

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Mike's Way, 540 ft. S
centerline of Kaufman Road
7th Election District
3rd Councilmanic District
(19906 Mike's Way)

Sharon L. & Robert C. Harnett
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-474-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, Sharon L. and Robert C. Harnett. The variance request is for property located at 19906 Mike's Way in the Parkton area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached pool) to 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 April 2, 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 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

COPIES RECEIVED FOR FILES
4/25/05
Ray

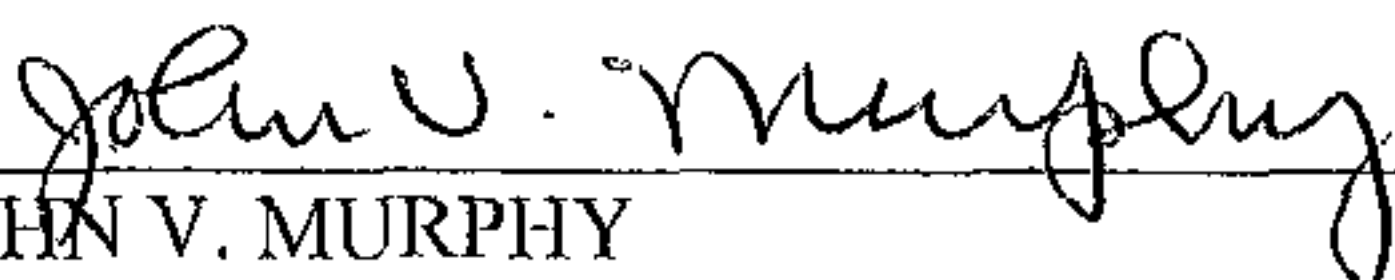
compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 25 day of April, 2005, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached pool) to 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

4/25/05
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

²⁵
April 22, 2005

Mr. & Mrs. Robert C. Harnett
19906 Mike's Way
Parkton, Maryland 21120

Re: Petition for Administrative Variance
Case No. 05-474-A
Property: 19906 Mike's Way

Dear Mr. & Mrs. Harnett:

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 19906 MIKES WAY
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) 400.1

To allow an accessory structure (detached pool) to be located in the side yard 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 5 day of March, 2005, 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):

ROBERT C. HARNETT

Name - Type or Print

RC H

Signature

SHARON L. HARNETT

Name - Type or Print

Sharon L. Harnett

Signature

19906 MIKES WAY

Address

410-357-4893

Telephone No.

PARKTON

City

MD

State

2120

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By [Signature]

Date 3-22-05

Estimated Posting Date 4-03-05

CASE NO. 05-474A

REV 10/15/01

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 19906 MIKEY WAY
Address
PARKSON MD 21120
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 WISH TO LOCATE AN IN-GROUND SWIMMING POOL ON OUR PROPERTY. WE ARE UNABLE TO LOCATE THE POOL DIRECTLY BEHIND OUR HOUSE BECAUSE:

(1) THE SEPTIC TANK IS DIRECTLY BEHIND OUR HOUSE

(2) THE SEPTIC RESERVE AREA IS LOCATED BEHIND THE HOUSE

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.

RLC / H
Signature
Robert C. Harnett
Name - Type or Print

Sharon L. Harnett
Signature
Sharon L. Harnett
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert C. Harnett / Sharon L. Harnett
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Smith A. Swartz
Notary Public
My Commission Expires 2-1-07

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 19906 MIKE'S WAY
Address
PARKTON MD 21120
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 WISH TO LOCATE AN IN-GROUND SWIMMING POOL ON OUR PROPERTY. WE ARE UNABLE TO LOCATE THE POOL BEHIND OUR HOUSE BECAUSE:

(1) THE SEPTIC TANK IS DIRECTLY BEHIND OUR HOUSE

(2) THE SEPTIC RESERVE AREA IS LOCATED BEHIND OUR HOUSE

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.

Robert C. Harnett
Signature
ROBERT C. HARNETT
Name - Type or Print

Sharon L. Harnett
Signature
SHARON L. HARNETT
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert C. Harnett / Sharon L. Harnett
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Linda G. Swartz
Notary Public
My Commission Expires 2-1-07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 19906 Mikes Way
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) 400.1

TO allow an accessory structure (detached pool) to be located in the side yard 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):

ROBERT C. HARNETT
Name - Type or Print _____

RLC
Signature _____

SHARON L. HARNETT
Name - Type or Print _____

Sharon L. Harnett
Signature _____

19906 MIKES WAY 410-357-4893
Address _____ Telephone No. _____

PARKTON MD 21120
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. 05-474-A

Reviewed By [Signature] Date 3-22-05

REV 10/25/01

Estimated Posting Date 4-03-05

ZONING DESCRIPTION FOR 19906 Mikes Way

540' Beginning at a point on the east side of Mikes Way which is 40 feet wide at the distance of ~~525~~ feet south of the centerline of the nearest improved intersecting street Kaufman Road which is 60 feet wide.

Being Lot 5 as shown on a plat entitled "Piereman Property," as per plat thereof recorded among the land records of Baltimore County, Maryland in plat book 74, Page 87.

Being the same property described in deed recorded among the aforesaid land records in liber 16866, at folio 688 and including the measurements S.76'24'12"E 34.81 ft., S.13'35'48"W 160 ft., S.76'24'12"E 457.31 ft., 171.48 ft. to the place of beginning.

Also known as 19906 Mikes Way and located in the 7th Election District, 3rd Councilmanic District.

474

OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 443412
6-5-84 24

DATE 3 27 05 ACCOUNT 5-1-206-6150

AMOUNT \$ 6.57

RECEIVED FROM: Mr. H. H. H. H.

FOR: Resident of Worcester County, Mass.
for 1990-91 M. R. S. H. H.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

NO. 443412
6-5-84 24
DATE 3 27 05
ACCOUNT 5-1-206-6150
AMOUNT \$ 6.57
RECEIVED FROM: Mr. H. H. H. H.
FOR: Resident of Worcester County, Mass.
for 1990-91 M. R. S. H. H.

DESCRIPTION	AMOUNT
Receipt for	6.57
6-5-84	6.57
6-5-84	6.57

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date: April 4, 2005

RE: Case Number 05-474-A
Petitioner/Developer: ROBERT + SHARON HARNETT
Date of Hearing (Closing): April 18, 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 19906 MIKE'S WAY

The sign(s) were posted on April 2, 2005
(Month, Day, Year)

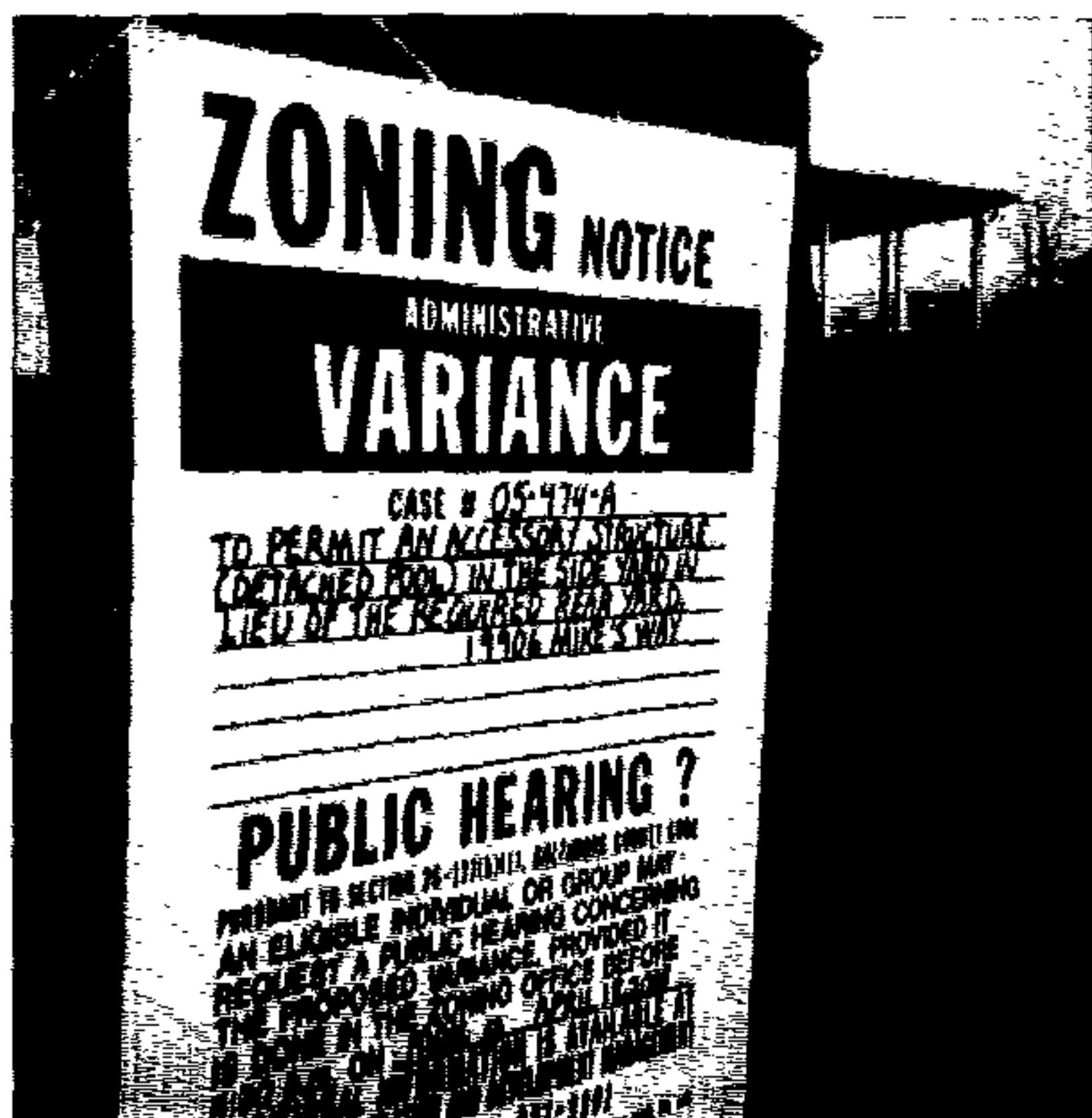
Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 210
(City, State, Zip Code of Sign Poster)

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



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 474 -A

Address 19906 MIKE'S WAY

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3-22-05

Posting Date: 4-3-05

Closing Date: 4-18-05

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- 474 -A

Address 19906 MIKE'S WAY

Petitioner's Name Robert C. Harnett

Telephone _____

Posting Date: 4-03-05

Closing Date: 4-18-05

Wording for Sign: To Permit an accessory structure (detached pool)
in the side yard in lieu of the required rear yard

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: 05-474 A
Petitioner: Mr. & Mrs. Robert Harnett
Address or Location: ^{site} 19906 Mikes Way

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAME

Address: PARKTON, Md. 21120

Telephone Number: 410-357-4893

**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*

April 18, 2005

Robert C. Harnett
Sharon L. Harnett
19906 Mikes Way
Parkton, Maryland 21120

Dear Mr. and Mrs. Harnett:

RE: Case Number: 05-474-A, 19906 Mikes Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 22, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing 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. Hohman, Chief

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

March 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 11, 2005

Item No. 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484

Pursuant to your request, the above 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.

The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 20, 2005
Department of Permits & Development
Management

FROM: ^{DAK} Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for April 11, 2005
Item No. 473, (474) 476, 477, 478,
479, 480, 481, 482

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

DAK:CEN:clw
cc: file
ZAC-NO COMMENTS-04202005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr ^{3rd}

DATE: April 13, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of April 4, 2005

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

05-474
05-477
05-478
05-480
05-481
05-482

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 29, 2005

RECEIVED

MAR 31 2005

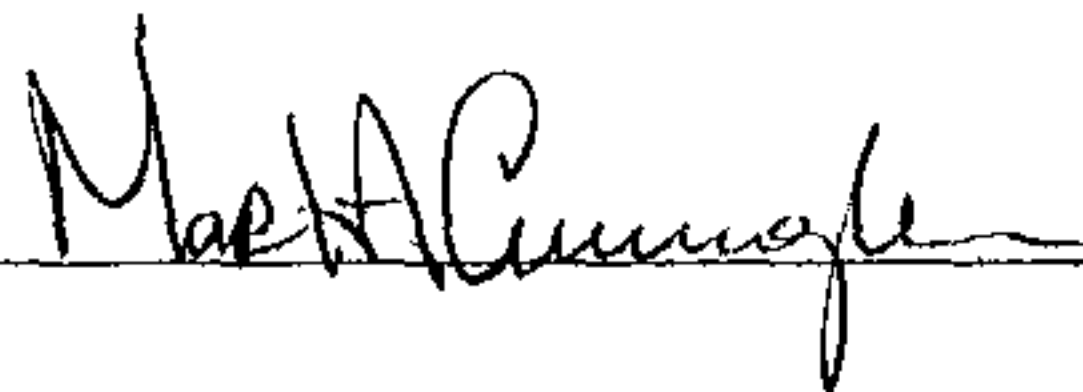
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

ZONING COMMISSIONER

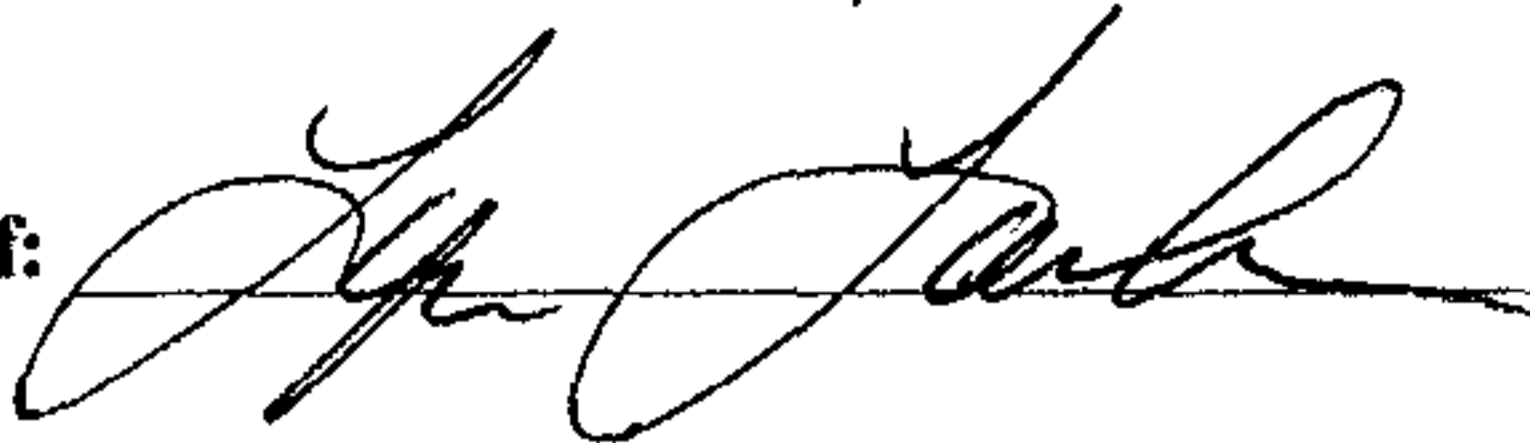
SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-474 and 5-477**
Administrative Variance

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:



Division Chief:



MAC/LL



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 3.25.05

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

RE: Baltimore County
Item No. 474 JJS

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 _____

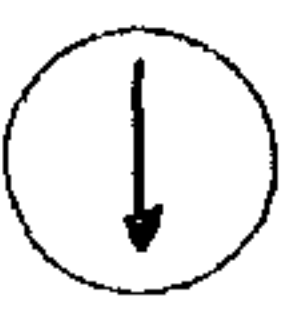
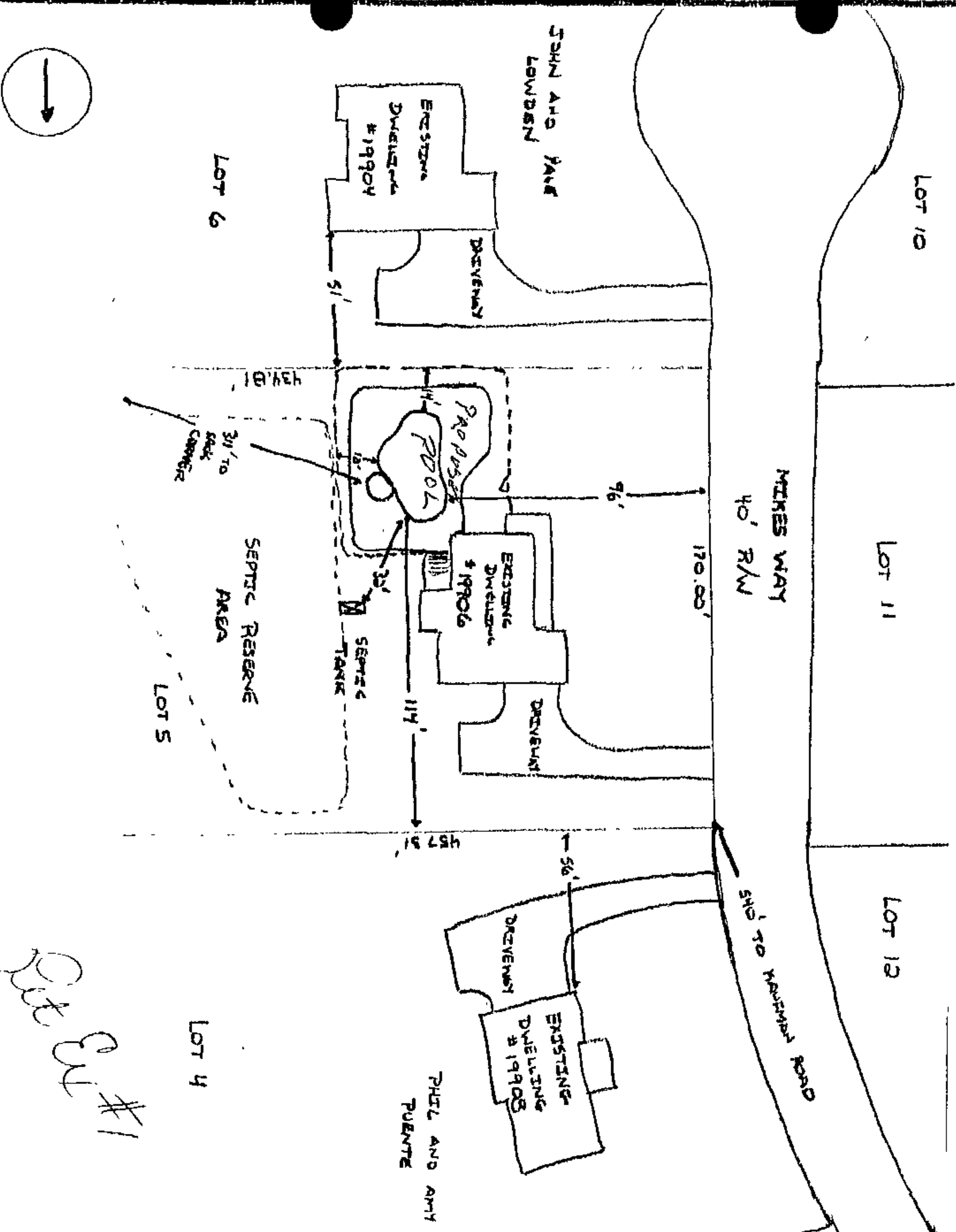
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410 545.0300 • www.marylandroads.com

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1906 MIKES WAY
 SUBDIVISION NAME Pierman Property
 PLAT BOOK # 74 FOLIO # 087 LOT # 5 SECTION # 1
 OWNER ROBERT AND SHAROL HARRIS

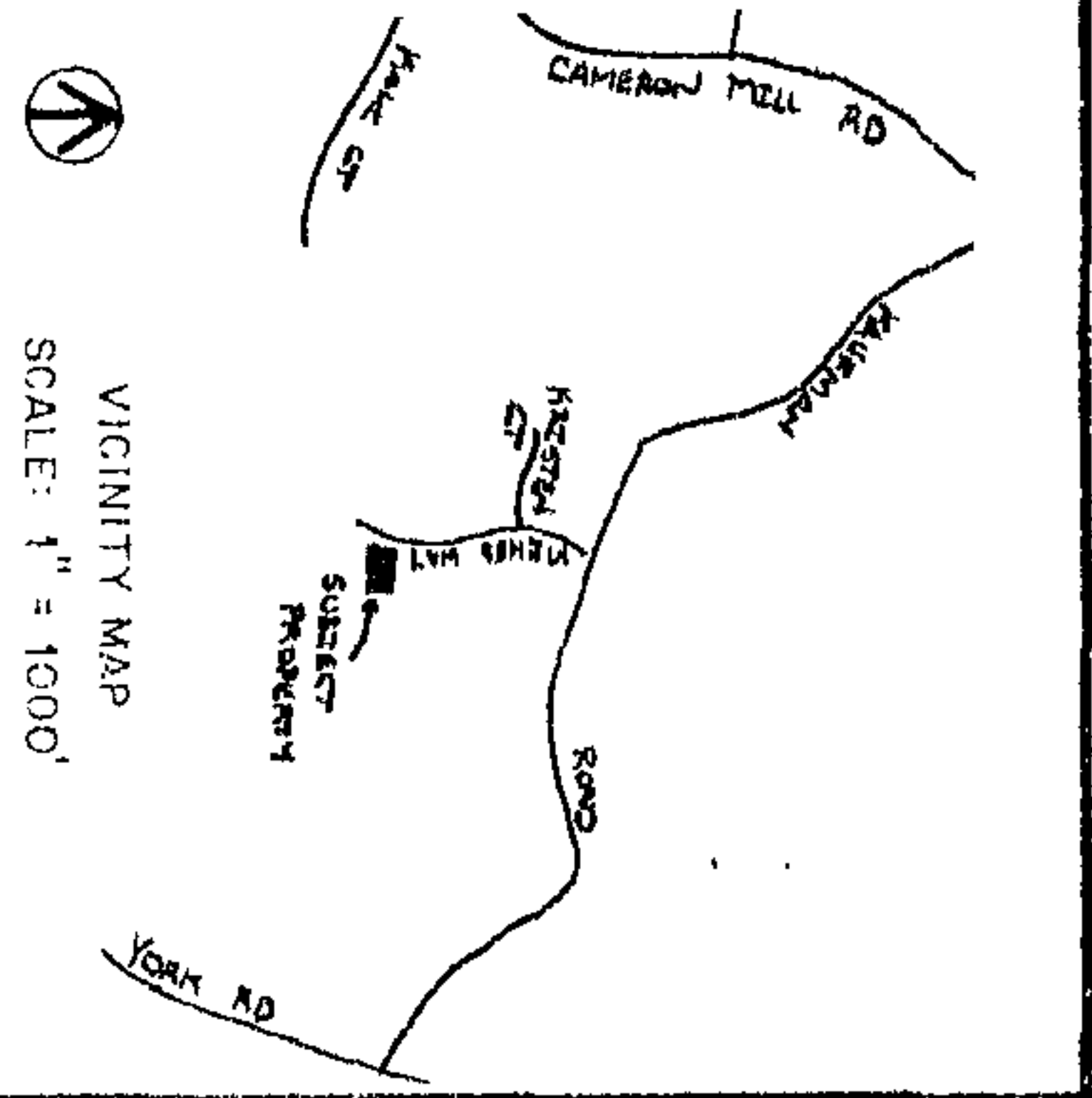
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



PREPARED BY _____

SCALE OF DRAWING: 1" = 50'

Sub E4 #1



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 7

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # NW, 35-B

ZONING RC5

LOT SIZE 1.241 ACRES 75,795 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	<u>NONE</u>	

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

474

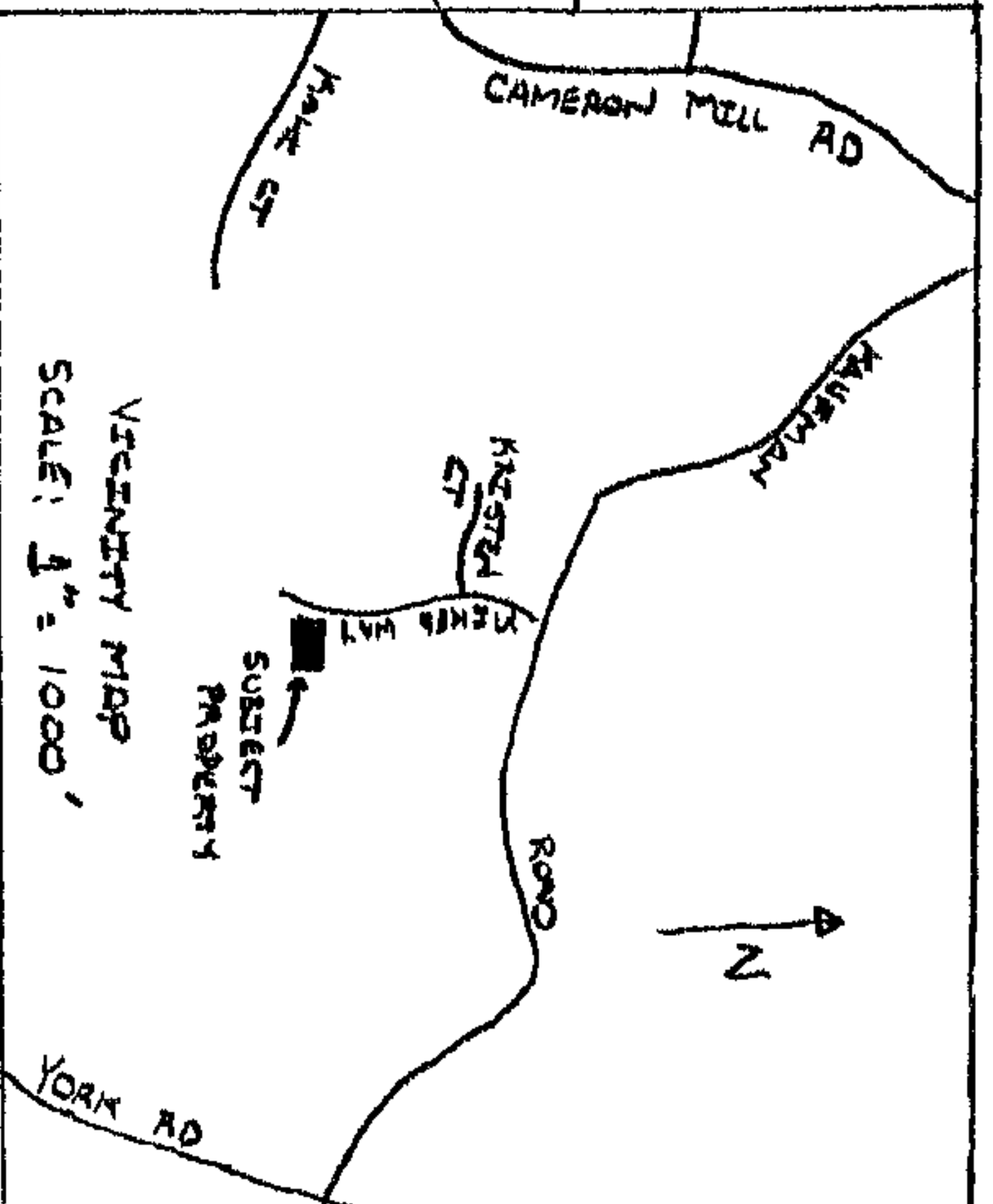
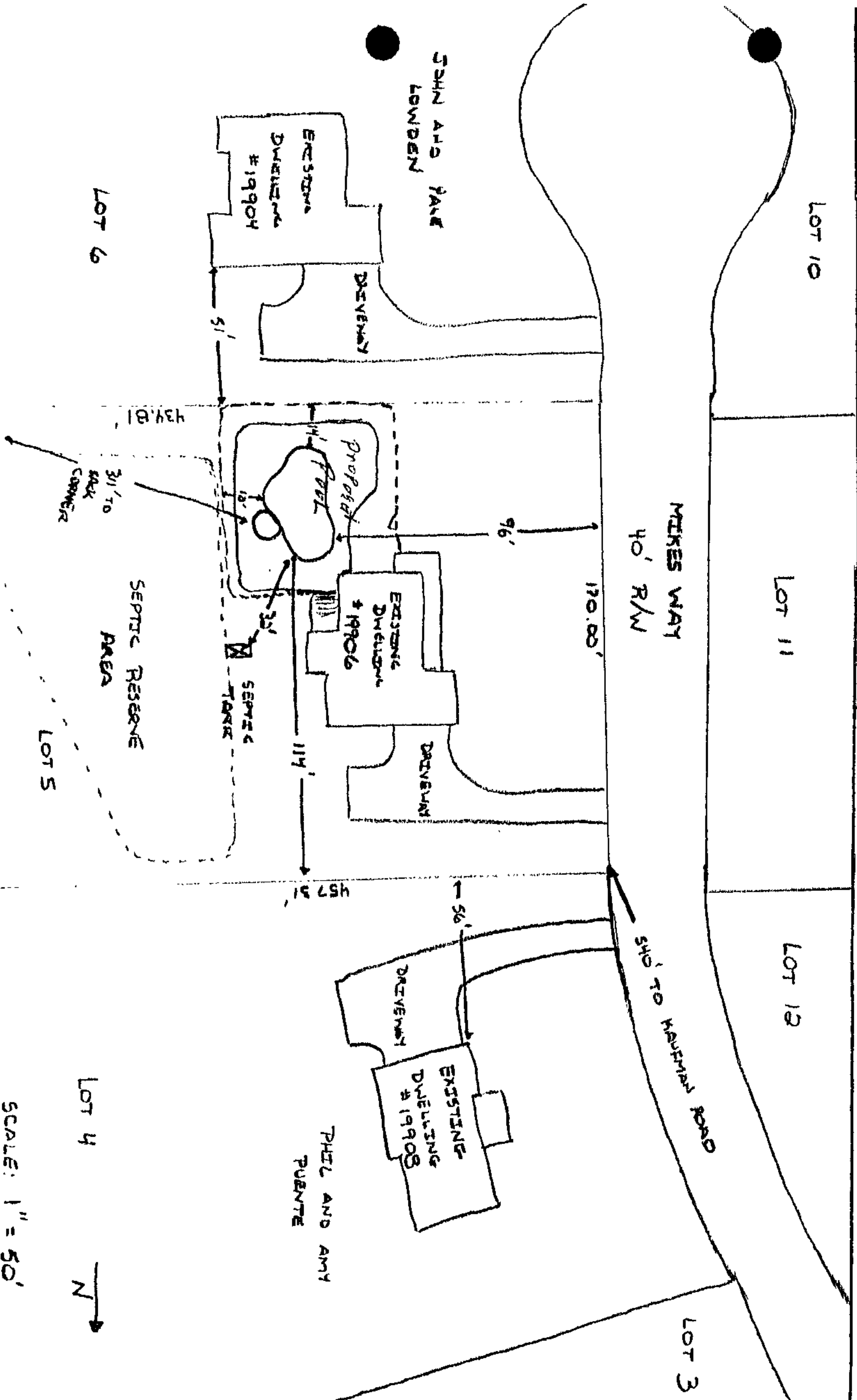
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 19906 MIKES WAY

SUBDIVISION NAME: Pierman Property

Book 74 folio 087 Lot 5

OWNER: ROBERT AND SHARON HANNETT



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 7

COUNCILMAN'S DISTRICT 3

1" = 200' SCALE MAP # NW 35-B

ZONING R/C 5

LOT SIZE 1.741 75,795

ACREAGE 50 FEET

SEWER - PRIVATE

WATER - PRIVATE

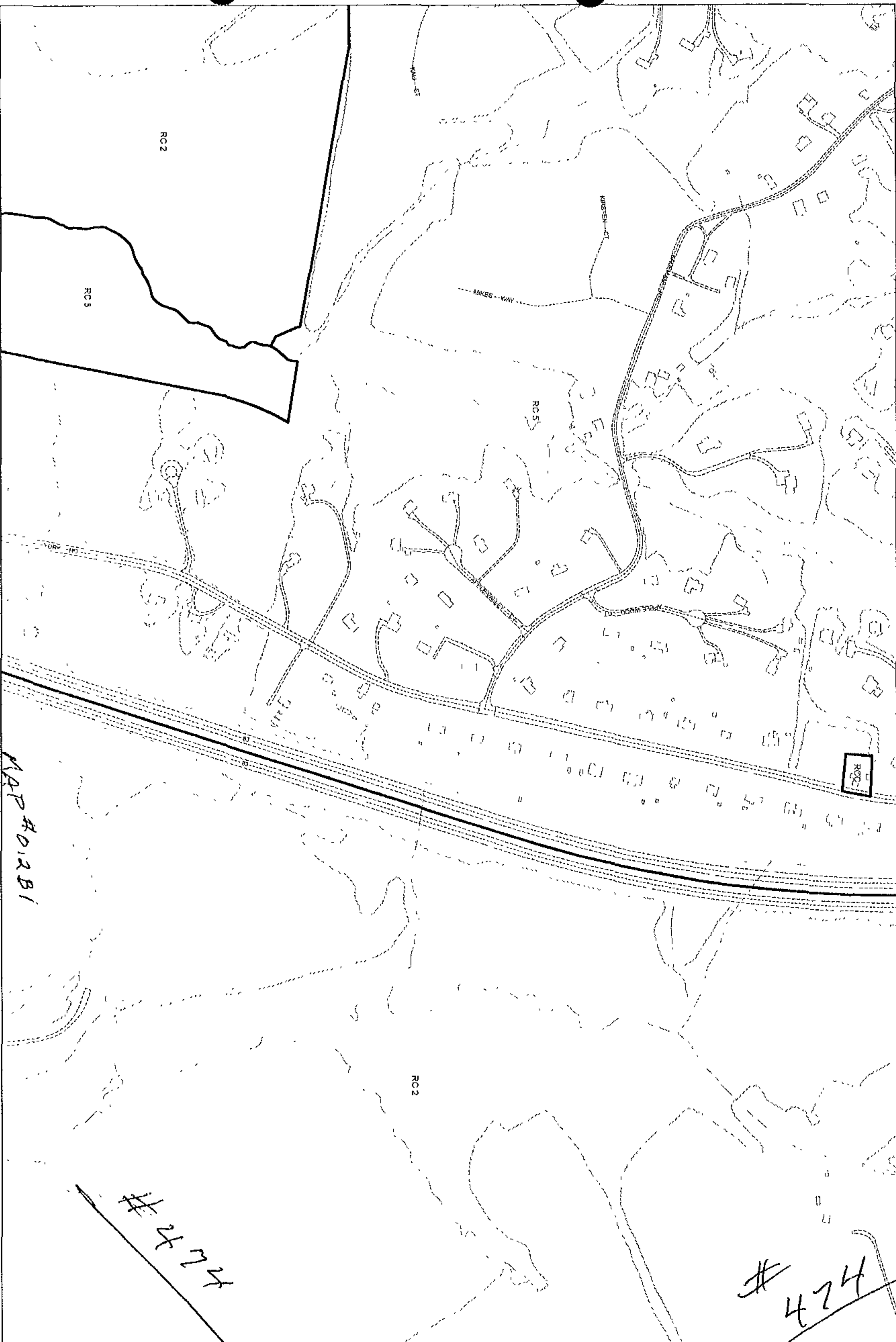
CHESAPEAKE Bay CASTLE AREA NO

100 YEAR FLOOD ZONE NO

HISTORICAL PROPERTY/BUILDING NO

PRIOR ZONING HISTORY NONE

REVIEWED BY	DATE	CASE #
4774		



Plan Sheet 01281

Legend

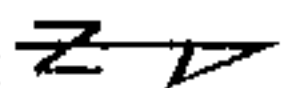
- Zoning
- Streams
- Vegetation
- Buildings
- Roads

Baltimore County
Office of Planning and Zoning
Official Zoning Map

00401	00701	00702	00703	00704	00705
01101	01102	01103	01104	01105	01106
01107	01108	01109	01110	01111	01112

Scale

1" = 200'
0 100 200 Feet



Data Sources:
Baltimore County
Office of Planning and Zoning
2008
Baltimore County Office of Planning

R. C

R. C. 5

19906 MIKES WAY
NW 35 B
7TH DIST

MIKES
WAY

R. C. 5

. C. 5

R. C. 2

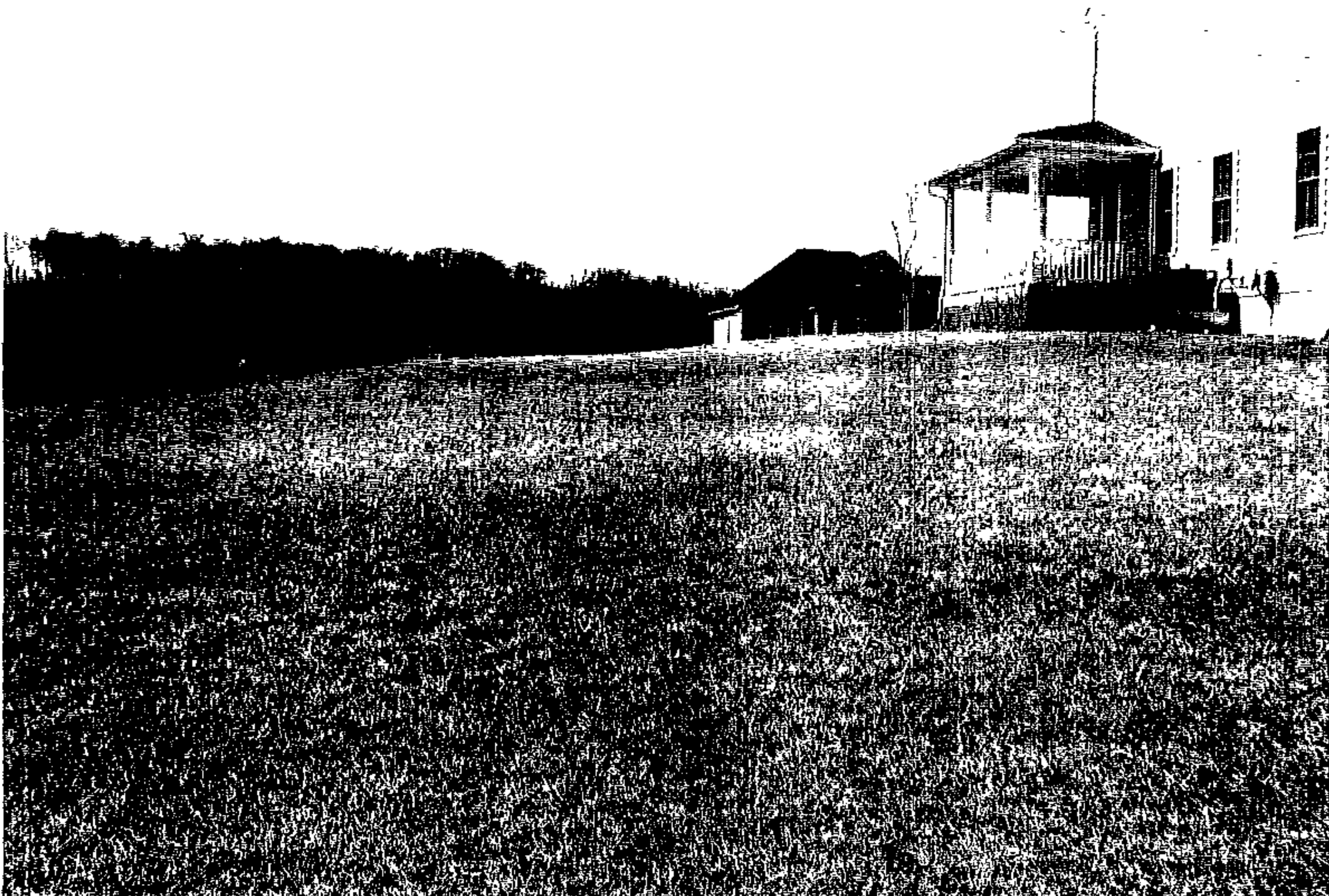
A74

E 897.000

W 105.500



SOUTH SIDE OF HOUSE LOOKING NORTH
AT PROPOSED SITE



SOUTHEAST SIDE OF HOUSE LOOKING WEST
AT PROPOSED SITE

474

19906 MIKES WAY

CASE 05-474-A
JOHN SULLIVAN



FRONT OF HOUSE LOOKING EAST



SOUTHWEST CORNER OF PROPERTY
LOOKING EAST

474

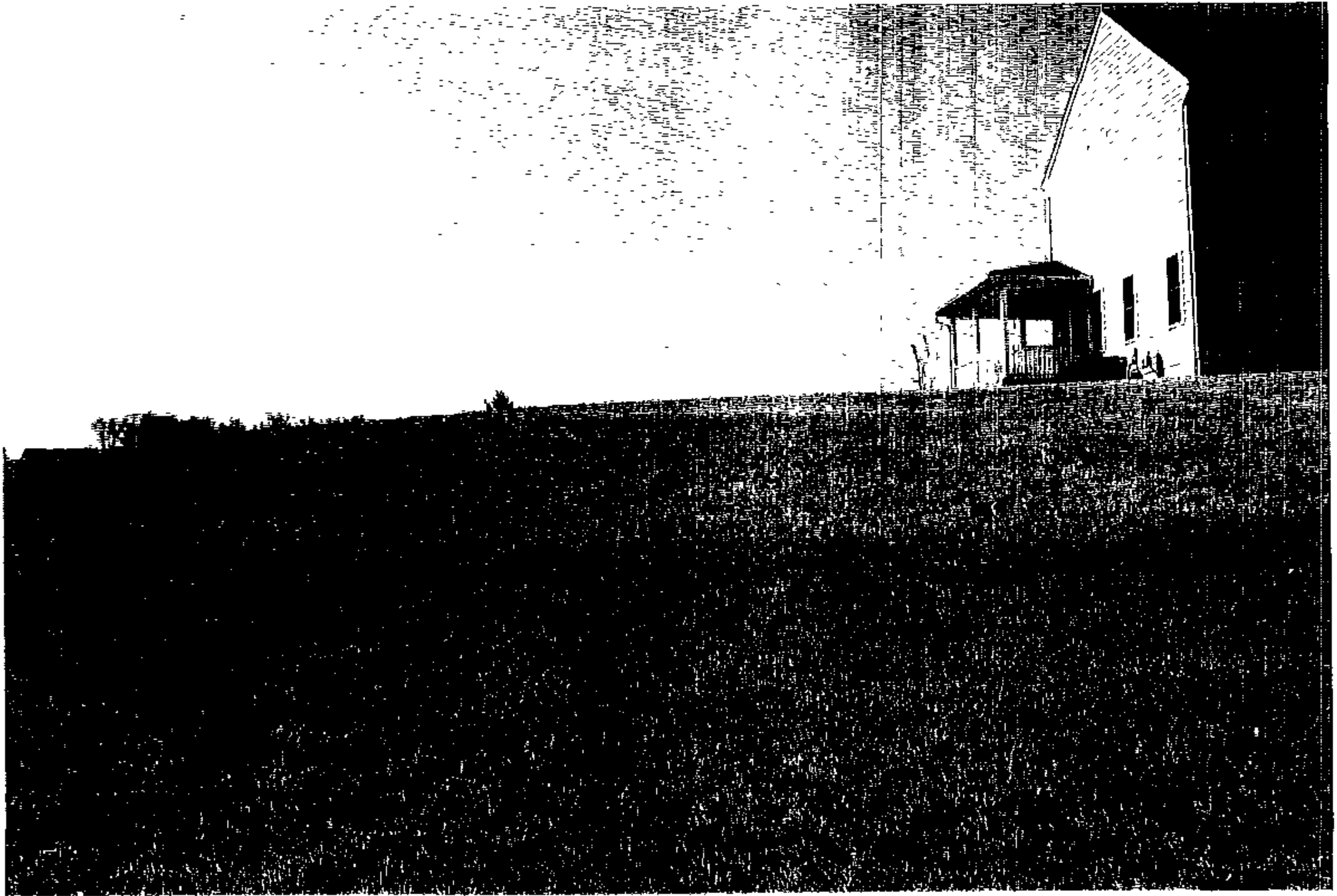


SOUTHEAST CORNER OF HOUSE LOOKING SOUTH EAST
AT PROPOSED SITE

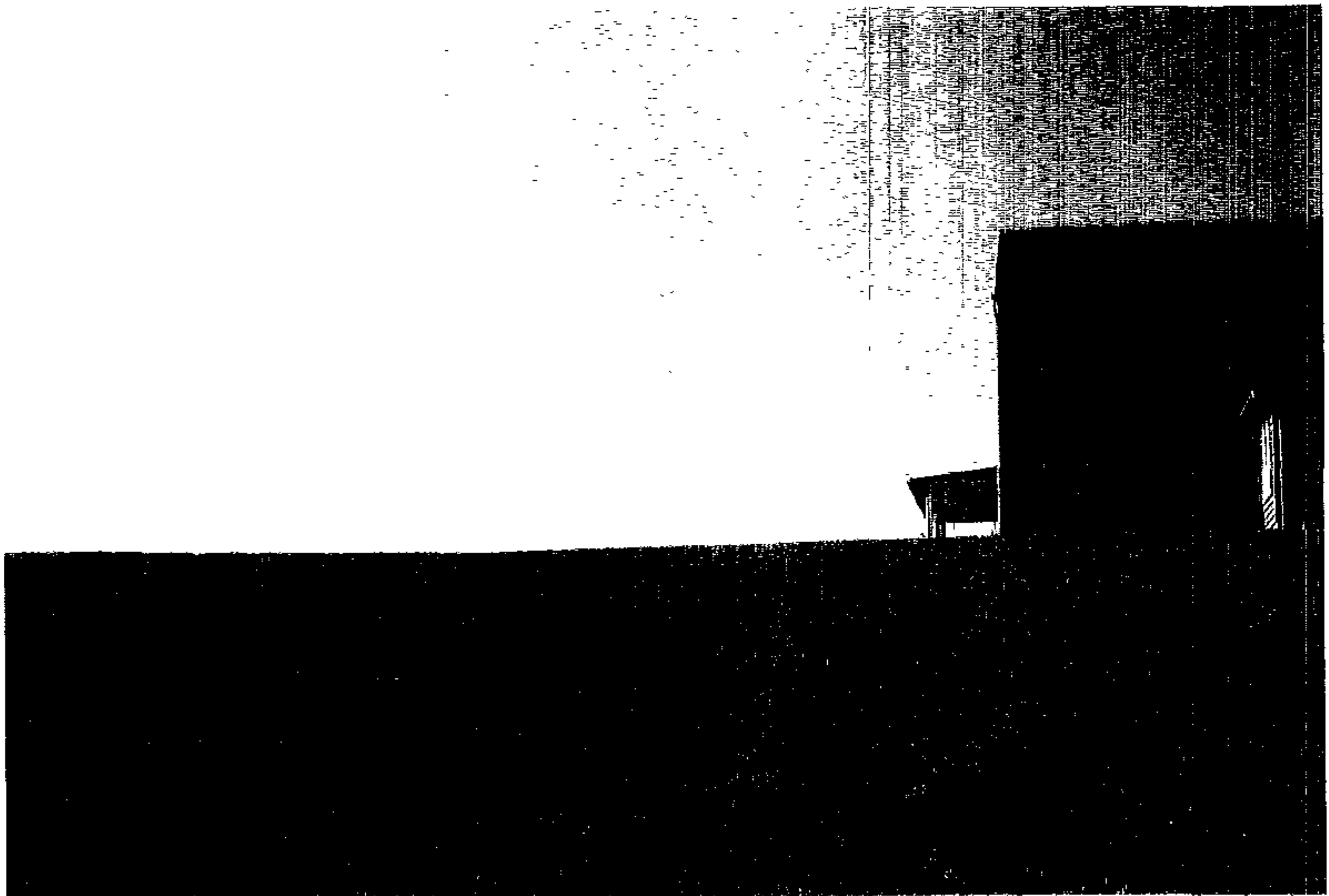


SOUTH SIDE OF PROPERTY LOOKING EAST
AT PROPOSED SITE

474



SOUTH EAST PART OF PROPERTY LOOKING WEST
AT PROPOSED SITE



EAST SIDE OF PROPERTY LOOKING WEST
AT PROPOSED SITE ON TOP
OF THE HILL

474