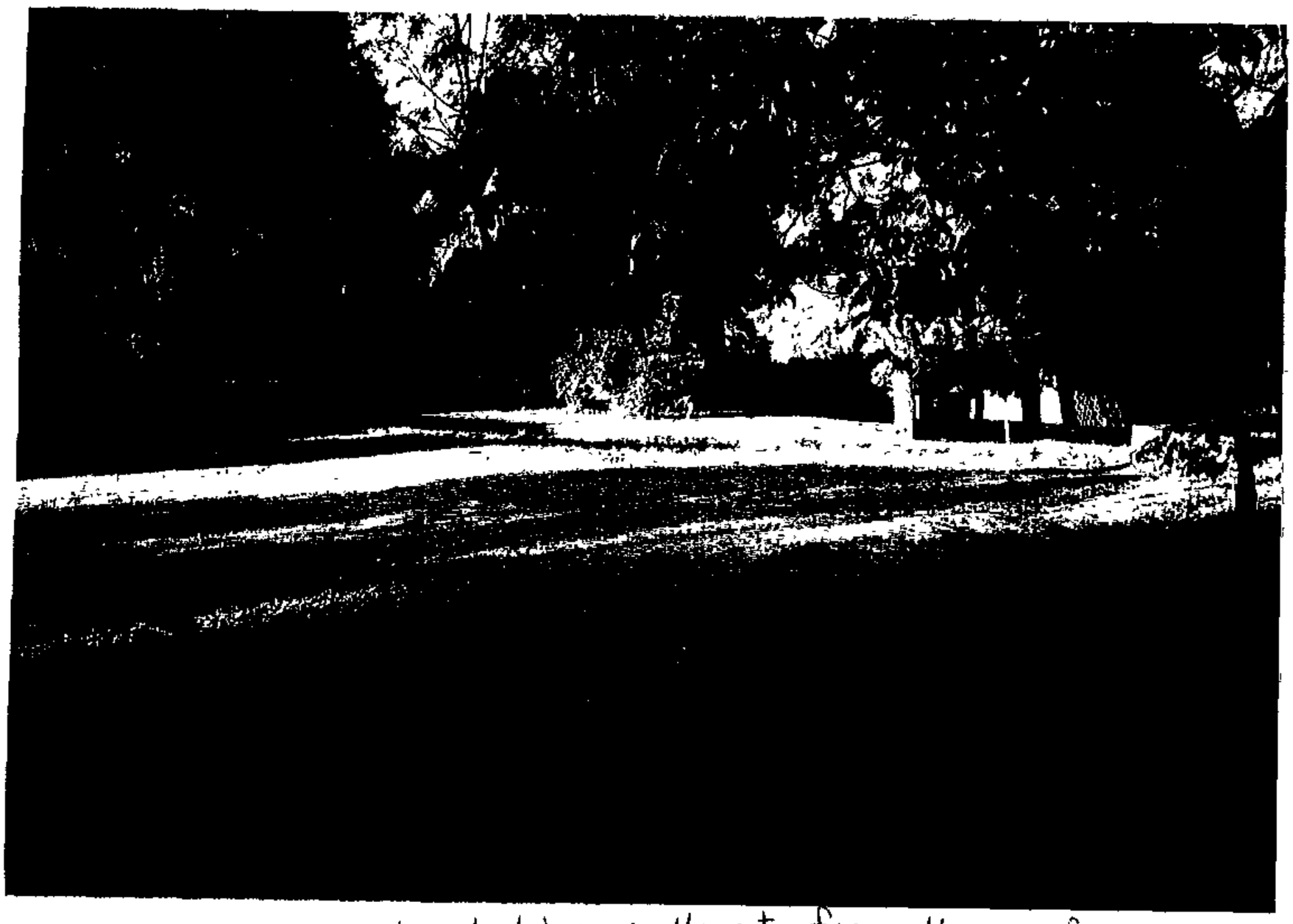
14204 Hanover Pike
Reisterstown, MD 21136



~~30x40x10~~

35 x 40 x 17

#148

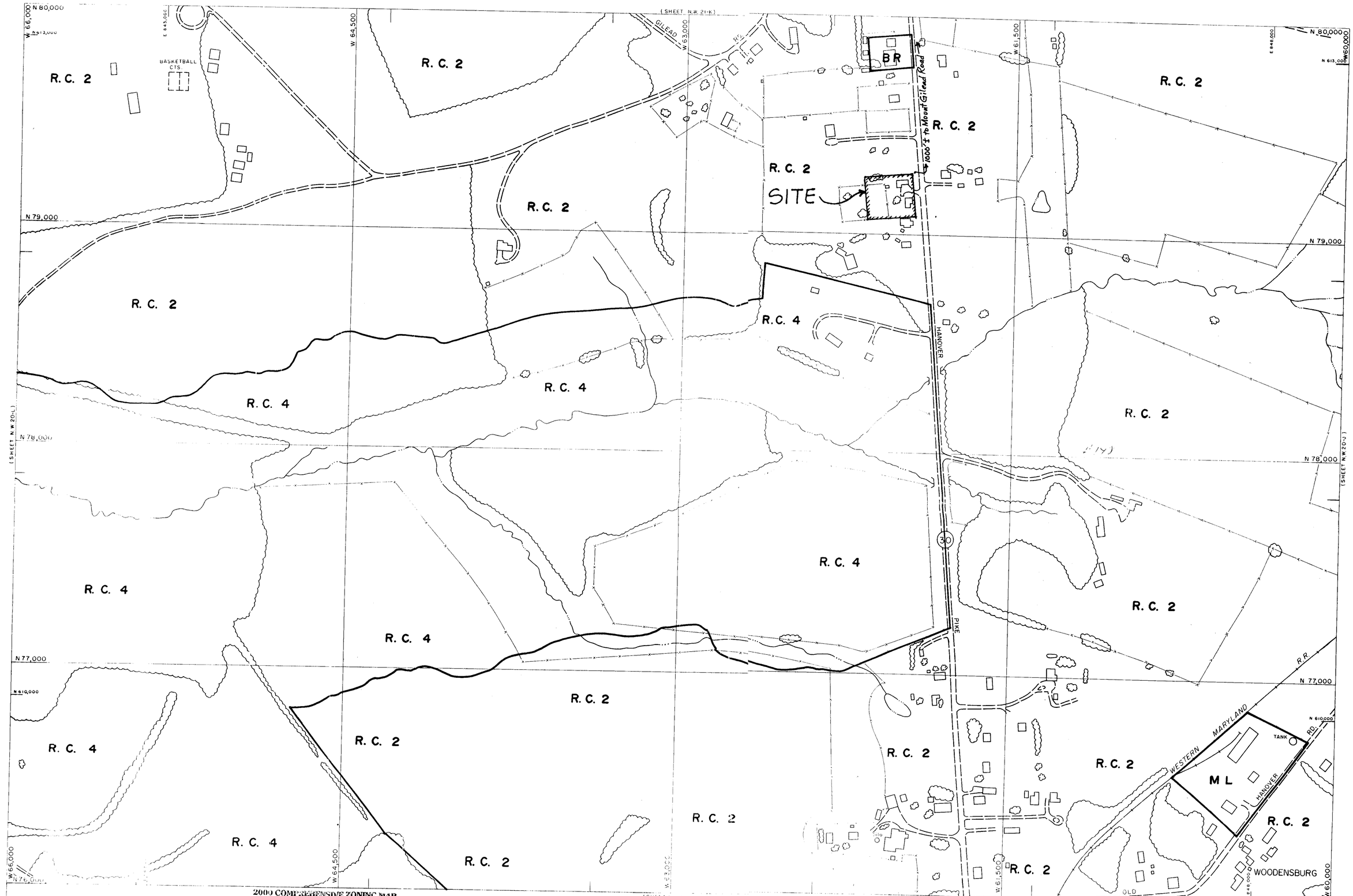


looking northwest from the road

SITE FOR NEW BUILDING

looking west from the road

#148



2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	NORTH OF WOODENSBURG	N. W.
DATE OF PHOTOGRAPHY JANUARY 1986	JACOBS PROPERTY 14204 HANOVER PIKE (RTE. 30)	20-K

9/21/2004
W. DUVALL & ASSOC.

NW 20 K