

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Chapel Ridge Road, 1,760 ft. S
centerline of Mays Chapel Road
8th Election District
2nd Councilmanic District
(723 Chapel Ridge Road)

June R. & William E. Regan
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-294-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, June R. and William E. Regan. The variance request is for property located at 723 Chapel Ridge Road in the Timonium area of Baltimore County. The variance request is from Section 1A04.3.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 47.5 ft. in lieu of the required 50 ft. for a new addition and from Section 400.1 of the B.C.Z.R., to permit an accessory structure (shed) be located in the side yard in lieu of the required 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 December 18, 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

ORDER RECEIVED FOR FILING

Date

By

1/11/05

Ray

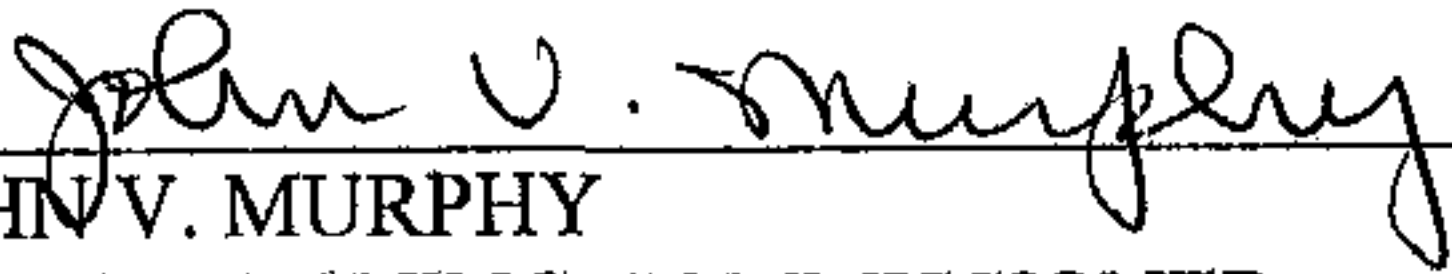
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 11 day of January, 2005, that a variance from Section 1A04.3.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 47.5 ft. in lieu of the required 50 ft. for a new addition and from Section 400.1 of the B.C.Z.R., to permit an accessory structure (shed) be located in the side yard in lieu of the required 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;

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date 1/11/05

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

January 11, 2005

Mr. & Mrs. William E. Regan, Jr.
723 Chapel Ridge Road
Timonium, Maryland 21093

Re: Petition for Administrative Variance
Case No. 05-294-A
Property: 723 Chapel Ridge Road

Dear Mr. & Mrs. Regan:

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 cursive script 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 723 CHAPEL RIDGE RD-21093
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)

see attached

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 _____

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.

Legal Owner(s):

WILLIAM E. REGAN JR
Name - Type or Print _____
[Signature]
Signature _____
JUNE R. REGAN
Name - Type or Print _____
[Signature]
Signature _____
723 CHAPEL RIDGE RD. 410-252-0231
Address _____ Telephone No. _____
TIMONIUM, MD. 21093
City _____ State _____ Zip Code _____

Representative to be Contacted:

WILLIAM E. REGAN JR
Name _____
723 CHAPEL RIDGE RD. 410-252-0231
Address _____ Telephone No. _____
TIMONIUM, MD. 21093
City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

CASE NO. 05-294-A

Reviewed By BN Date 12/9/04

Estimated Posting Date 12/19/04

ORDER RECEIVED FOR FILING

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

723 CHAPEL RIDGE RD
Address
TIMONUM, MD. 21093
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 house @723 was originally located too deep in the lot. The house exceeds all setback requirements from all boundaries. From the 50 ft. front setback the house setback varies from 66 to 85 feet. Because of the large (70 ft) trees and the steep slope of the lot in the rear:

- (A) It is requested to locate a 8 by 14 shed on the side parallel to the existing parking pad and garage at a level spot to provide access. Although on the side this is still set back approx. 85 feet from the street.
- (B) It is also requested to expand the newly constructed room addition 2.5 feet beyond the 50 foot rear setback to a distance of 47.5 feet rear setback distance. The rear property line borders the golf course. It would be difficult to expand in other directions without substantially disturbing the large tree root systems, one of which fell on the house several years ago causing substantial damage.

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
WILLIAM E. REGAN, JR.
Name - Type or Print

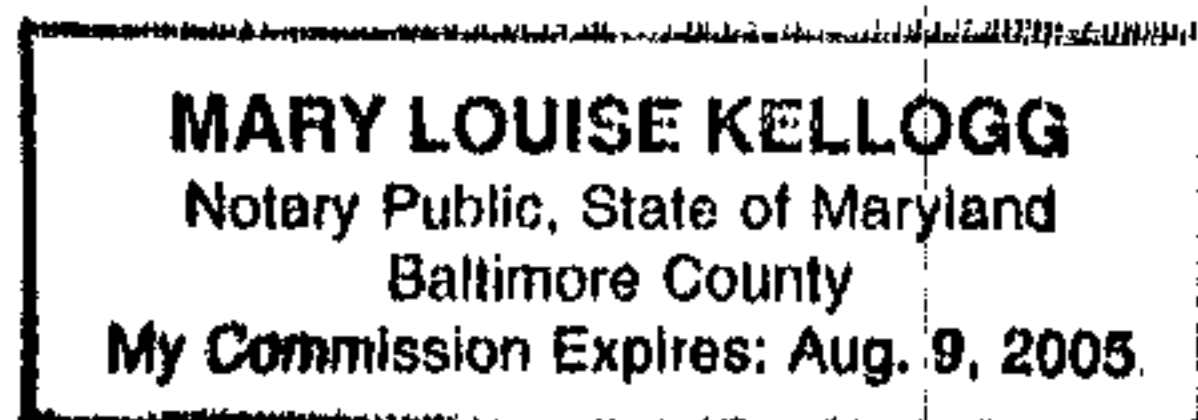

Signature
JUNE R. REGAN
Name - Type or Print

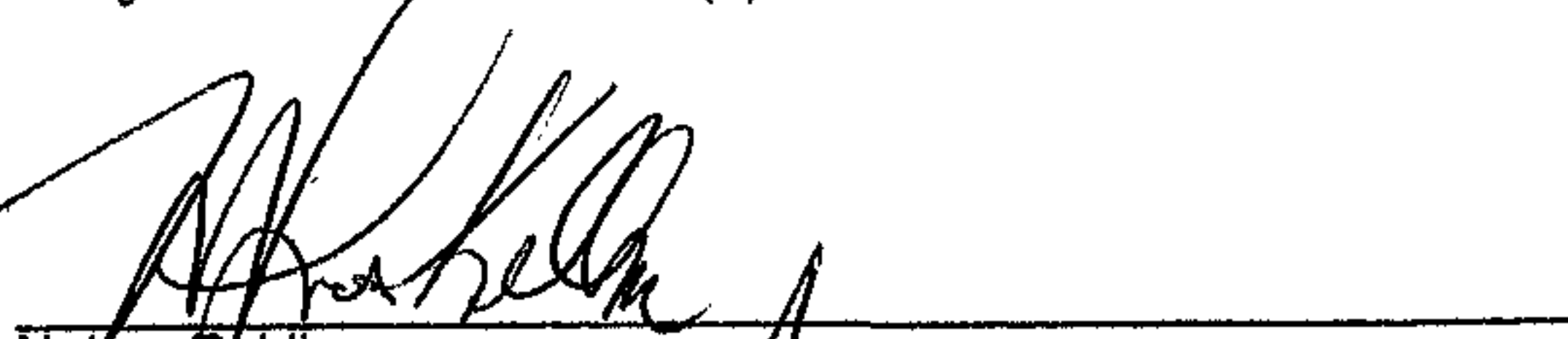
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of December, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William Regan & June Regan
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 Aug 9, 2005

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 723 CHAPEL RIDGE RD
Address
TIMONUM, MD. 21093
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 house @723 was originally located too deep in the lot. The house exceeds all setback requirements from all boundaries. From the 50 ft. front setback the house setback varies from 66 to 85 feet. Because of the large (70 ft) trees and the steep slope of the lot in the rear:

- (A) It is requested to locate a 8 by 14 shed on the side parallel to the existing parking pad and garage at a level spot to provide access. Although on the side this is still set back approx. 85 feet from the street.
- (B) It is also requested to expand the newly constructed room addition 2.5 feet beyond the 50 foot rear setback to a distance of 47.5 feet rear setback distance. The rear property line borders the golf course. It would be difficult to expand in other directions without substantially disturbing the large tree root systems, one of which fell on the house several years ago causing substantial damage.

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
WILLIAM E. REGAN, JR.
Name - Type or Print

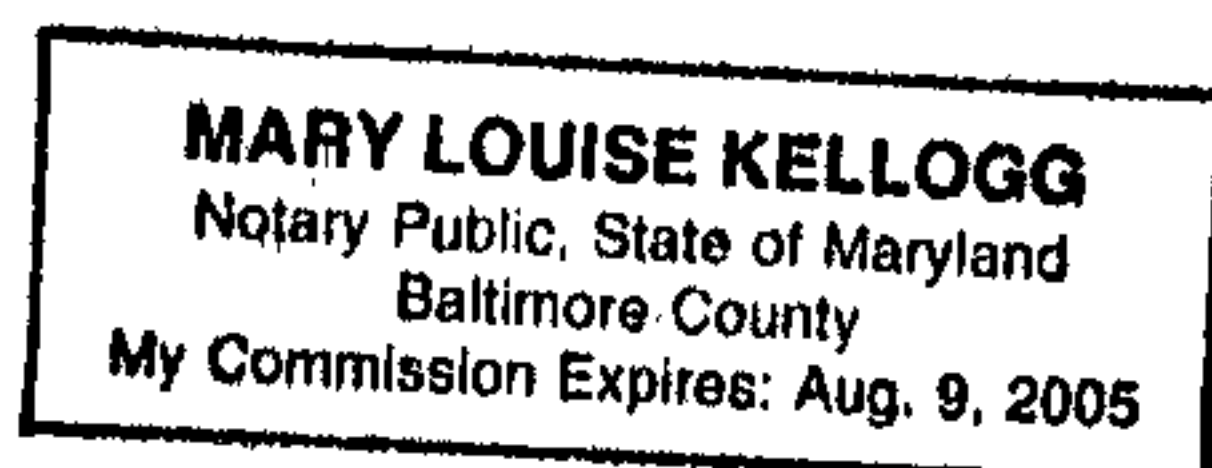
[Signature]
Signature
JUNE R. REGAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of December, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William June Regan
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



[Signature]
Notary Public
My Commission Expires Aug 9, 2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 723 CHAPEL RIDGE RD-21093
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)

see attached

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):

WILLIAM E. REGAN JR
Name - Type or Print _____
Signature _____
JUNE R. REGAN
Name - Type or Print _____
Signature _____
723 CHAPEL RIDGE RD. 410-252-0231
Address _____ Telephone No. _____
TIMONIUM, MD. 21093
City _____ State _____ Zip Code _____

Representative to be Contacted:

WILLIAM E. REGAN JR
Name _____
723 CHAPEL RIDGE RD. 410-252-0231
Address _____ Telephone No. _____
TIMONIUM, MD. 21093
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. 05-294-A

REV 10/25/01

Reviewed By BK Date 12/9/04

Estimated Posting Date 12/19/04

1A04.3.B.4 to permit a rear yard setback of 47.5 ft. in lieu of the required 50 ft. for a new addition, and Section 400.1 to permit an accessory structure (shed) be located in the side yard in lieu of the required rear yard.

ZONING DESCRIPTION

Zoning Description For 723 Chapel Ridge Road

Beginning at a point on the South side of Chapel Ridge Road, which is 50 feet wide at a distance of 1,760 feet south of Mays Chapel Road which is 60 feet wide. Being Lot #13, in the subdivision known as Chapel Ridge as recorded in Baltimore County Plat Book #29, Folio# 77, containing .92 acres. Also known as 723 Chapel Ridge Road and located in the 8th Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441060

DATE

12/18/04

ACCOUNT

8001-000-675-00

AMOUNT

\$ 65.00

RECEIVED FROM

William Rogers, Jr.

FOR

11010412

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

11010412

PAID RECEIPT

RECEIVED BY

THE

ISS

12/18/2004 12:00:00 PM 140511

8001-000-675-00

RECEIVED BY

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CASHIER'S VALIDATION

Certificate Of Posting

RE: Case NO.: 05-294-A

Petitioner/Developer: BILL REGAN

Date of Hearing/Closing: 1/3/05

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 723 CHAPLE RIDGE RD

This sign(s) were posted on December 18, 2004
(Month, Day, Year)

Sincerely,

Martin Ogle 12/18/04
(Signature of Sign Poster and Date)

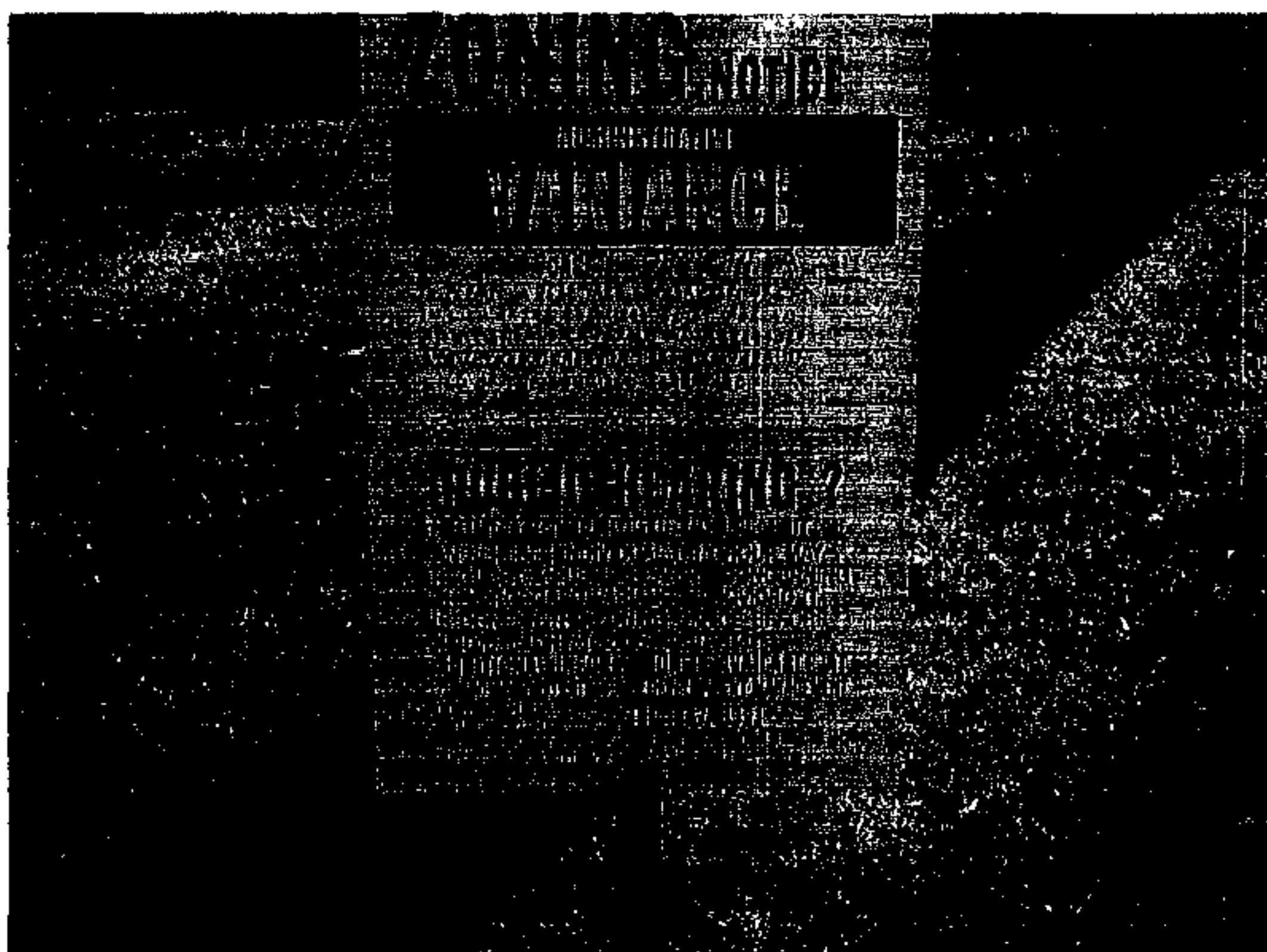
MARTIN OGLE
(Printed Name)

5014 CASTLESTONE DR.
(Address)

BALTO. MD 21237
(City, State, Zip Code)

410-933-9470
(Telephone Number)

lm000134 (1152x864x256 jpeg)



Martin Ogle 12/18/04

#5,

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/neighborhood 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 05-294-A
Petitioner WILLIAM E. REGAN, JR / JUNE R. REGAN
Address or Location: 723 CHAPEL RIDGE RD. TIMONIVUM, MD. 21093

PLEASE FORWARD ADVERTISING BILL TO

Name WILLIAM E. REGAN JR
Address 723 CHAPEL RIDGE RD.
TIMONIVUM, MD. 21093

Telephone Number 410-252-0231

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 294 -A Address 723 Chapel Ridge Rd.

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

Filing Date: 12/9/04 Posting Date: 12/19/04 Closing Date: 1/3/05

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- 294 -A Address 723 Chapel Ridge Rd.

Petitioner's Name William & June Regan Telephone 410-252-0231

Posting Date: 12/19/04 Closing Date: 1/3/05

Wording for Sign: To Permit a rear yard setback of 47.5 ft. in lieu of the
required 50 ft. for an addition, and to permit an accessory structure
(shed) in the side yard in lieu of the required rear yard.

WCR - Revised 6/25/04

**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*

January 3, 2005

William E. Regan
June R. Regan
723 Chapel Ridge Road
Timonium, Maryland 21093

Dear Mr. and Mrs. Regan:

RE: Case Number: 05-294-A, 723 Chapel Ridge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 9, 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, reading "W. Carl Richards, Jr." 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



Fire Department

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



Baltimore County

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

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

December 23, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 20, 2004

Item No.: 252, 291-296, 298-300, 302-304

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

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 21, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For December 27, 2004
Item Nos. 291, 293, 294, 296, 297, 299,
300, 301, 302, and 304

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

RWB:CEN:jrb

cc: File

ZAC-12-27-2004-NO COMMENT ITEMS-291-304-01212005

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: January 19, 2005

SUBJECT: Zoning Item # 05-294
Address 723 Chapel Ridge Road

Zoning Advisory Committee Meeting of December 20, 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:

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

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

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

Additional Comments:

The proposed addition must be a minimum of 20-feet from the septic system and the septic reserve area.

Reviewer: Sue Farrinetti

Date: December 29, 2004

1/3 AN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 30, 2004

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

SUBJECT: Zoning Advisory Petition(s): ~~Case(s) 5-280~~ and 5-294
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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Maeb A. Cunningham

Division Chief:

John F. Senhauer

MAC/LL

RECEIVED

JAN 10 2005

ZONING COMMISSIONER

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



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

Maryland Department of Transportation

Date: 12.21.04

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

RE: Baltimore County
Item No. 294 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,

Steven D. Foster, 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

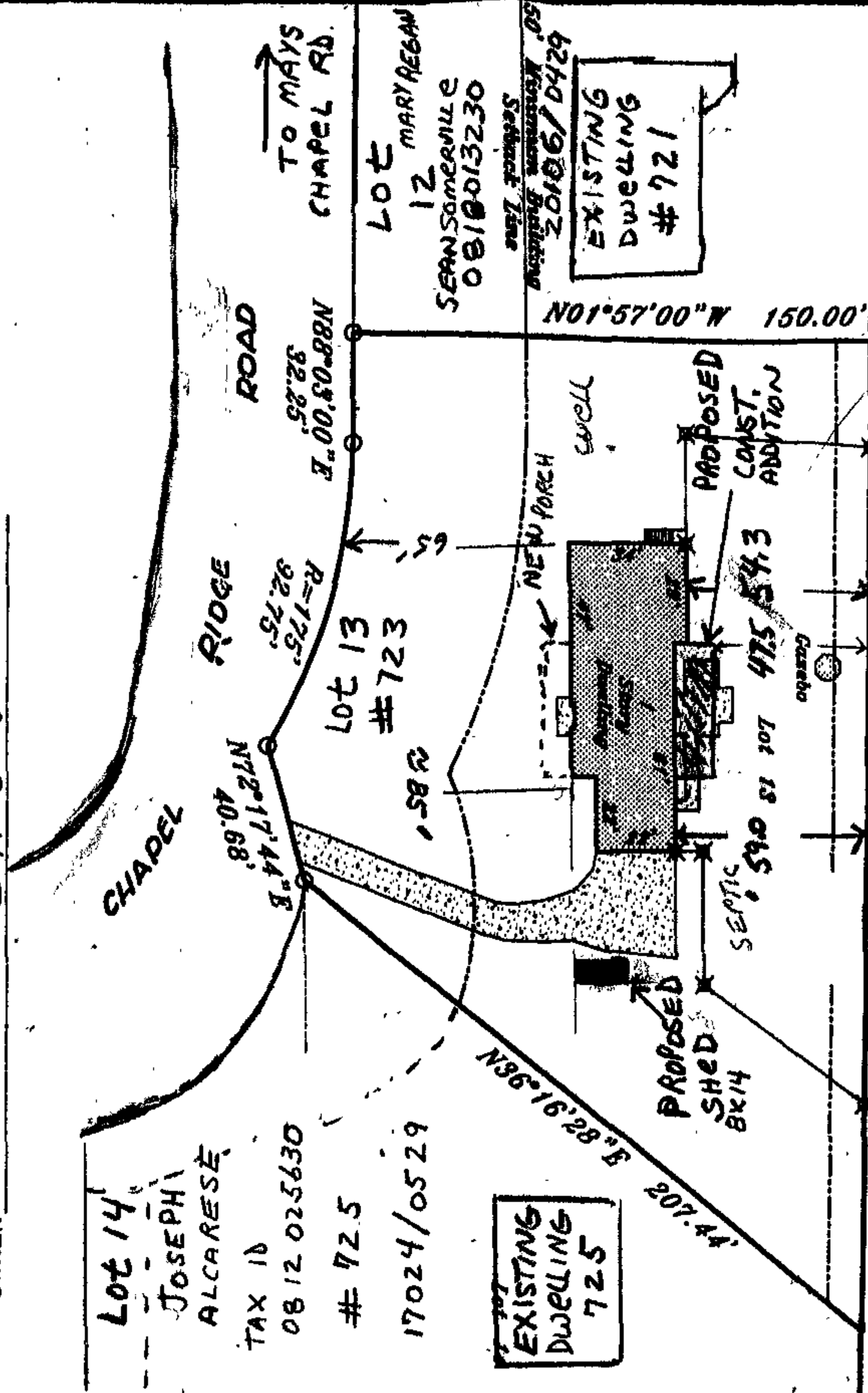
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

2

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 723 Chapel Ridge Rd. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Chapel Ridge
PLAT BOOK # 29 FOLIO # 77 LOT # 13 SECTION #
OWNER WILLIAM & JUNE REGAN



Lot Number: 13
Block/Section: 1
Plat Reference: Book: 29 Page: 77
Title of Plat: Plat of Part 2, Chapel



NORTH

PREPARED BY W.E.R.

SCALE OF DRAWING: 1" = 40'

B.C.C - GOLF COURSE



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 2

1"=200' SCALE MAP # NW 14-C

ZONING RC-5

LOT SIZE 92

ACREAGE 1.92

SQUARE FEET

SEWER PUBLIC ☐ PRIVATE ☒

WATER ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING YES ☐ NO ☒

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

BH 294 05-244-A

Net Ex #

#4

B G B E . C O . P L .

CHAPELWOODS

CHAPEL

RIDGE

R.C. 5

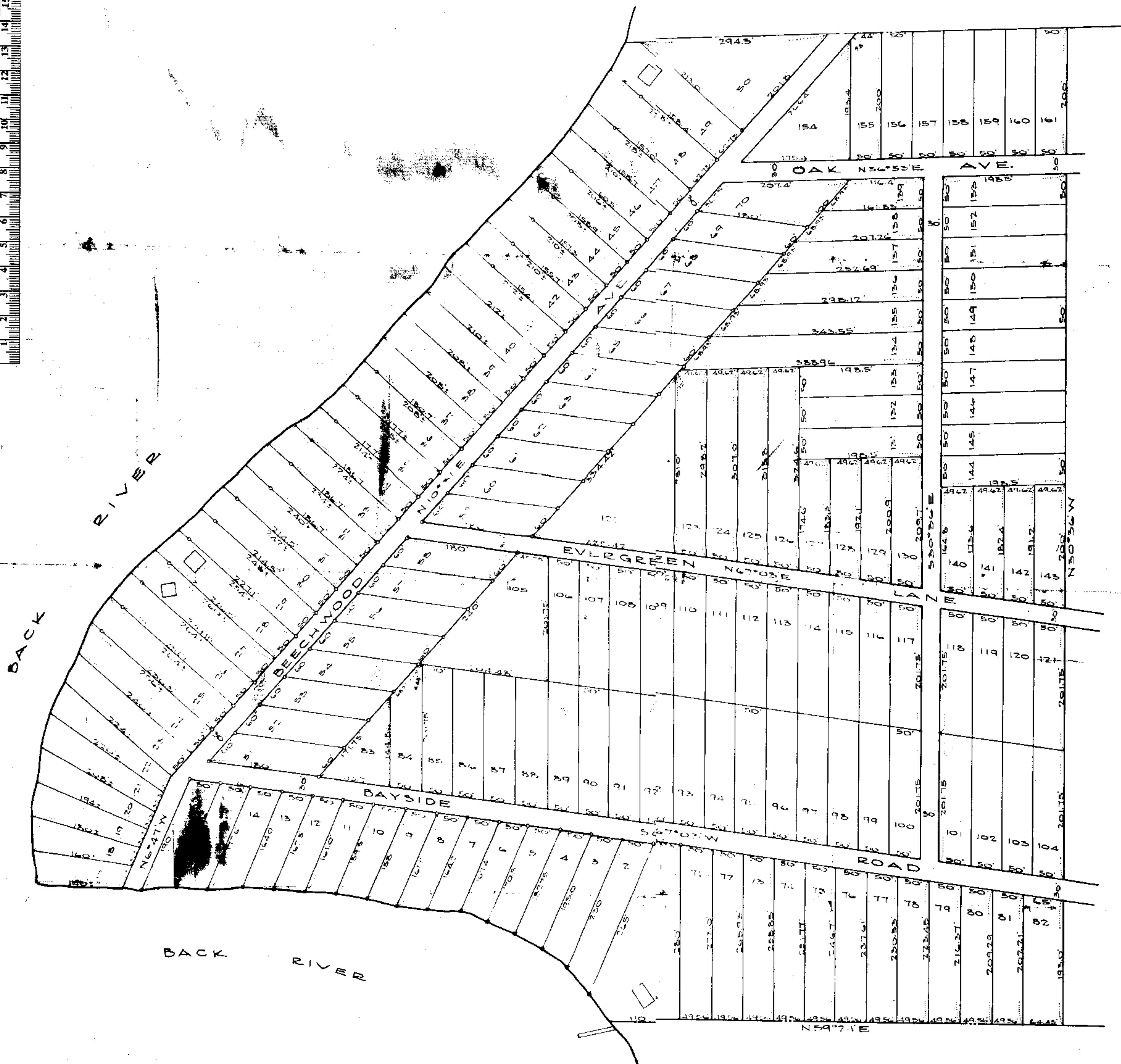
#294

COUNCILMANIC 2

RC 5

NW 14-C





PLAT OF
EVERGREEN PARK
FIFTEENTH DISTRICT
BALTIMORE COUNTY
MARYLAND

SCALE 1"=100 OCT 29, 1924
E. V. COONAN AND CO.
SURVEYORS & CIVIL ENGS.
231 COURTLAND STREET
BALTIMORE, MD.

PETITIONER'S
EXHIBIT 5