

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/Side of Hernwood Rd. 60' wide, 2000+/-		
North centerline of Offit Ct. 40' wide	*	DEPUTY ZONING COMMISSIONER
2 nd Election District		
4 th Councilmanic District	*	OF BALTIMORE COUNTY
(2859 Hernwood Road)		
	*	
Ronald Joseph Lowrey, Jr.		
Petitioner	*	CASE NO. 06-149-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, Ronald Joseph Lowrey, Jr. The variance request is for property located at 2859 Hernwood Road in the Woodstock area of Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a detached accessory structure (garage) to have a height of 22' in lieu of the required maximum 15'. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

Zoning Advisory Committee

A Revised Zoning Advisory Committee (ZAC) comment was received from the Office of Planning, dated October 19, 2005, which recommended certain restrictions.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 23, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner 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

ORDER RECEIVED FOR FILING
 Date 10-20-05
 By [Signature]

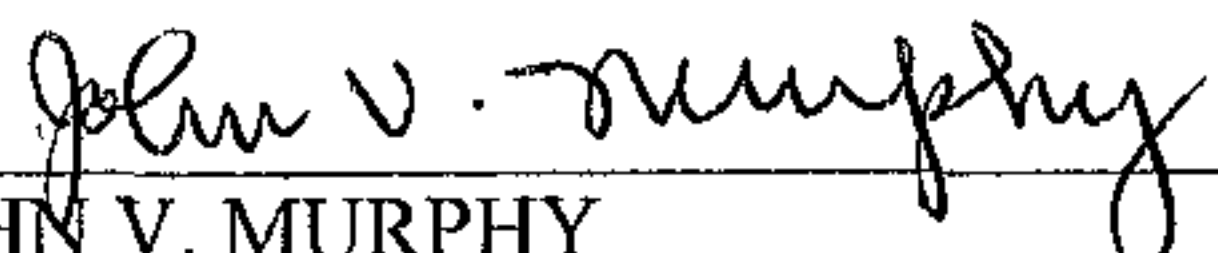
Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 20 day of October, 2005, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) to have a height of 22' in lieu of the required maximum 15', be and is hereby GRANTED, subject, however, to the following restrictions 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.
2. Compliance with the Revised ZAC comments submitted by the Office of Planning, dated October 19, 2005, attached hereto and made a part hereof.

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:dlw

RECEIVED FOR FILING
Date 10-20-05
By [Signature]

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 20, 2005

Ronald Joseph Lowrey, Jr.
3000 Hernwood Road
Woodstock, Maryland 21163

Re: Petition for Administrative Variance
Case No. 06-149-A
Property: 2859 Hernwood Road

Dear Mr. Lowrey:

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
for Baltimore County

JVM:dlw
Enclosure

c: Mr. Larry Mullen
P.O. Box 73, Woodstock, MD 21163
People's Counsel; Case File

ORDER RECEIVED FOR FILING
Date 10-20-05
By [Signature]



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2859 Hernwood Rd.-Woodstock, MD 21163
which is presently zoned RC2

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 BC2R

TO PERMIT A DETACHED ACCESSORY STRUCTURE (GARAGE) TO HAVE A HEIGHT OF 22' IN LIEU OF THE REQUIRED MAXIMUM 15'

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 10-10-05 day of October, 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):

Ronald Joseph Lowrey, Jr.

Name - Type or Print

Signature

Name - Type or Print

Signature

3000 Hernwood Rd. (443) 250-1851
Address Telephone No.

Woodstock, MD 21163
City State Zip Code

Representative to be Contacted:

Larry Mullen

Name

P.O. Box 73 443-463-0945
Address Telephone No.

Woodstock MD 21163
City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 06-149-A

Reviewed By LM Date 9/13/05

Estimated Posting Date 9/25/05

REV. 10/25/01

ORDER RECEIVED FOR FILING
10-10-05

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 2859 Hernwood Rd.
Address
Woodstock MD 21163
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):

I purchased the property to build a house and garage to keep my Camper and Antique Cars. I collect and show Antique Cars and need a garage to keep them. I am currently keeping some Cars outside and the weather is damaging the Car's finish, paint, glass, tires, etc. I am also keeping some Cars in a small garage that does not allow me to have room to even clean them inside.

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.

Ronald J. Lowrey, Jr.
Signature

Signature

Ronald J. Lowrey, Jr.
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of August, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald J. Lowrey, Jr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Anda L. Ferley
Notary Public

My Commission Expires 9-1-08

ZONING DESCRIPTION FOR 2859 HERNWOOD RD WOODSTOCK MD 21263

BEGINNING AT A POINT ON THE EAST SIDE OF HERNWOOD RD
WHICH IS 60' WIDE AT THE DISTANCE OF 2000' ± NORTH OF
THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET
OBBIT CT WHICH IS 40' WIDE. BEING LOT #5 BLOCK,
SECTION IN THE SUBDIVISION OF PADDICORD BANTER AS
RECORDED IN BALTIMORE COUNTY PLAT BOOK #51.
FOLIO 34 CONTAINING 9.8 ±, ALSO KNOWN AS —
AND LOCATED IN THE 2ND ELECTION DISTRICT 4TH COUNCILMANIC
DISTRICT.

#143



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 06-149-A

TO PERMIT A DETACHED ACCESSORY
STRUCTURE (GARAGE) TO HAVE A HEIGHT
OF 22 FEET IN LIEU OF THE REQUIRED
MAXIMUM 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON OCTOBER 12, 2006

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TEL: 867-3101

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. 0010

DATE 9/12/05 ACCOUNT 6001005 6150

AMOUNT \$ 65.00

RECEIVED FROM CARLY MULLIN

FOR CC-1403-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS RETURN TIME 1000

9/12/2005 9/12/2005 0010100

REG. NO. 0010100

RECEIPT # 200000 9/12/2005 0010

Dept. 5 500 JOURNAL VERIFICATION

EX. NO. 000000

Receipt Tot \$65.00

\$1.00 EX \$100.00 GR

\$65.00 GR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-149-A

Petitioner/Developer: ROU LOWNEY, JR.

Date of Hearing/Closing: OCT-10, 2005

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: **Christen Matthews**

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 located at _____

2859 HERMWOOD ROAD

The sign(s) were posted on SEPT. 23, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD, 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

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:

06-149-A

Petitioner:

RONALD J. LOWREY JR.

Address or Location:

2859 NERNWOOD RD WOODSTOCK MD 21163

PLEASE FORWARD ADVERTISING BILL TO:

Name:

RONALD J. LOWREY JR.

Address:

PO BOX 222 WOODSTOCK MD 21163

Telephone Number:

443-250-1851

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 149 -A Address 2859 HERNWOOD RD

Contact Person: LYOND T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/13/05 Posting Date: 9/25/05 Closing Date: 10/10/05

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 06- 149 -A Address 2859 HERNWOOD RD

Petitioner's Name R. J. LOWNEY, JR Telephone 443 250 1851

Posting Date: 9/25/05 Closing Date: 10/10/05

Wording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE
(GARAGE) TO HAVE A HEIGHT OF 22' IN LIEU
OF THE REQUIRED MAXIMUM 15'

WCR - Revised 6/25/04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2859 Hernwood Rd.-Woodstock, MD 21163
which is presently zoned RC2

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 BCZR

TO PERMIT A DETACHED ACCESSORY STRUCTURE
(GARAGE) TO HAVE A HEIGHT OF 22' IN
LIEU OF THE REQUIRED MAXIMUM 15'

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):

Ronald Joseph Lowrey, Jr.

Name - Type or Print

Signature

Name - Type or Print

Signature

3000 Hernwood Rd.

Address

(443) 250-1851

Telephone No.

Woodstock.

City

MD

State

21163

Zip Code

Representative to be Contacted:

Larry Mullen

Name

P.O. Box 73

Address

443-463-0945

Telephone No.

Woodstock

City

MD

State

21163

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. 06-149-A

REV 10/25/01

Reviewed By LM

Date 9/13/05

Estimated Posting Date 9/25/05

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 2859 Hernwood Rd.
Address
Woodstock MD 21163
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):

I purchased the property to build a house and garage to keep my Camper and Antique Cars. I collect and show Antique Cars and need a garage to keep them. I am currently keeping some Cars outside and the weather is damaging the Car's finish, paint, glass, tires, etc. I am also keeping some Cars in a small garage that does not allow me to have room to even clean them inside.

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.

Ronald J. Lowrey, Jr.
Signature

Signature

Ronald J. Lowrey, Jr.
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of August, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald J. Lowrey, Jr.
the Affiant(s) herein personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Linda R. Finley
Notary Public

My Commission Expires 9-1-08

**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 11, 2005

Ronald Joseph Lowrey, Jr.
3000 Hernwood Road
Woodstock, Maryland 21163

Dear Mr. Lowrey:

RE: Case Number: 06-149-A, 2859 Hernwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 13, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Larry Mullen P.O. Box 73 Woodstock 21163

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

September 22, 2005

ATTENTION: Zoning review planners

Distribution Meetings of: **September 26** 2005

Item No.: **127,138-141,143-144,146-154**

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.

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

Lieutenant J.D. Mezick
Fire Marshal's Office
410-887-4880
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: 9.21.05

RE: Baltimore County
Item No. 149 LTM

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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 19, 2005

RECEIVED

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

OCT 19 2005

SUBJECT: 6-149 – Administrative Variance (*revised comment*)

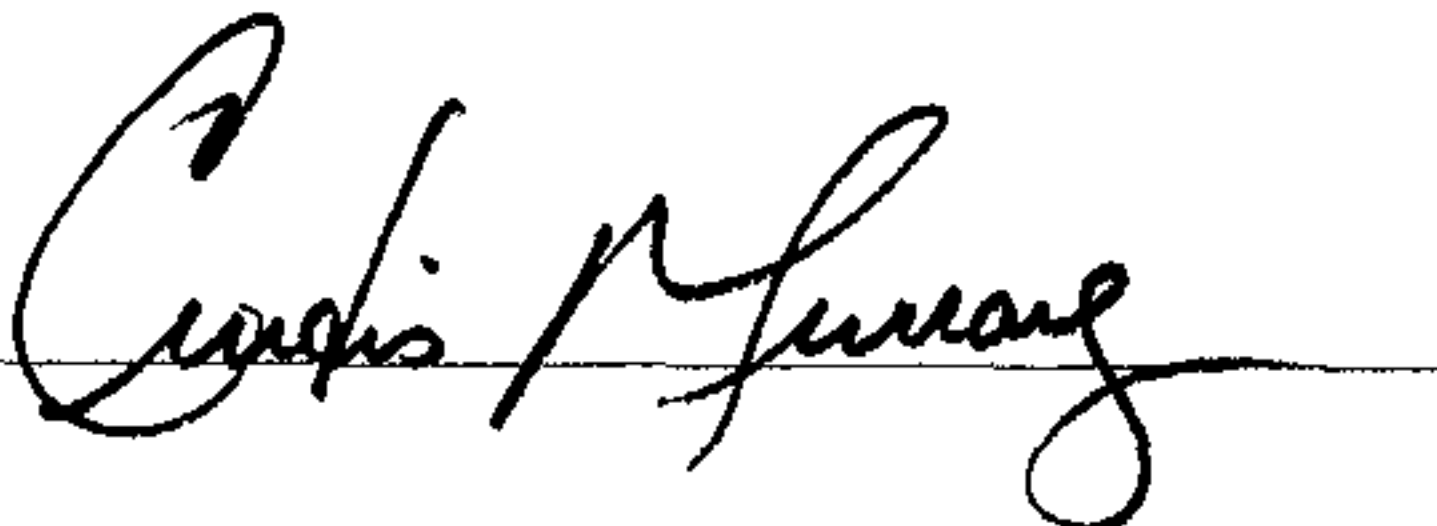
ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section Chief:



AFK/LL: CM

ORDER RECEIVED FOR FILING
Date 10-20-05
By David M. Long

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 27, 2005

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-149** Administrative Variance

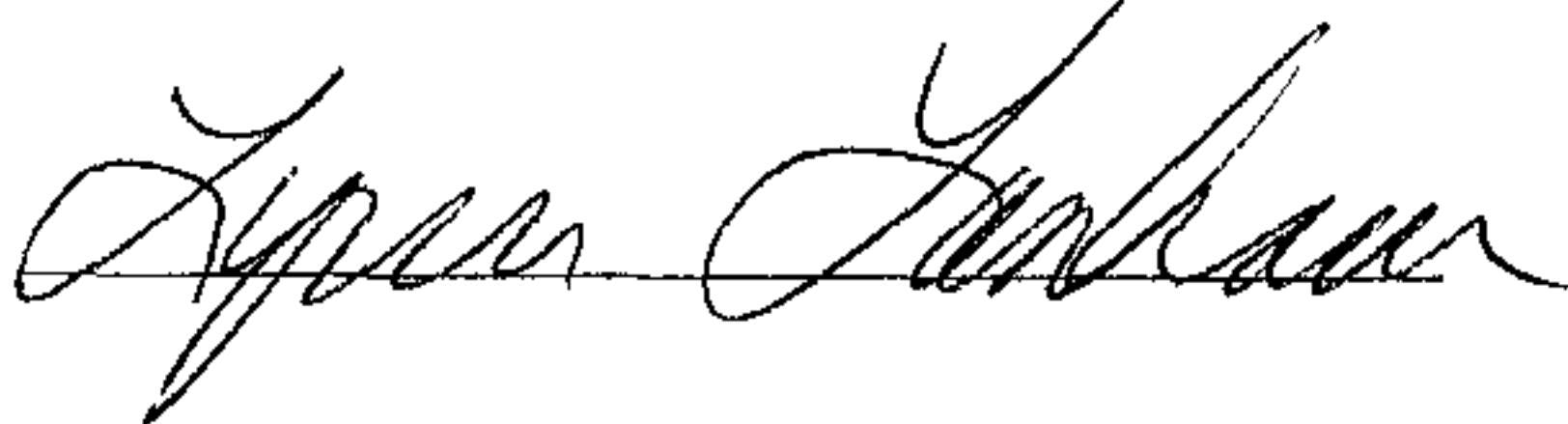
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dave Green in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 23, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For October 3, 2005
Item Nos. 139, 142, 144, 145, 146, 147,
148, 149, 150, 152, 153, and 154

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-09232005.doc



#149

086A1

ZONING DESCRIPTION FOR 2859 HERNWOOD RD WOODSTOCK MD 21263

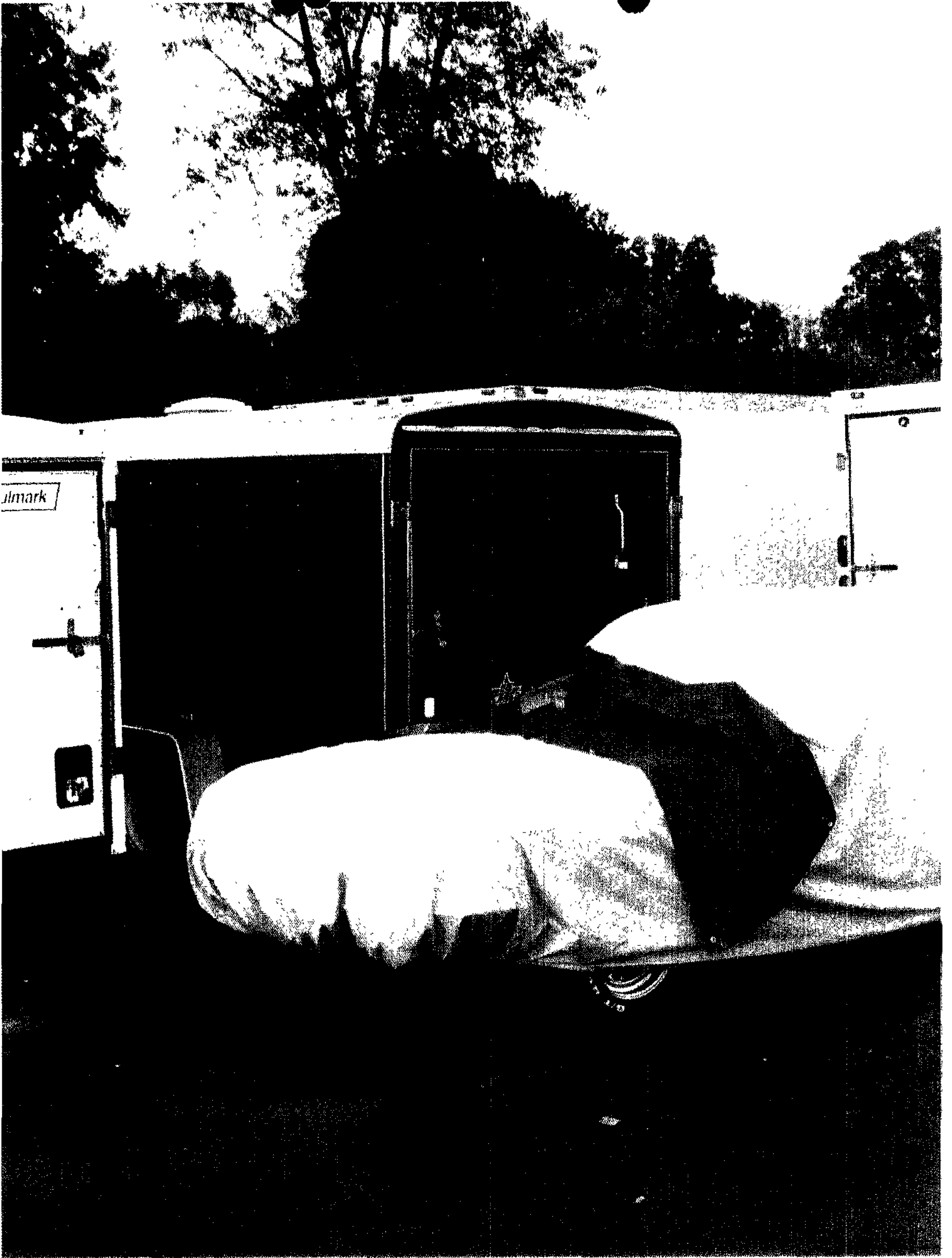
BEGINNING AT A POINT ON THE EAST SIDE OF HERNWOOD RD
WHICH IS 60' WIDE AT THE DISTANCE OF 2000' ± NORTH OF
THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET
OBBIT CT WHICH IS 40' WIDE. BEING LOT #5 BLOCK,
SECTION IN THE SUBDIVISION OF PEDDICORD BANTER AS
RECORDED IN BALTIMORE COUNTY PLAT BOOK #
FOLIO — CONTAINING 9.8 ±, ALSO KNOWN AS —
AND LOCATED IN THE — ELECTION DISTRICT — COUNCILMANIC
DISTRICT.



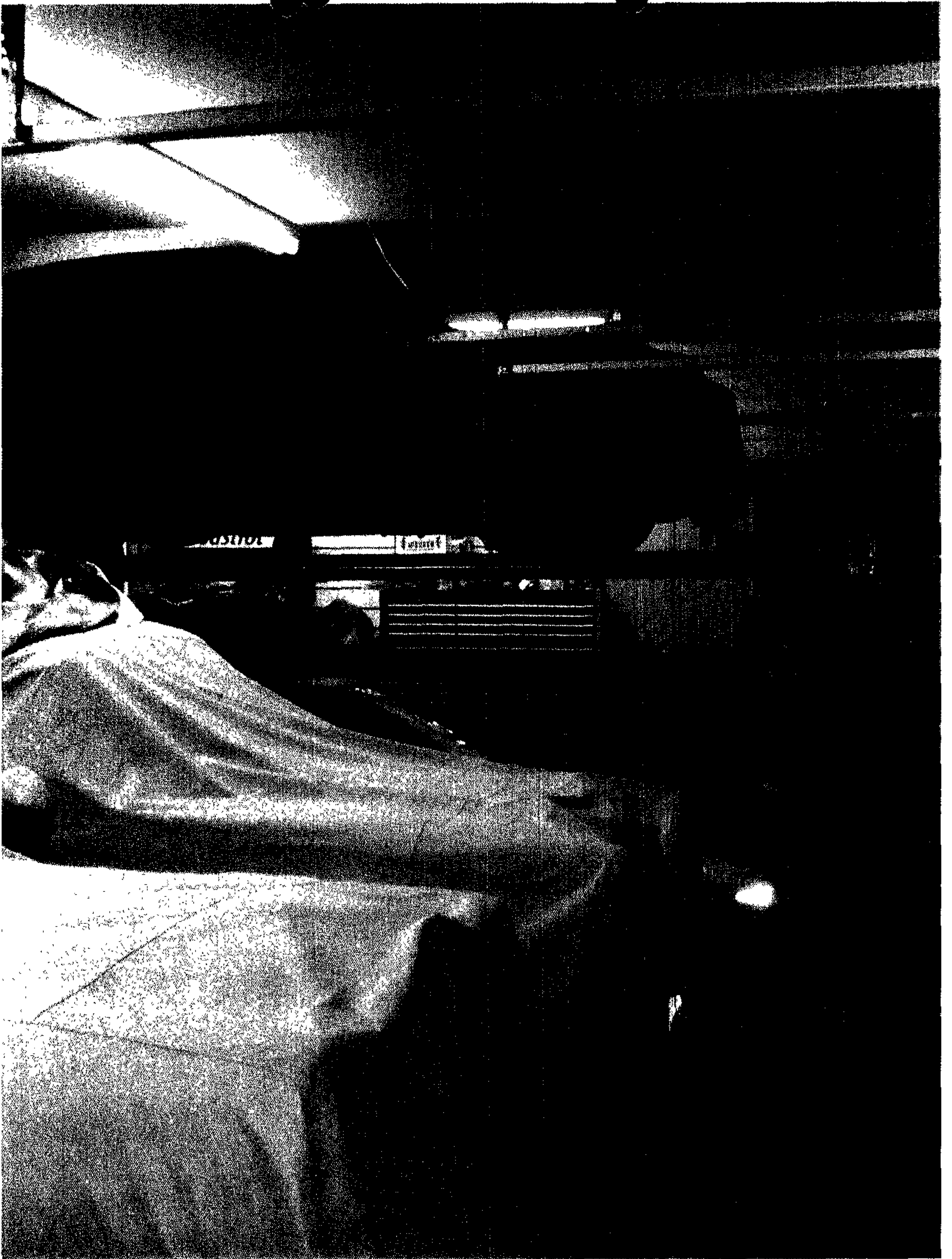
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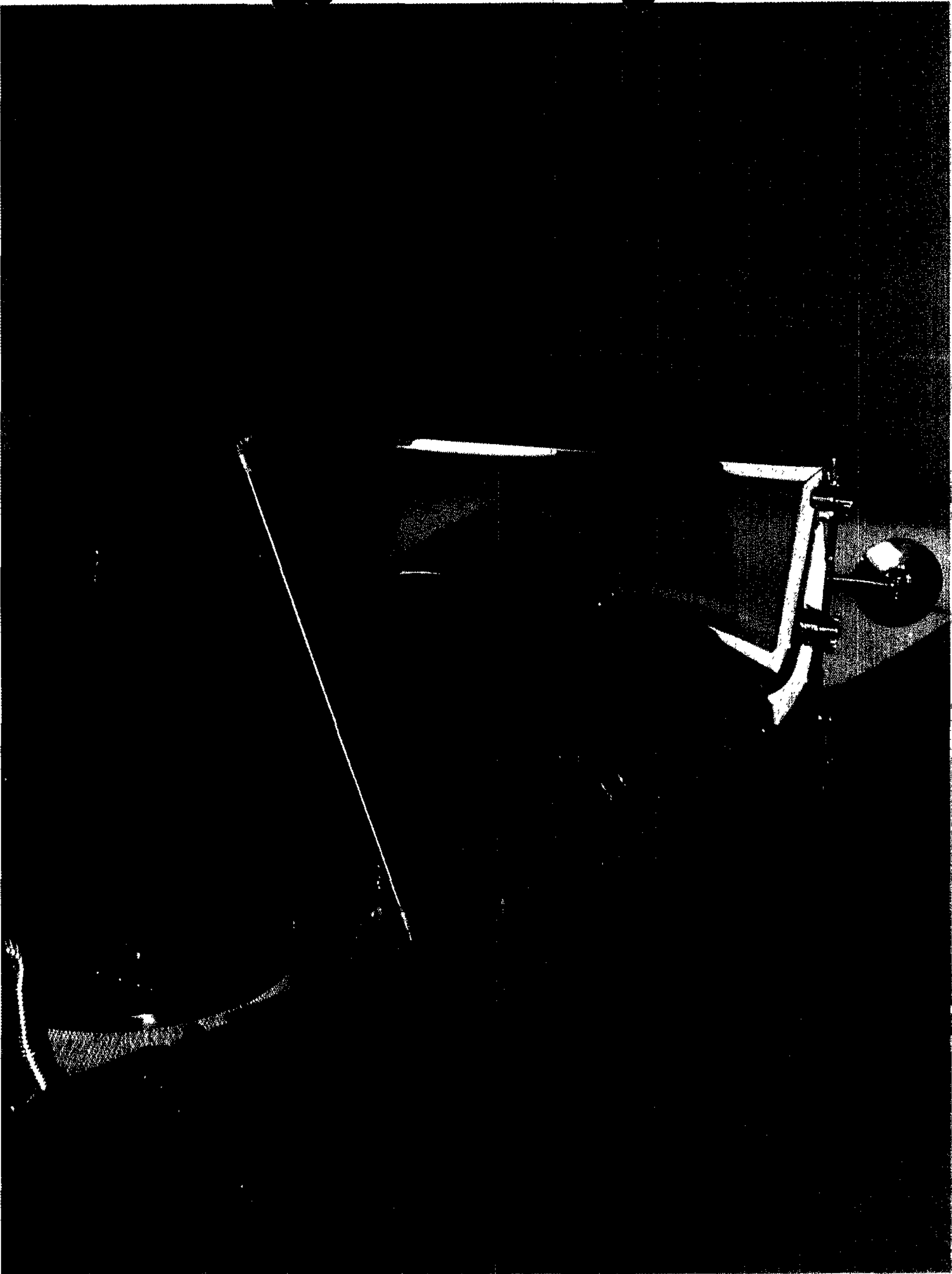
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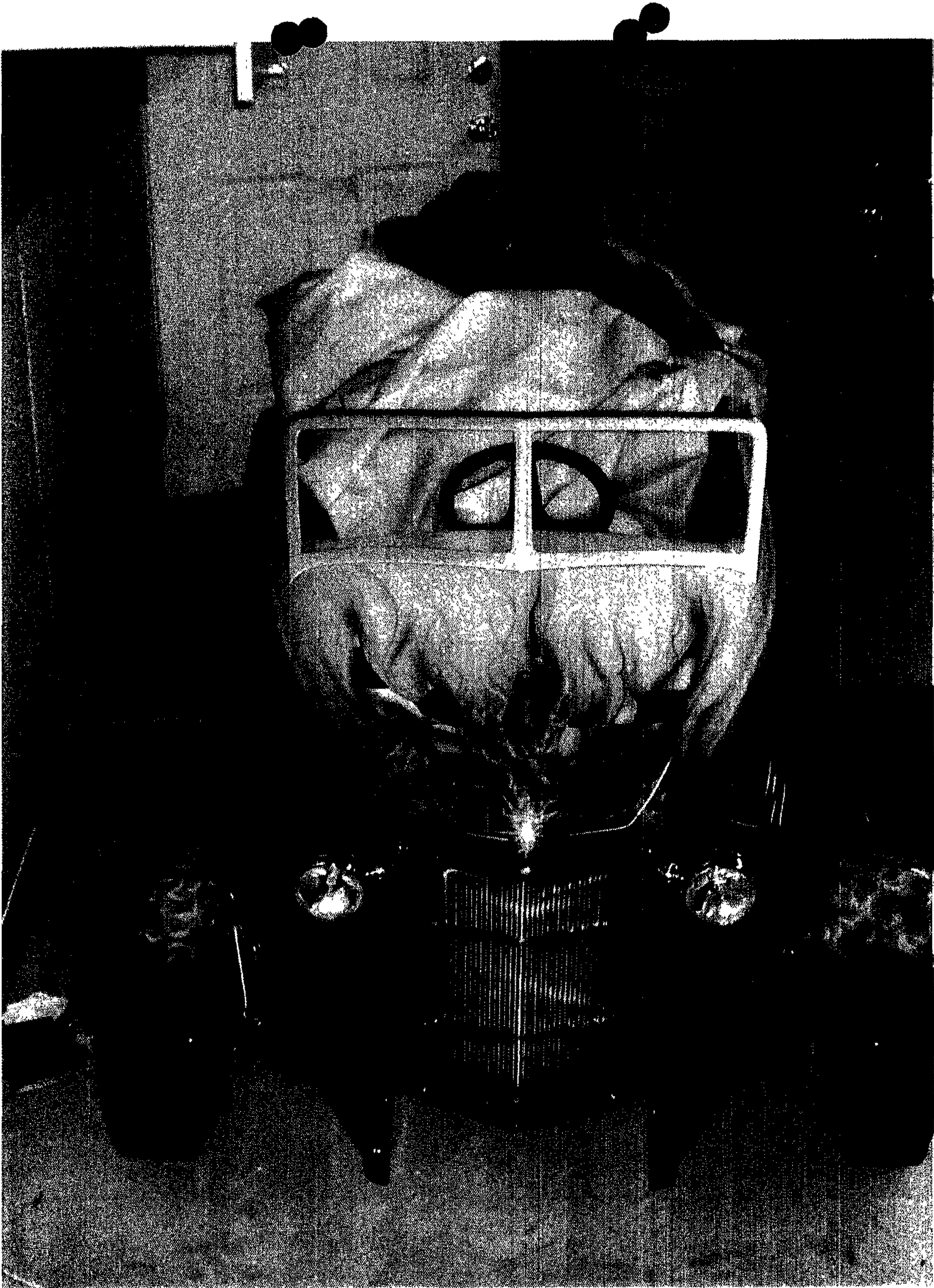
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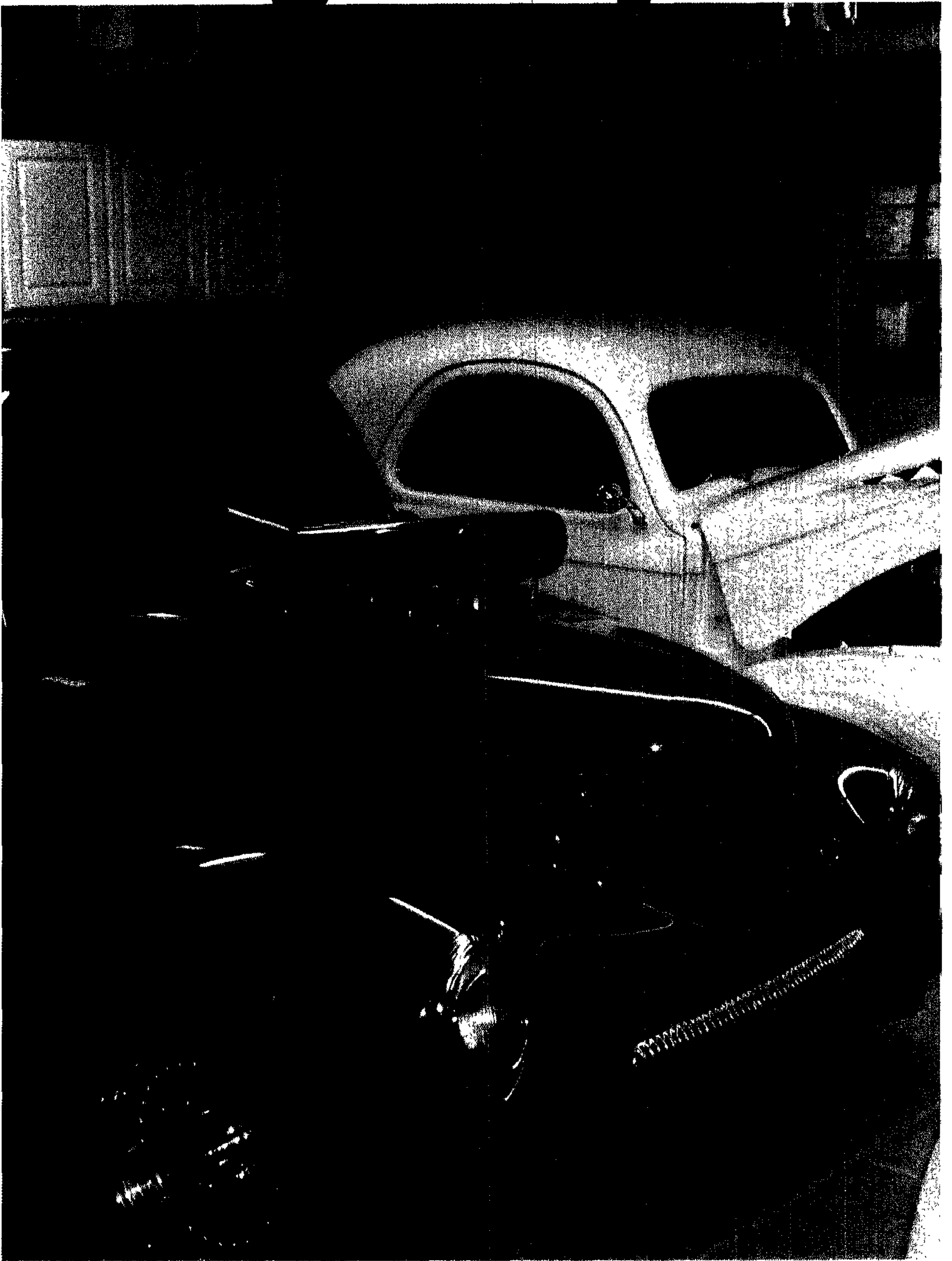
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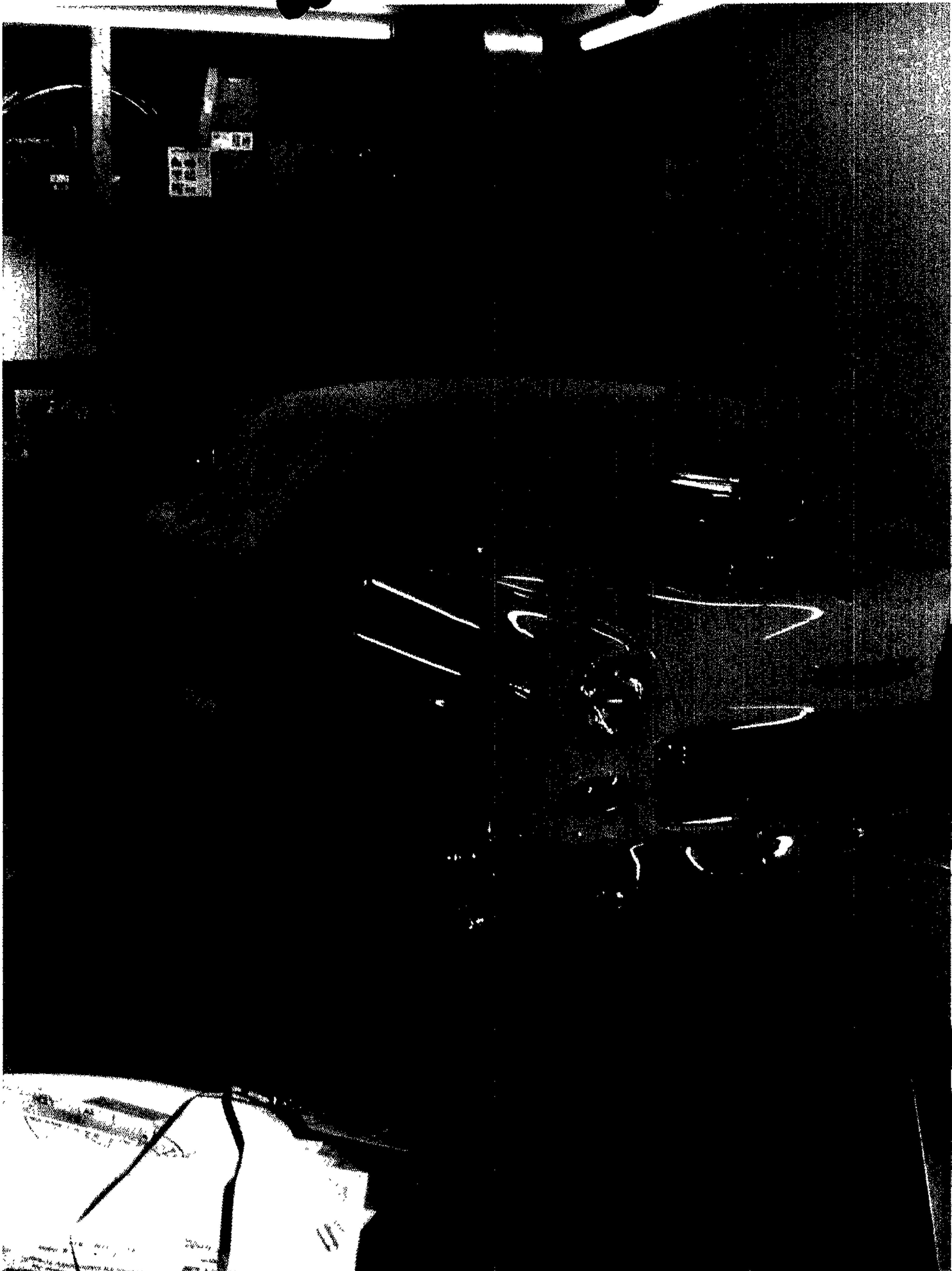
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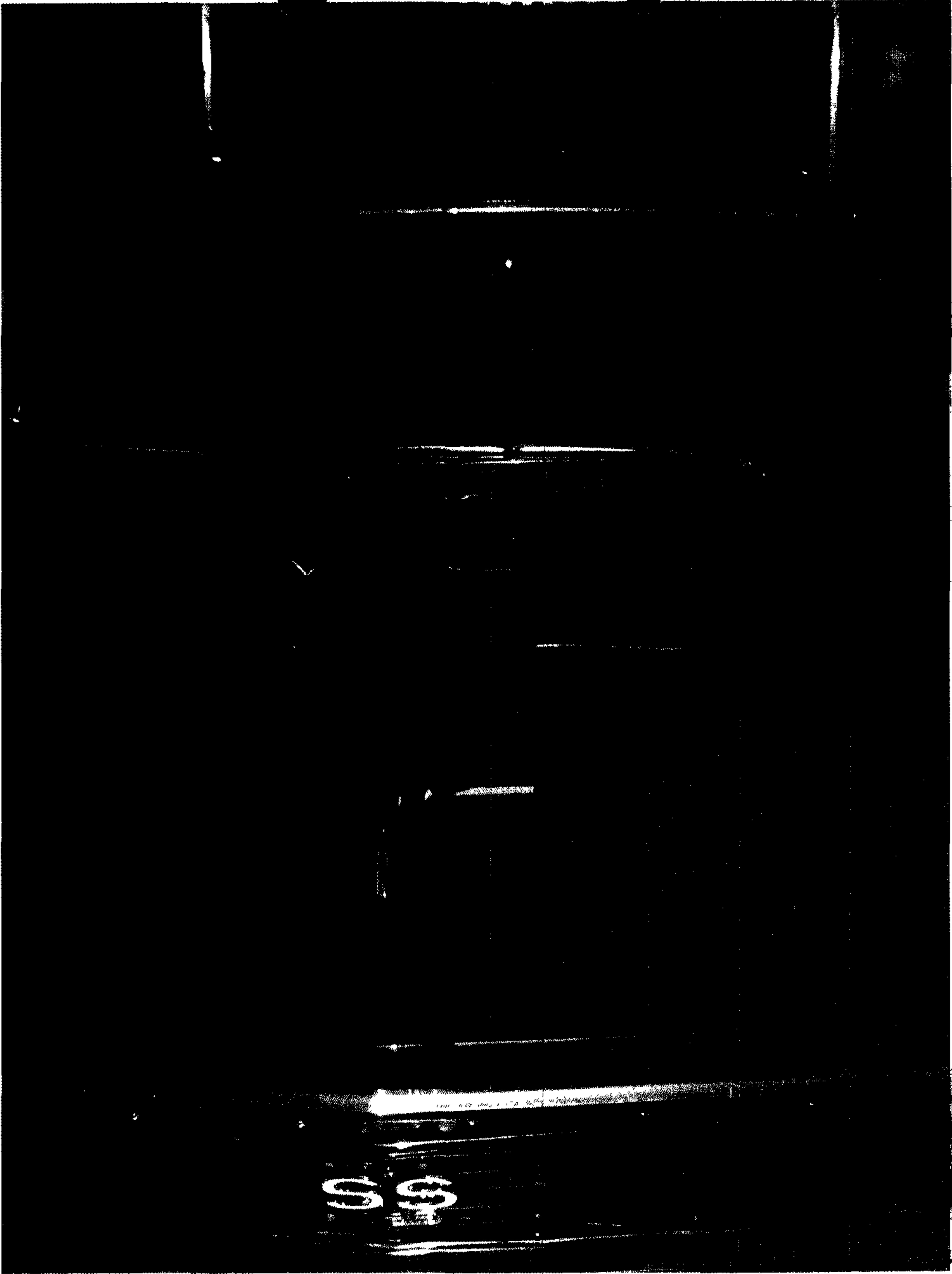
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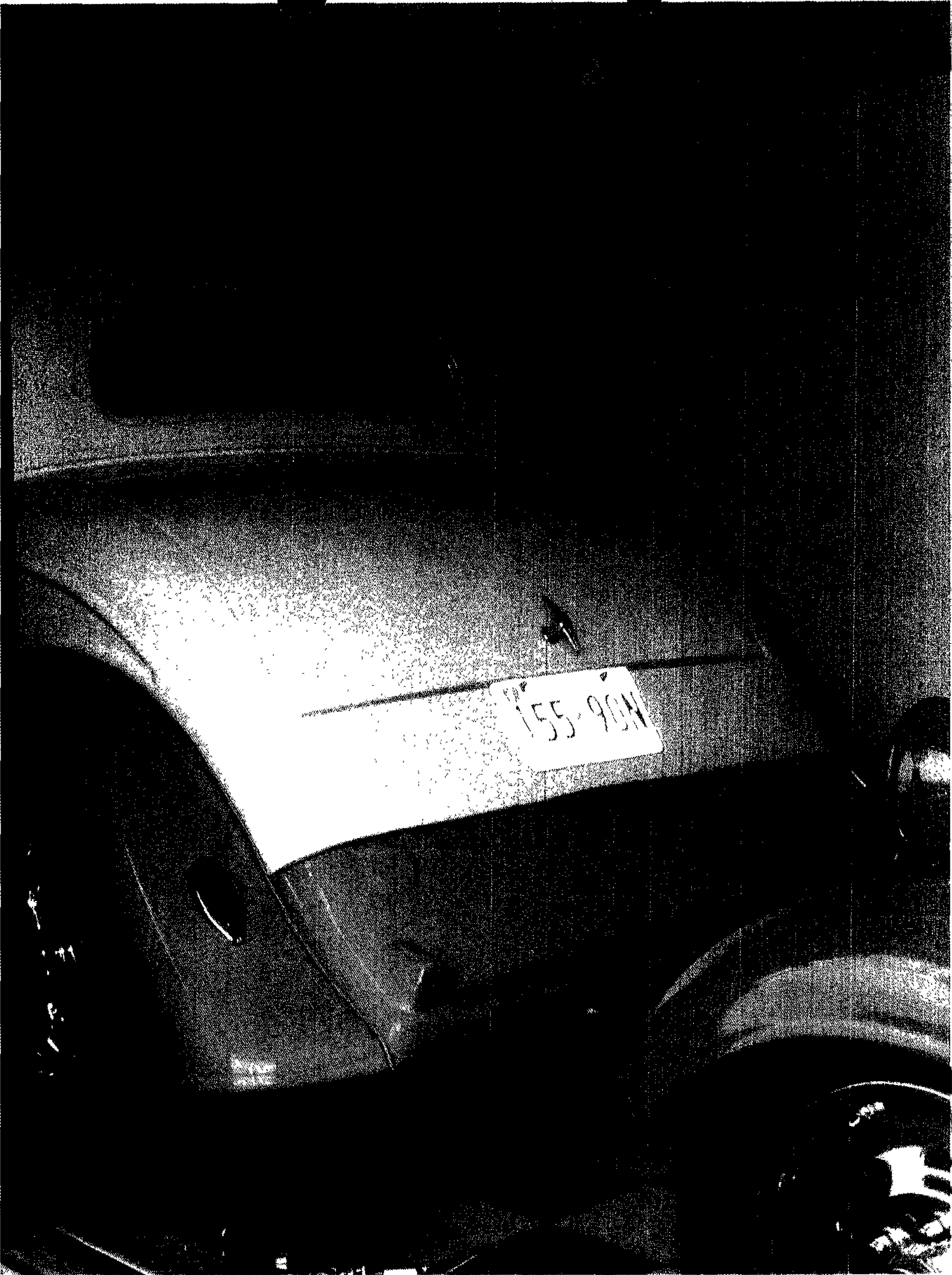
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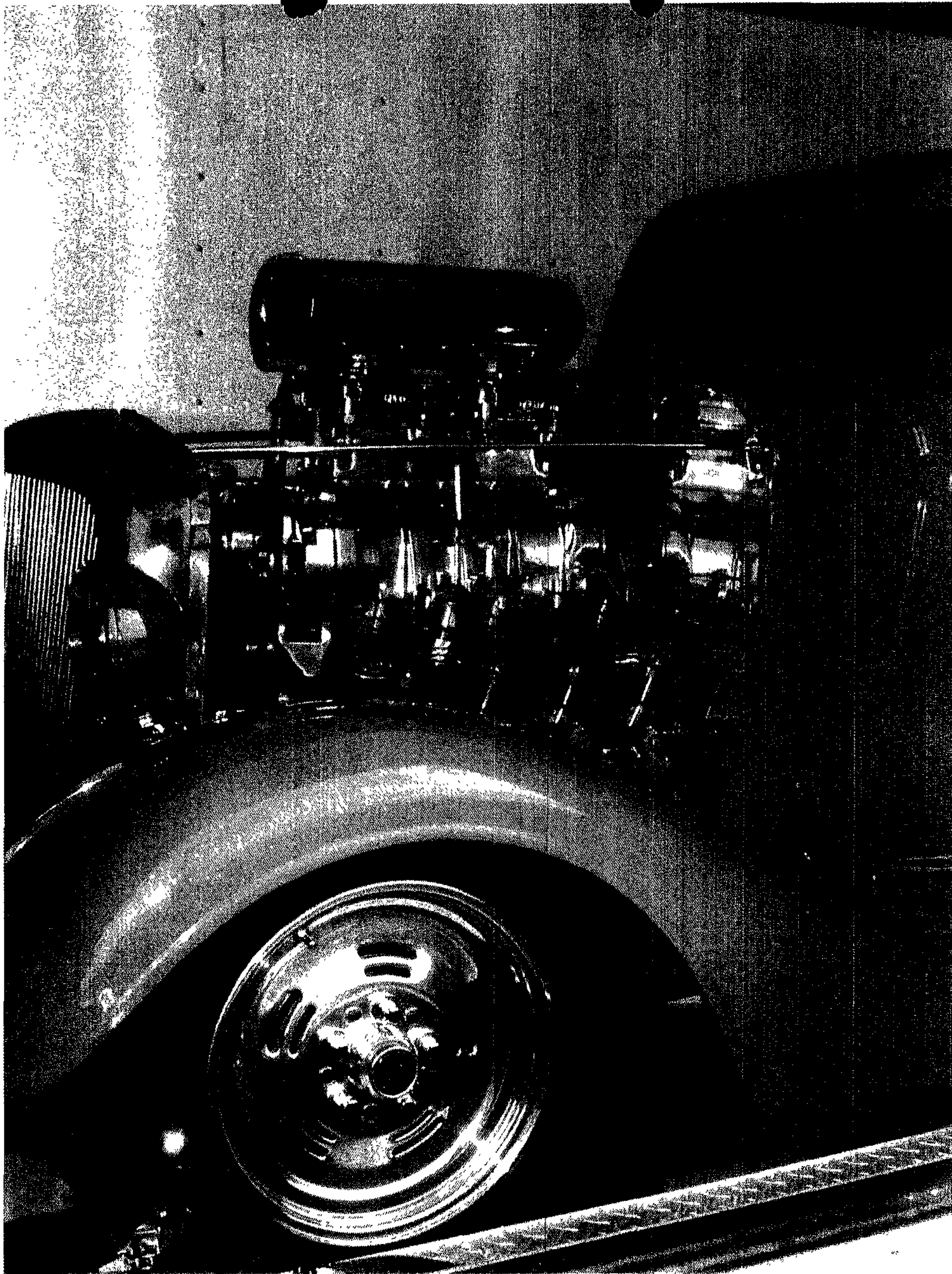
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149

100-1000

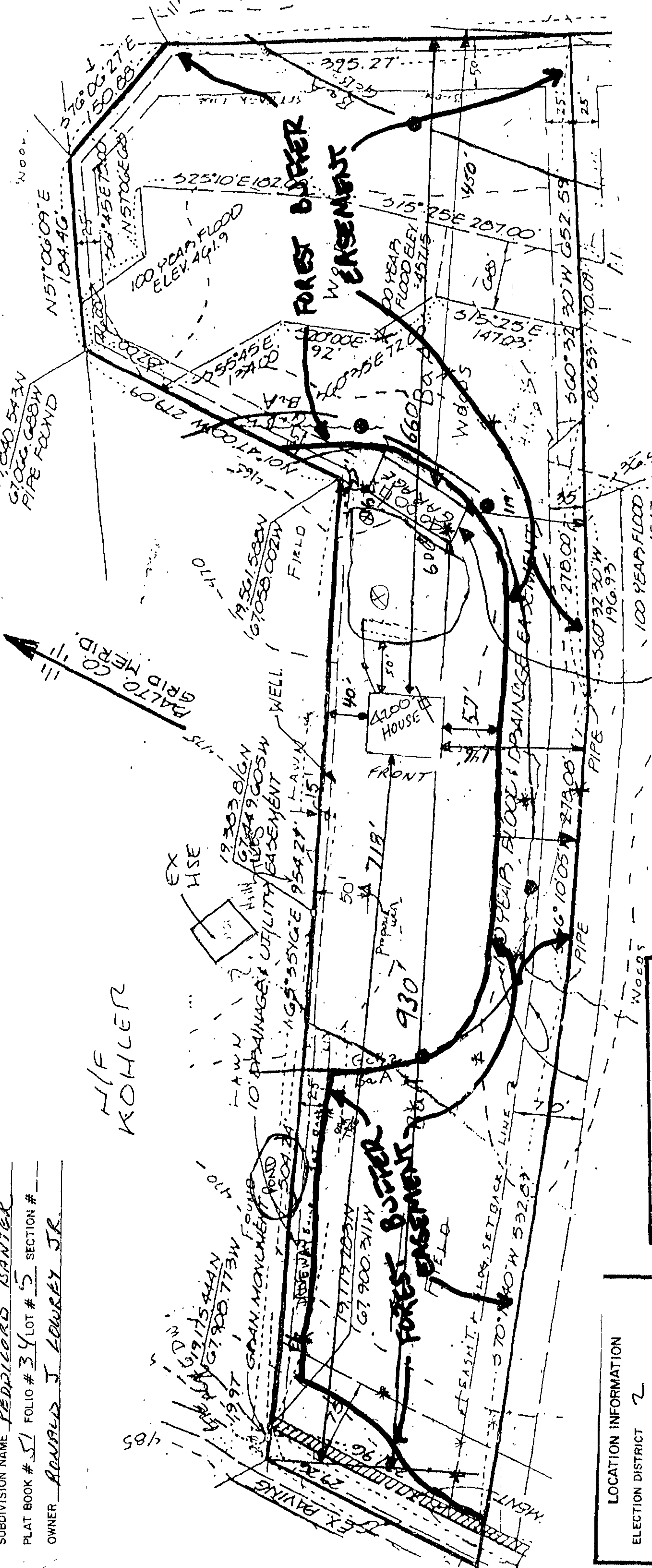
TRUCK
AUTOMOTIVE
FRONT

#149

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2859 HERWOOD RD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

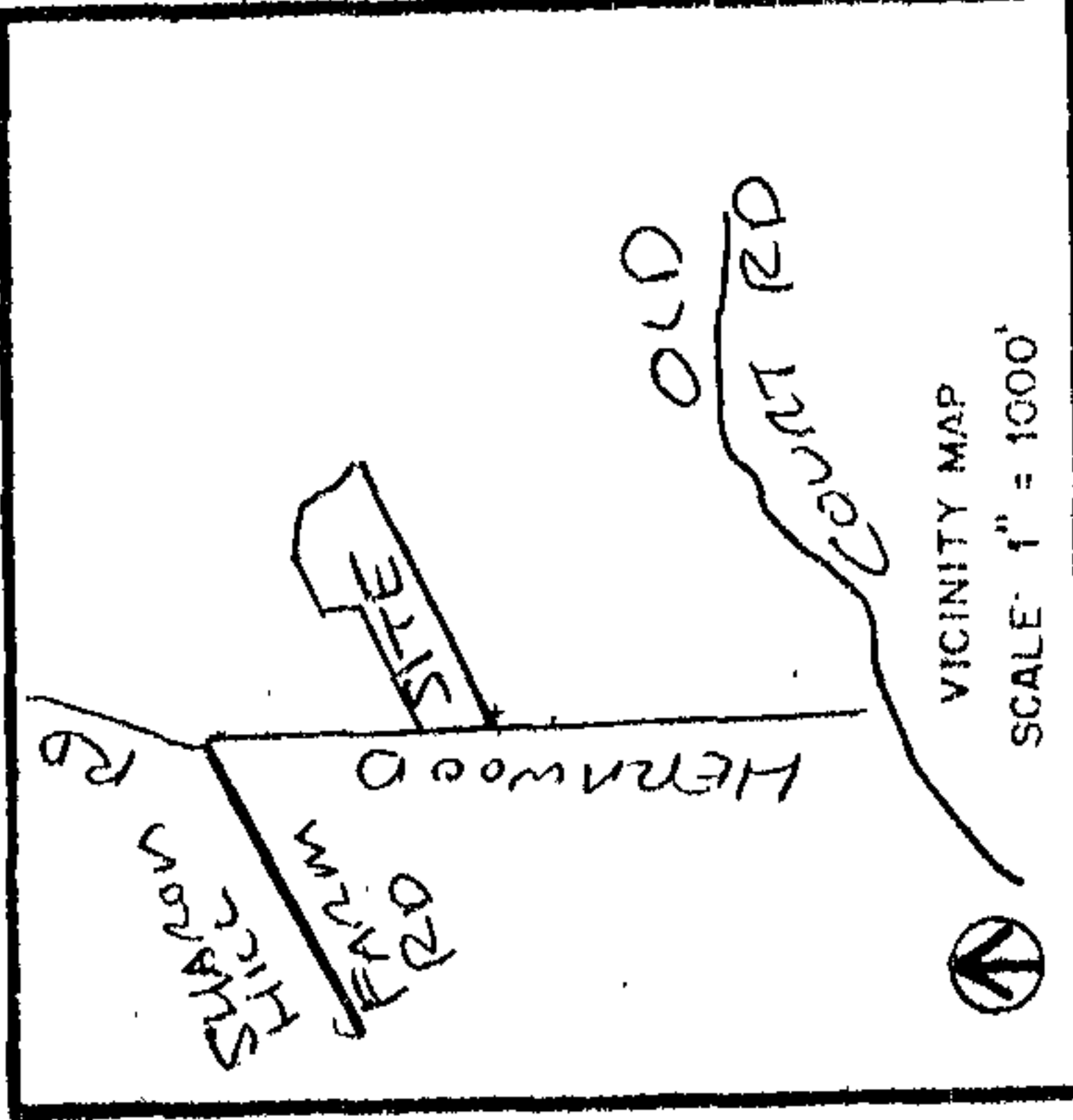
SUBDIVISION NAME PEDDICOROS BANTER
PLAT BOOK # 51 FOLIO # 34 LOT # 5 SECTION # 5
OWNER RONALD J LOWREY JR.



H/F KOHLER

LOT 4
PEDDICOROS
BANTER

PROPOSED
4000' 22'
HIGH ACCESSORY
STRUCTURE



LOCATION INFORMATION	
ELECTION DISTRICT	2
COUNCILMANIC DISTRICT	4
1" = 200' SCALE MAP #	006A1
ZONING	RC2 +
LOT SIZE	9.8 AC ±
ACREAGE	SQ. FEET
SEWER	PUBLIC ☐ PRIVATE ☒
WATER	PUBLIC ☐ PRIVATE ☒
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	YES ☐ NO ☒
HISTORIC PROPERTY / BUILDING	YES ☐ NO ☒
PRIOR ZONING HEARING	None

ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM #
Case	149