

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S of Hoshall Road, 855 ft. SW
centerline of Bulls Saw Mill Road
6th Election District
3rd Councilmanic District
(2223 Hoshall Road)

Olga L. & Dennis L. Meadowcroft
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* CASE NO. 05-384-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, Olga L. and Dennis L. Meadowcroft. The variance request is for property located at 2223 Hoshall Road in the Freeland area of Baltimore County. The variance request is from Sections 1A01.3.B.3 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed single-family dwelling to have a street centerline setback of 66 ft. in lieu of the required 75 ft. and to permit an accessory structure (garage) 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.

This is an extraordinary case to be handled by administrative variance. The request is for a variance to allow a new home to be built on the subject property. Ordinarily this would require a full public hearing. However, upon examination of the request I find that the Petitioners simply want to raze their present home and replace it with another of nearly the same size and footprint. Under these circumstances I find that proceeding by administrative variance is proper.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 13, 2005, 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 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to

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3/11/05
Ray

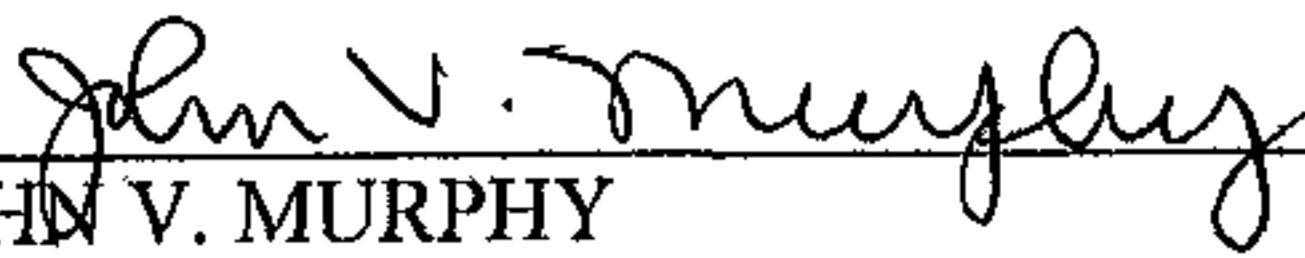
indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements 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.

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 March, 2005, that a variance from Sections 1A01.3.B.3 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed single-family dwelling to have a street centerline setback of 66 ft. in lieu of the required 75 ft. and to permit an accessory structure (garage) 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

3/11/05

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

March 11, 2005

Mr. & Mrs. Dennis L. Meadowcroft
2223 Hoshall Road
Freeland, Maryland 21053

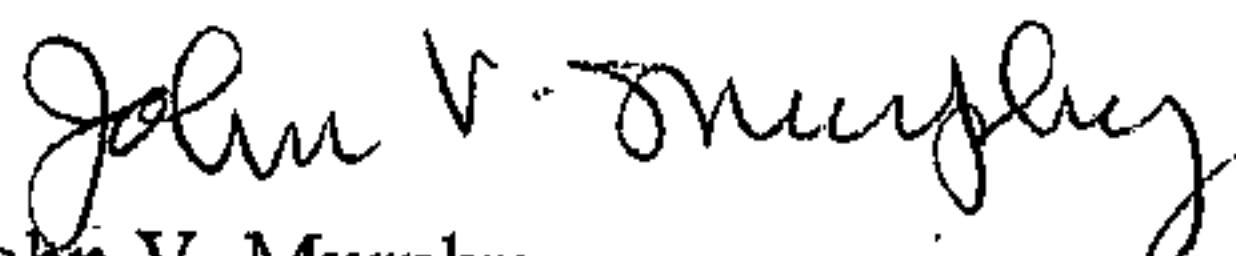
Re: Petition for Administrative Variance
Case No. 05-384-A
Property: 2223 Hoshall Road

Dear Mr. & Mrs. Meadowcroft:

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
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 2223 Hoshall Road
which is presently zoned RC-2

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) 1A01.3.B.3, 400.1 BC2R

To permit a proposed single family dwelling to have a street centerline setback of 66' in lieu of the required 75' and to permit an accessory structure (garage) in the sideyard in lieu of the required 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:

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

2223 Hoshall Rd. (410) 357-8775
Address Telephone No.

Freeland MD 21063
City State Zip Code

Representative to be Contacted:

Name

Address

City

SAME
AS
ABOVE

Zoning Commissioner of Baltimore County

CASE NO. 05-384-A

Reviewed By CTM Date 2/1/05

Estimated Posting Date 2/13/05

REV 10/25/01

FILED RECEIVED FOR FILING

3/11/05
[Signature]

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

2223 Hoshall Road
Address
Freeland MD 21053
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):

We are razing the existing house and building a new one on the site. We want to use existing septic system. In order to do so, the new foundation cannot go further back than existing foundation. The new house is five feet deeper than existing house. The current house is at the minimum of 75' away from center line of Hoshall Road. The new house will be 70' away and the new garage 66'.

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

Dennis L. Meadowcroft
Name - Type or Print

Signature

Olga L. Meadowcroft
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

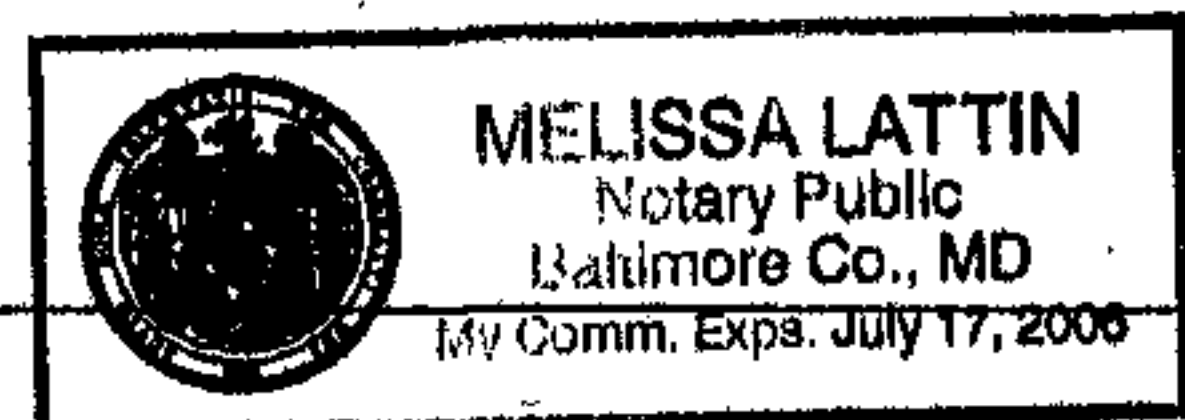
I HEREBY CERTIFY, this 1st day of February, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Olga and Dennis Meadowcroft
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



Melissa Lattin

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 2223 Hoshall Road
Address
Freeland MD 21053
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):

We are razing the existing house and building a new one on the site. We want to use existing septic system. In order to do so, the new foundation cannot go further back than existing foundation. The new house is five feet deeper than existing house. The current house is at the minimum of 75' away from center line of Hoshall Road. The new house will be 70' away and the new garage 66'.

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
Dennis L. Meadowcroft
Name - Type or Print

[Signature]
Signature
Olga L. Meadowcroft
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

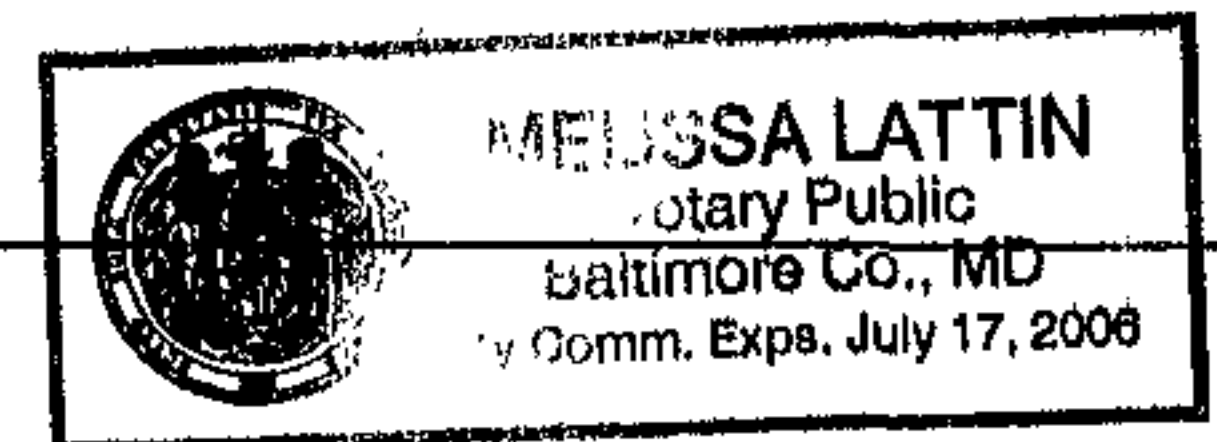
I HEREBY CERTIFY, this 1st day of February, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Olga and Dennis Meadowcroft
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



Melissa Lattin



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2223 Hoshall Road
which is presently zoned RC-2

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) 1A01.3.B.3, 400.1 BCZR

TO PERMIT A PROPOSED SINGLE FAMILY DWELLING TO HAVE A STREET CENTERLINE SETBACK OF 66' IN LIEU OF THE REQUIRED 75' AND TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) IN THE SIDEYARD IN LIEU OF THE REQUIRED 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

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 05 day of March 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. 05-384-A

Reviewed By CTM Date 2/1/05

Estimated Posting Date 2/13/05

ZONING DESCRIPTION FOR 2223 HOSHALL ROAD

Beginning at a point on the northwest side of Hoshall Road which is 16 feet wide at the distance of approximately 855 feet southwest of the centerline of the nearest improved intersecting street Bulls Saw Mill Road which is 16 feet wide. As recorded in Deed Liber 11914, Folio 557 (containing 1.27 acres): N.17 29' W 318.59 ft., S.24 27' W 470.84 ft., S.28 57' E 41 ft., and N.59 14' 30" E. 314.54 ft. to the place of beginning.

Also known as 2223 Hoshall Road and located in the 6th Election District, 3rd Councilmanic District.

#384

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441491

DATE 2/1/05 ACCOUNT 0001 004 4150

AMOUNT \$ 65.00

RECEIVED FROM W. ADWORTH

OR 05-384-A

CONTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
2/02/2005 2/01/2005 2
ED 4502 MAIL 3/01/05
STATEPT # 30772 2/01/05
RPT 5 100 (MINS) 100
R NO. 441491
Receipt for \$65.00
\$65.00 - CK \$65.00 - CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date February 18, 2005

RE: Case Number

05-384-A

Petitioner/Developer

D & O MEADOWCROFT

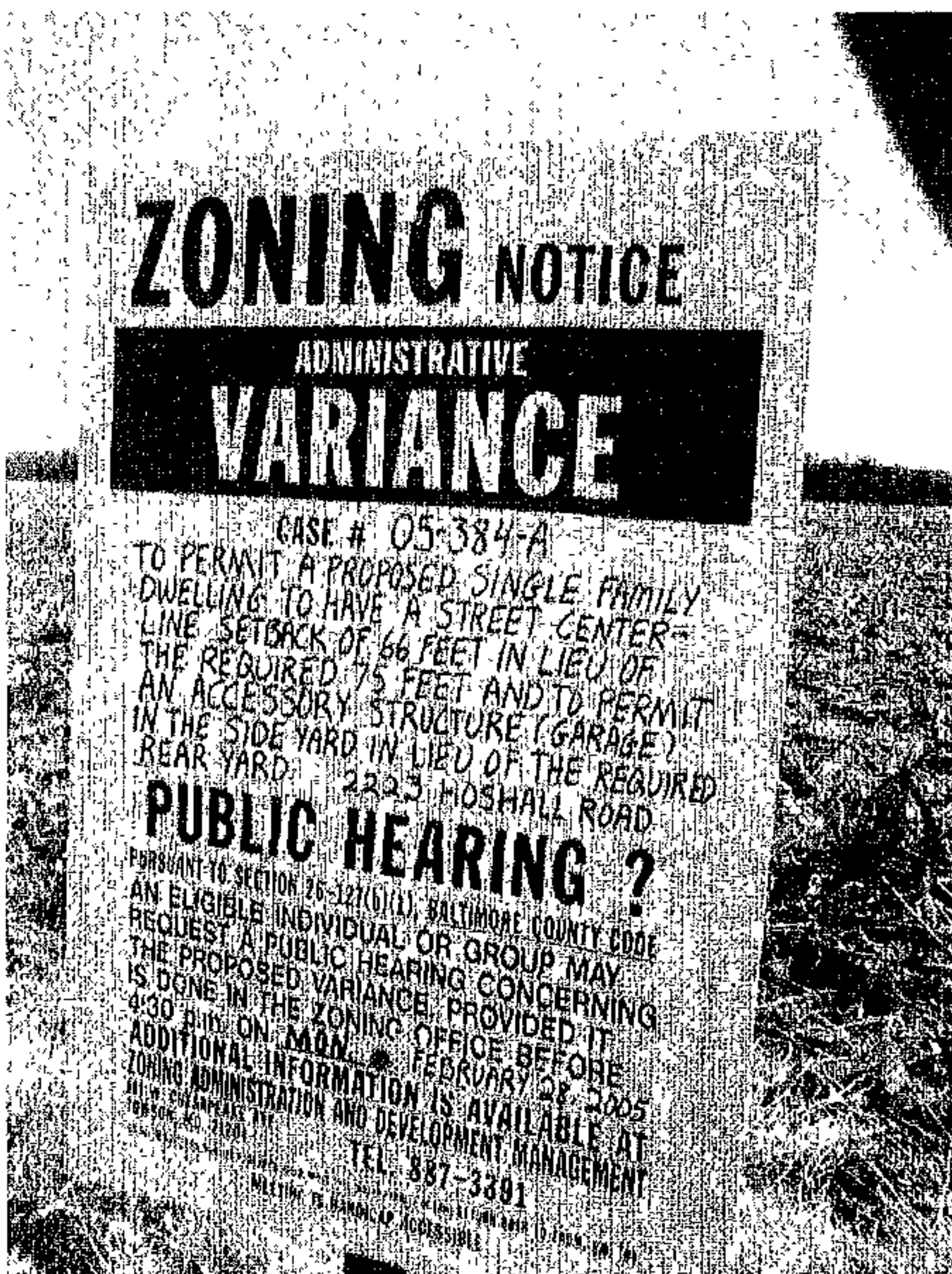
Date of Hearing (Closing)

February 28, 2005

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 2223 HOSHAL ROAD

The sign(s) were posted on

February 13, 2005



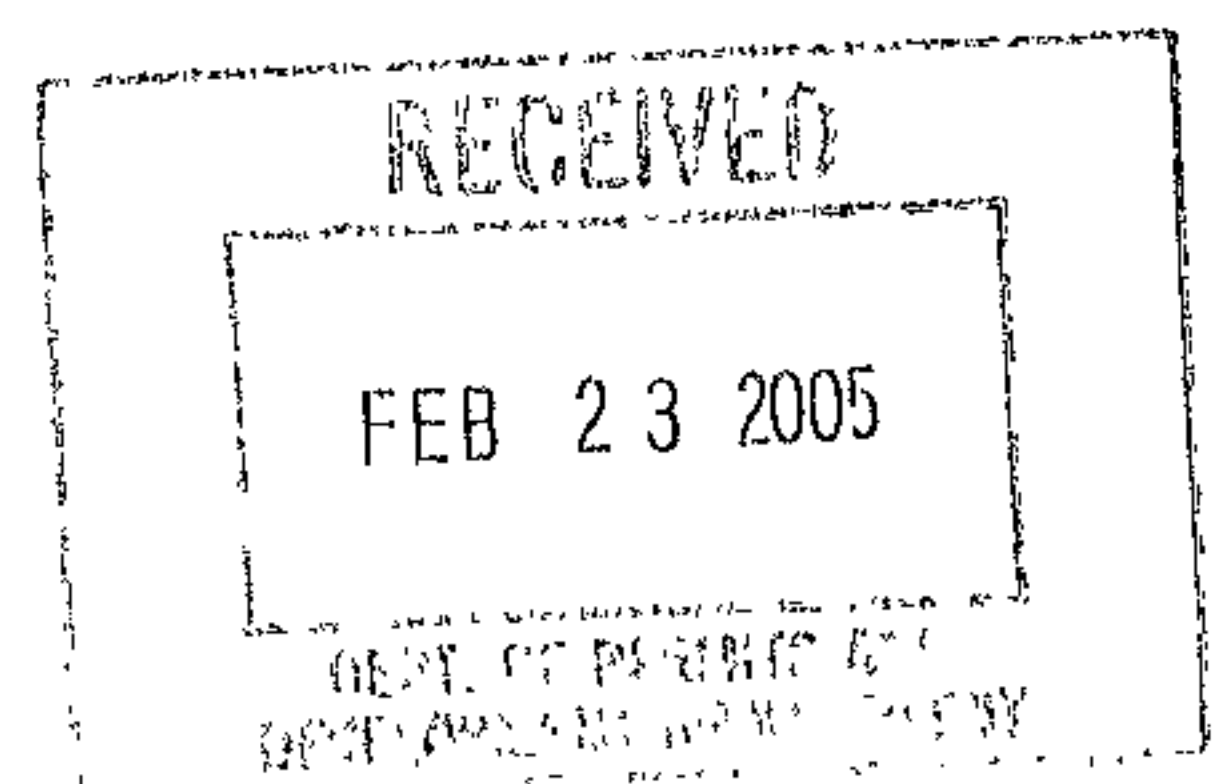
Linda O'Keefe
(Signature of Sign Poster)

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)



**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: 05-384-A
Petitioner: Olga & Dennis Meadowcroft
Address or Location: 2223 Hoshall Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Olga Meadowcroft
Address: 2223 Hoshall Road
Freeland, MD 21053

Telephone Number: (410) 357-8775

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 384 -A

Address 2223 HOSHALL RD

Contact Person: LYOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/1/05

Posting Date: 2/13/05

Closing Date: 2/28/05

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- 384 -A

Address 2223 HOSHALL RD

Petitioner's Name D G O MEADOWCROFT

Telephone _____

Posting Date: 2/13/05

Closing Date: 2/28/05

Wording for Sign: To Permit A PROPOSED SINGLE FAMILY DWELLING TO HAVE
A STREET CENTERLINE SETBACK OF 66' ~~AND~~ IN LIEU OF THE
REQUIRED 75' AND TO PERMIT AN ACCESSORY STRUCTURE ^{GARAGE} IN THE
SIDEYARD IN LIEU OF THE REQUIRED REARYARD

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

February 28, 2005

Dennis L. Meadowcroft
Olga L. Meadowcroft
2223 Hoshall Road
Freeland Maryland 21053

Dear Mr. and Mrs: Meadowcroft

RE: Case Number: 05-384-A, 2223 Hoshall Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 1, 2005.

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.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: rjc

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

February 14, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 22, 2005

Item No.: 379, 380-392, 394

6824

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.

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

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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





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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 2-11-05

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

RE: Baltimore County
Item No. 384 LTM

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

*Granted
3/11/05*

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr *JDO*
DATE: March 15, 2005
SUBJECT: Zoning Item # 05-384
Address 2223 Hoshall Road

RECEIVED

MAR 16 2005

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of February 14, 2005

_____ 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:

An inspection of the septic system, soil evaluations, and a well yield test will be required to be performed by the Groundwater Management Section of this Department prior to issuance of any building permits.

The Agricultural Preservation section of this Department offers no comment.

Reviewer: Sue Farrinetti, Wally Lippincott Date: March 15, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 25, 2005

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-384 – Administrative Variance

RECEIVED

FEB 25 2005

ZONING COMMISSIONER

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:

Mark A. Cunningham

Division Chief:

John L. Larkin

MAC/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 31, 2005

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

SUBJECT: 2223 Hosmall Road

INFORMATION:

Item Number: 5-384

Petitioner: Dennis L. Meadowcroft

Zoning: RC 2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

It is incumbent upon the petitioner to demonstrate to the Zoning Commissioner that there are special circumstances or conditions existing on the subject site that are peculiar to the subject land or structure where strict compliance of the BCZR would result in practical difficulty and unreasonable hardship.

Prepared by:

Mark A. Cump

Division Chief:

Lynn L. Lankau

AFK/LL:MAC:

RECEIVED
FEB 25 2005
ZONING COMMISSIONER

Jack,
Please take a
look @ this admin
variance
Approve?
OK
3/3/05

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 7, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For February 22, 2005
Item Nos. 379, 380, 381, 383, 384, 386,
387, 388, 390, 391, 392, 393, and 394

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

RWB:CEN:jrb

cc: File

PLAT TO ACCOMPANY PETITION FOR ZONING

☒ VARIANCE ☐ SPECIAL HEARING

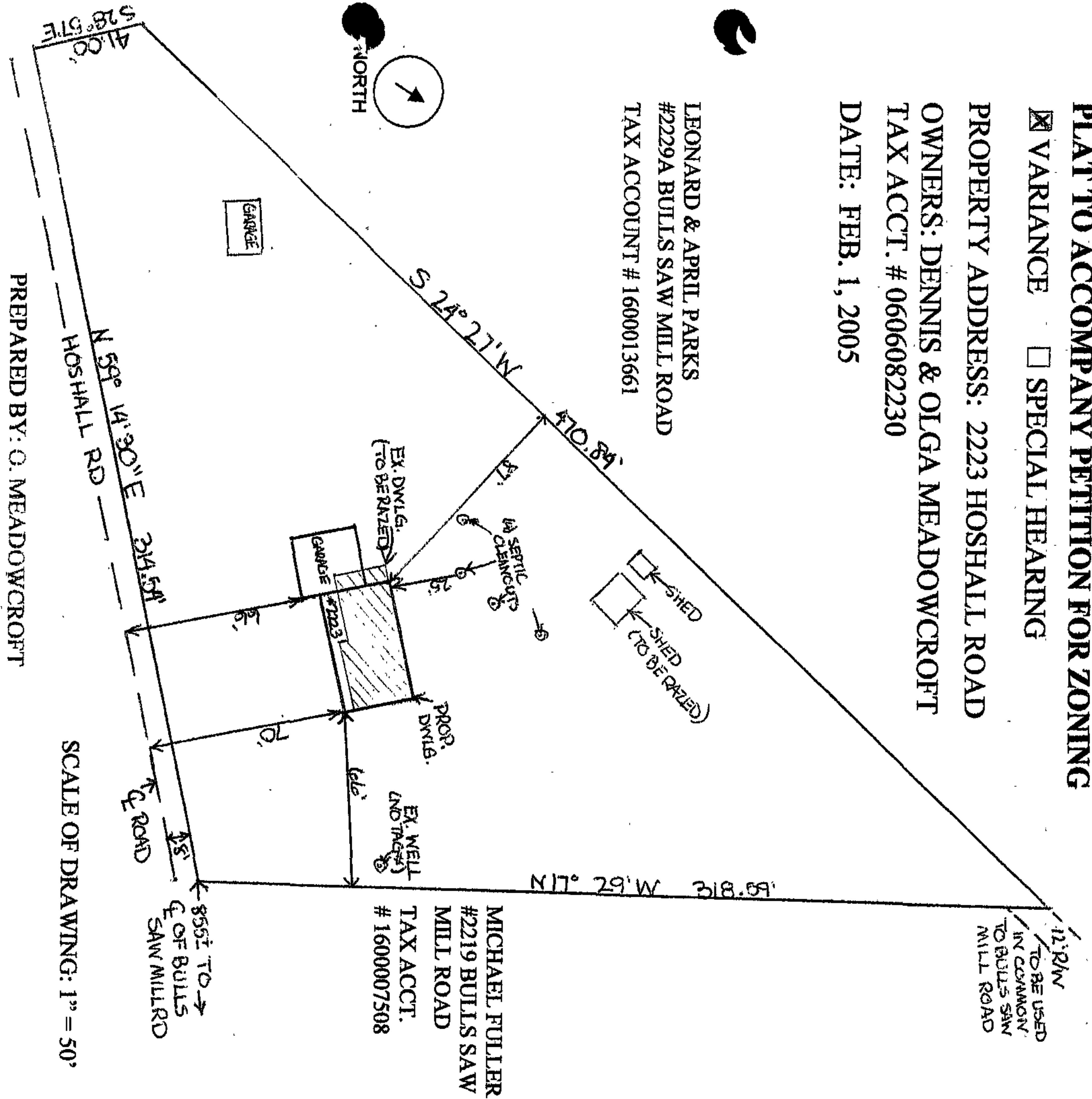
PROPERTY ADDRESS: 2223 HOSHALL ROAD

OWNERS: DENNIS & OLGA MEADOWCROFT

TAX ACCT. # 0606082230

DATE: FEB. 1, 2005

LEONARD & APRIL PARKS
#2229A BULLS SAW MILL ROAD
TAX ACCOUNT # 1600013661



12' R/W
TO BE USED
IN COMMON
TO BULLS SAW
MILL ROAD

MICHAEL FULLER
#2219 BULLS SAW
MILL ROAD
TAX ACCT.
1600007508

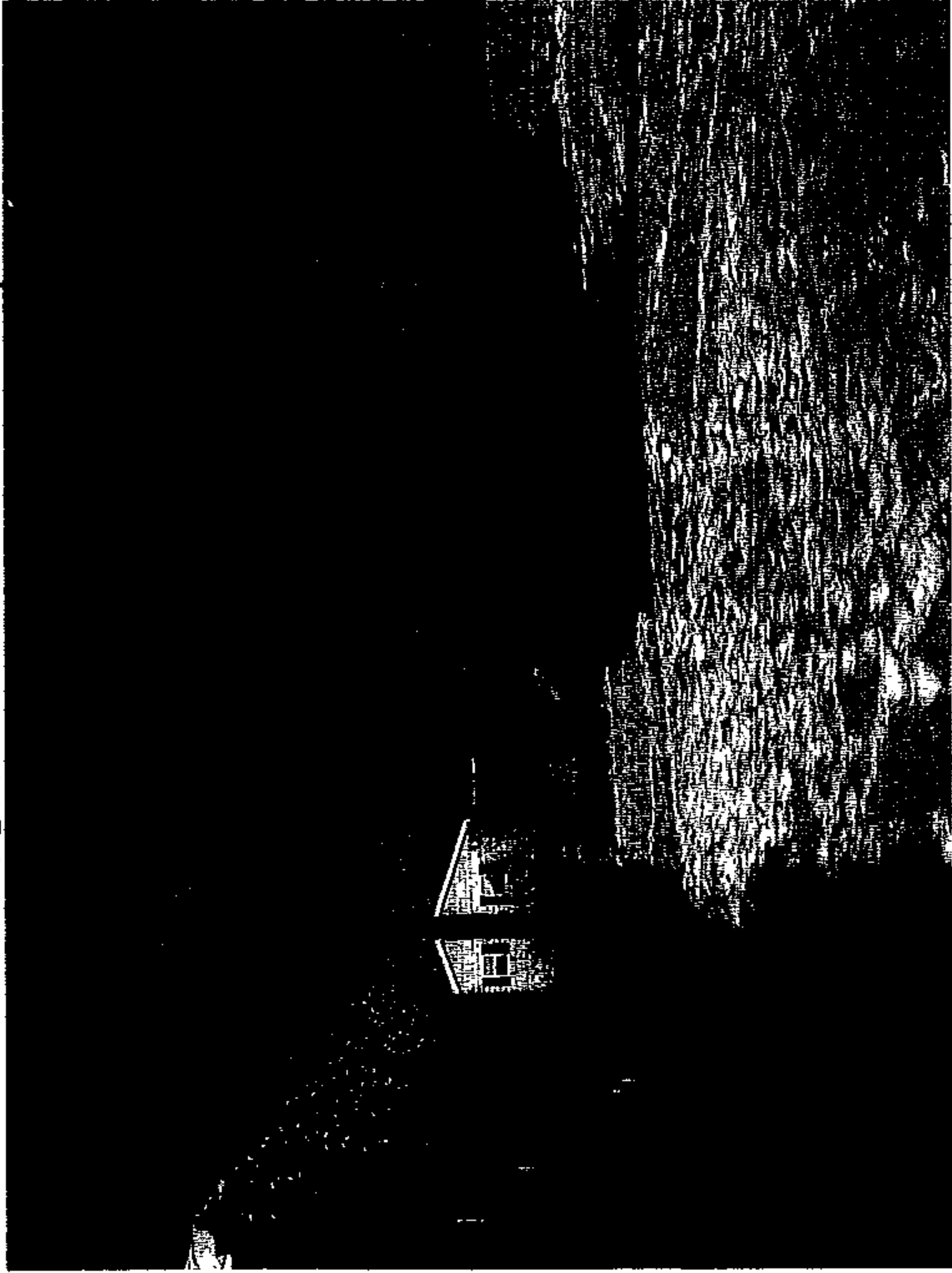
VICINITY MAP SCALE: 1" = 1000'	
LOCATION INFORMATION ELECTION DISTRICT: 6 COUNCILMANIC DISTRICT: 3 1" = 200' SCALE MAP # NW, 33-F ZONING: RC2	
LOT SIZE: 1.27 ACREAGE	55,321 SQ. FEET
SEWER ☐ PUBLIC ☒ PRIVATE	
WATER ☐ YES ☒ NO	
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO	
100 YEAR FLOOD PLAIN ☐ YES ☒ NO	
HISTORIC PROP/BLDG ☐ YES ☒ NO	
PRIOR ZONING HEARING: NONE	
REVIEWED BY ITEM # CASE #	ctm 384

PREPARED BY: G. MEADOWCROFT

SCALE OF DRAWING: 1" = 50'

Pa. Q. #1

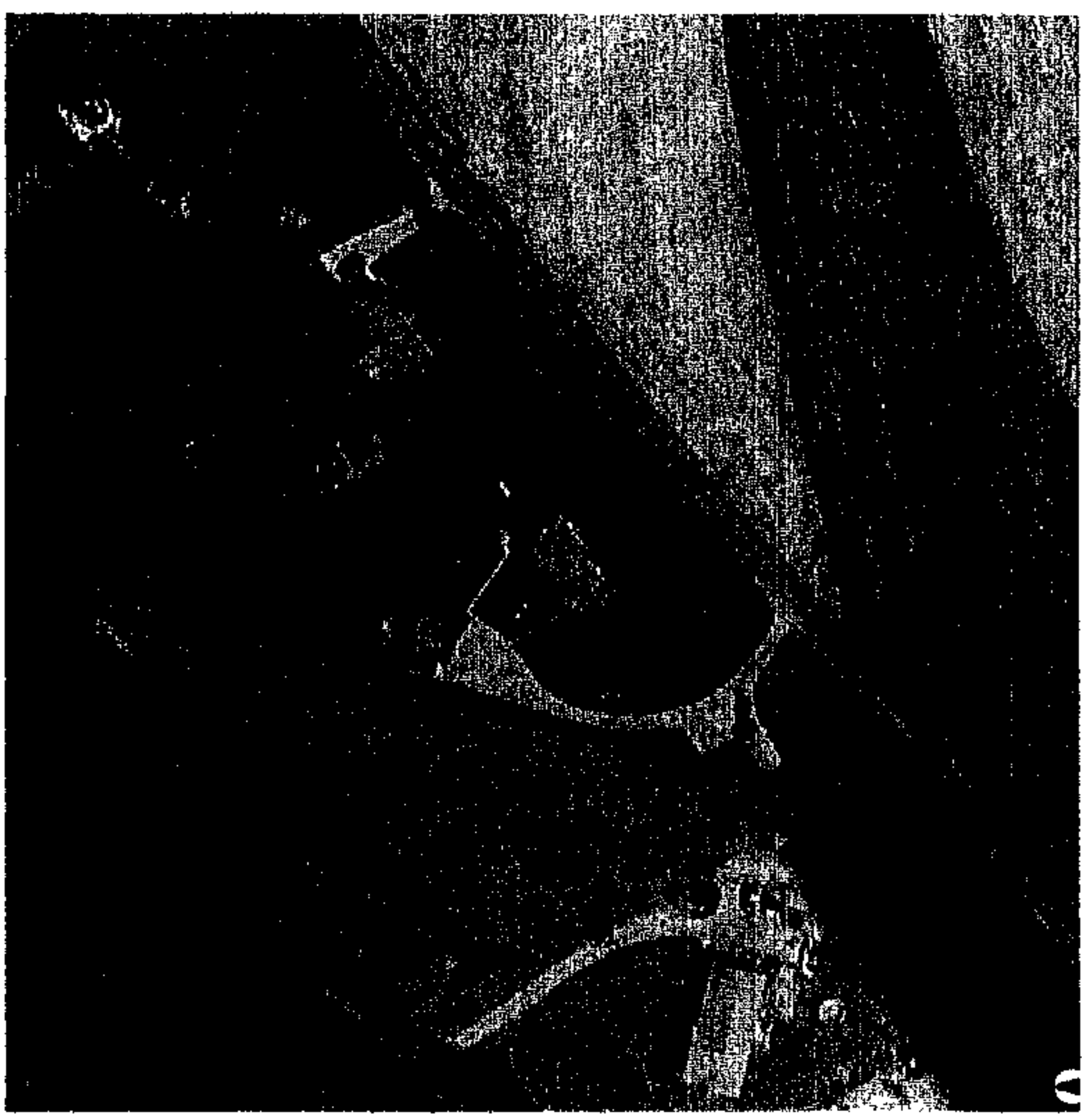
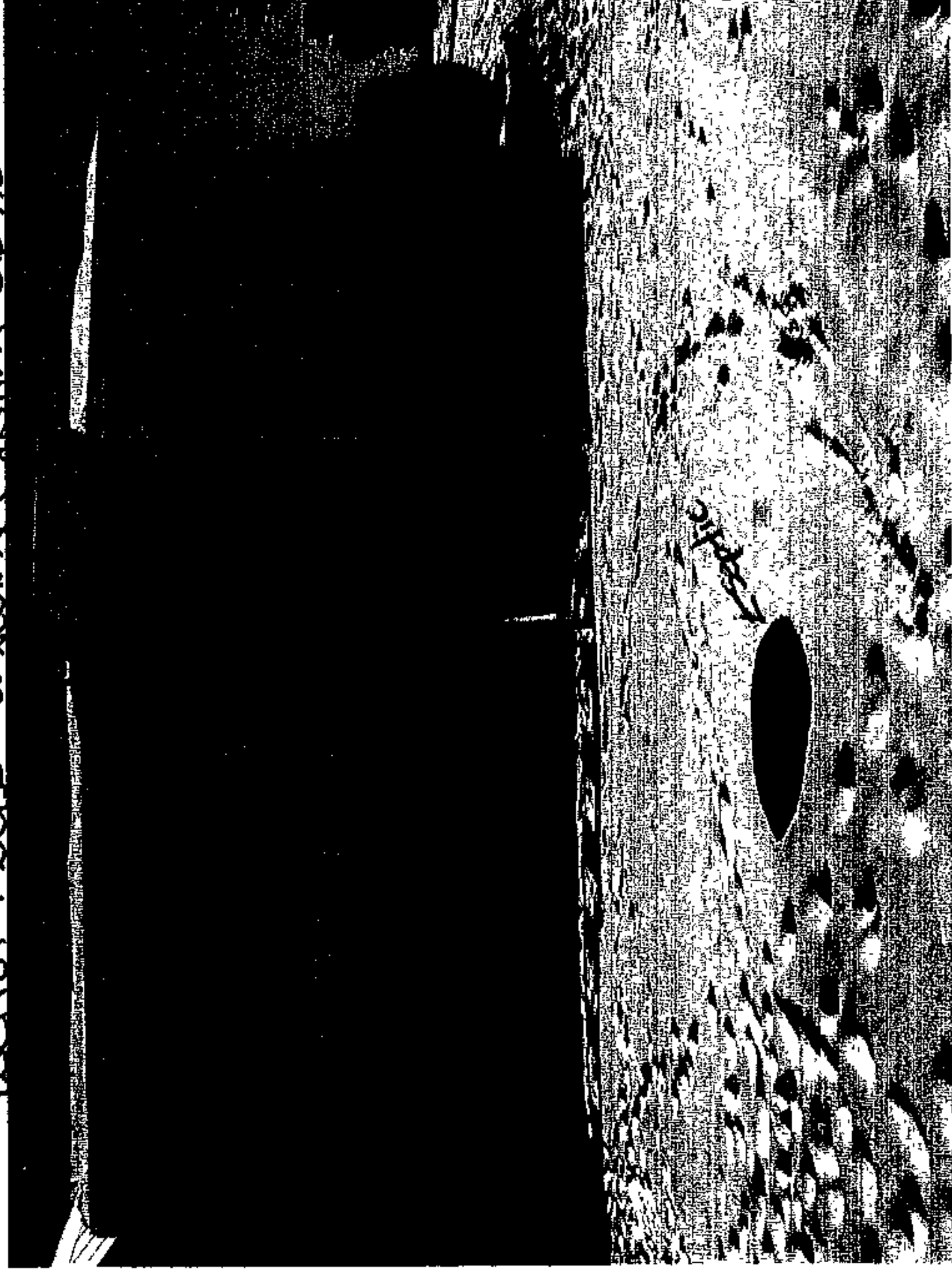
Front of house looking toward



Front of House - Looking at neighbor



Back of house showing existing septic



Aerial
photo
of property

10/28/14

