

IN RE: PETITION FOR ADMIN. VARIANCE
E side of Old York Road, 310 feet S
of c/l of Jackson Ridge Court
(14405 Old York Road)
10th Election District
3rd Council District

Robert S. and Carol A. Frantz
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 07-174-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Robert S. and Carol A. Frantz. The Petitioners request variance relief from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an 18 foot high garage to be in the front yard in lieu of the allowed 15 feet high and in the rear yard. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

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Based upon the evidence contained therein, I am persuaded to grant the requested variance. As shown on the site plan, the Petitioners propose to construct a 40 feet x 30 feet x 18 feet detached garage. The additional height is necessary so that the new garage will better match the 20 foot roof height of the existing house. The existing dwelling and driveway make it impossible to construct the new garage behind the front line of the existing residence.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale. However, as a condition to the relief granted, the Petitioners are reminded that the garage is limited to uses accessory to the principle use of the property for residential purposes. Thus, no portion of the garage can be converted for use as a second dwelling unit and/or apartments. Moreover, the garage shall contain no kitchen or bathroom facilities.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

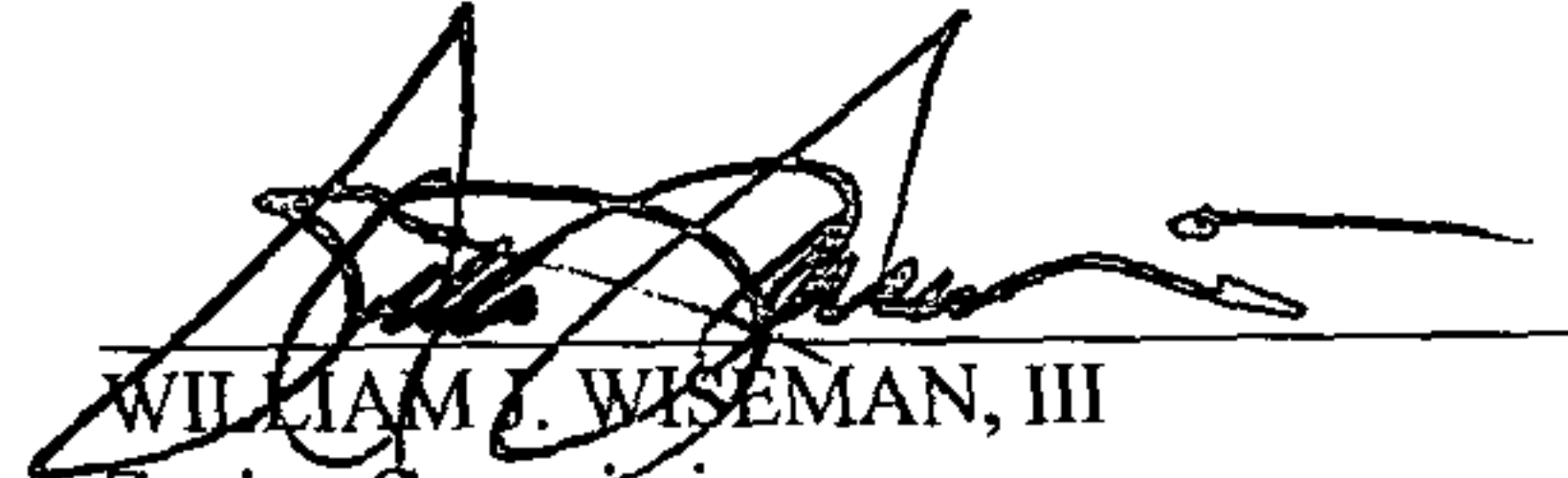
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of November, 2006 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an 18 foot high garage to be in the front yard in lieu of the allowed 15 feet high and in the rear yard in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit

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and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.

- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

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11-14-06

11-14-06



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

November 14, 2006

Robert S. and Carol A. Frantz
14405 Old York Road
Phoenix MD 21131

RE: Petition For Administrative Variance
(14405 Old York Road)
Case No. 07-174-A

Dear Mr. and Mrs. Frantz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

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11-14-06
pz



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 14405 Old York Rd
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) 400, 1 & 2 to Permit an 18 ft High Garage to be in the front yard in lieu of 15 ft High & in the 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 S. Frantz
Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Robert Frantz
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 11-14-06 day of November 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.

CASE NO. 07-174-A

REV 10/25/01

Reviewed By 800

Date 11-17-06

Estimated Posting Date 10-29-06

Zoning Commissioner of Baltimore County

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 14405 Old York Rd
Address
PHOENIX MD 21131
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):

1. LOCATION OF EXISTING DWELLING AND DRIVEWAY MAKE IT IMPOSSIBLE TO CONSTRUCT GARAGE BEHIND FRONT LINE OF EXISTING DWELLING
2. IN ORDER TO CREATE A MORE PLEASING APPEARANCE AN 18 FT GARAGE ROOF HEIGHT IS REQUEST TO BETTER MATCH THE 20 FT ROOF HEIGHT OF THE EXISTING DWELLING

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 Frantz
Signature

ROBERT FRANTZ
Name - Type or Print

Carol A. Frantz
Signature

CAROL A. FRANTZ
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of OCTOBER, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert S. Frantz

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

AS WITNESS my hand and Notarial Seal



Carol A. Frantz
Notary Public

My Commission Expires 09/01/07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14405 Old York Rd
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) 400.1 & 2 to Permit

AN 18 FT. HIGH GARAGE TO BE IN THE FRONT YARD IN LIEU
OF 15 FT. & LNT THE 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

Telephone No.

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 11 day of 11-14-06 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

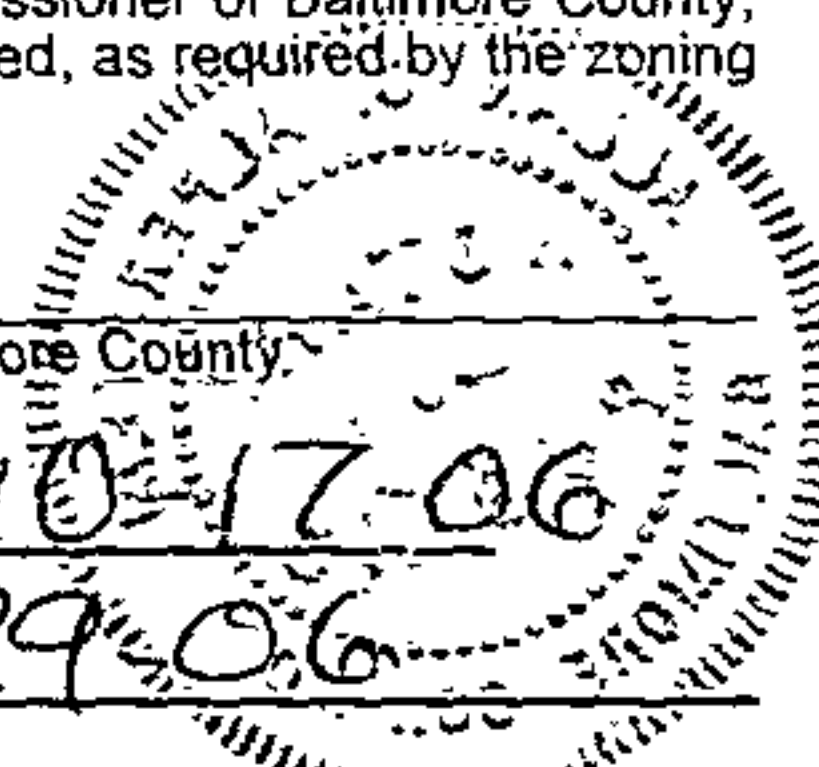
CASE NO. 07-174-A

REV 10/25/01

Reviewed By 5007

Date 10-17-06

Estimated Posting Date 10-29-06



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 14405 Old York Rd.
Address
Phoenix MD 21131
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):

1. LOCATION OF EXISTING DWELLING AND DRIVEWAY
MAKE IT IMPOSSIBLE TO CONSTRUCT GARAGE BEHIND
THE FRONT LINE OF THE EXISTING DWELLING
2. IN ORDER TO CREATE A MORE PLEASING APPEARANCE
AN 18 FT. GARAGE ROOF HEIGHT IS REQUESTED TO
BETTER MATCH THE 20 FT. ROOF HEIGHT OF THE
EXISTING DWELLING

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 S. Frantz
Signature

ROBERT S. FRANTZ
Name - Type or Print

Carol A. Frantz
Signature

Carol A. Frantz
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of October, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert S. Frantz
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Carol A. Frantz
Notary Public

My Commission Expires 10/25/07

Zoning Description for 14405 Old York Rd.

Beginning at a point on the East side of Old York Rd. which is 70 ft wide at a distance of 310 ft south of the centerline of the nearest improved intersecting street Jackson Ridge Ct. which is 50 ft wide. Being lot # 14 in the subdivision of Jackson Ridge as recorded in Baltimore County Plat Book # 45, Folio # 24 containing 1.770 acres. Also known as 14405 Old York Rd. and located in the 10th Election District 3rd Councilmanic District.

07-174-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 10/31/06

Case Number: 07-174-A

Petitioner/Developer: BOB FRANTZ

Date of Hearing (Closing): 11/13/06

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: 14405 OLD YORK ROAD

The sign(s) were posted on: 10/29/06

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 07-174-A

TO PERMIT AN 18 FOOT HIGH DETACHED
GARAGE IN THE FRONT YARD IN LIEU OF
15 FOOT HIGH IN THE REAR YARD.
14405 OLD YORK ROAD

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 MON NOVEMBER 13, 2006
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE. TEL. 887-3391
TOWSON, MD. 21204
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER PUBLIC HEARING PLACED IN LIEU. RETURN BOTH TO ZADM, RM 104
MEETING IS HANDICAP ACCESSIBLE

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)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

07-174-21861

DATE 10-17-06 ACCOUNT R1001-0066-6150
 AMOUNT \$ 65.00

RECEIVED FROM: ROBT S CARROLL TRUANTZ
 FOR: REG VAIL (ATTORNEY)
144CS COLD STORAGE

DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER
8007

PAID RECEIPT

BUSINESS ACTUAL TIME
 10/12/2006 10/17/2006 11:27:00
 NEW 1006 10/17/2006 11:27:00
 RECEIPT # 51515 10/17/2006 11:27:00
 Date 5 520 00000000000000000000
 OR NO. 021221

Receipt Tot 65.00
 65.00
 Baltimore County, Maryland

CASHIER'S VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 174 -A Address 14405 OLD YORK RD.
Contact Person: JOHN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10-17-06 Posting Date: 10-29-06 Closing Date: 11-13-06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 07- 174 -A Address 14405 OLD YORK RD.
Petitioner's Name ROBT. S. CARROLL TRUANT Telephone 410-527-0798
Posting Date: 10-29-06 Closing Date: 11-13-06
Wording for Sign: To Permit AN 18 FT. FC HIGH DETACHED GARAGE
IN THE FRONT YARD, IN LIEU OF 15 FT. HIGH & WIDE
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: 07-174-A
Petitioner: Robert FRANTZ
Address or Location: 14405 Old York Rd PHOENIX MD 21131

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert FRANTZ
Address: 14405 Old York Rd
PHOENIX MD. 21131
Telephone Number: 410-527-0798

Revised 7/11/05 - SCJ

07-174-A



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

November 14, 2006

Robert S. Frantz
Carol A. Frantz]
14405 Old York Road
Phoenix, MD 21131

Dear Mr. and Mrs. Frantz:

RE: Case Number: 07-174-A, 14405 Old York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 17, 2006.

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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 24, 2006

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

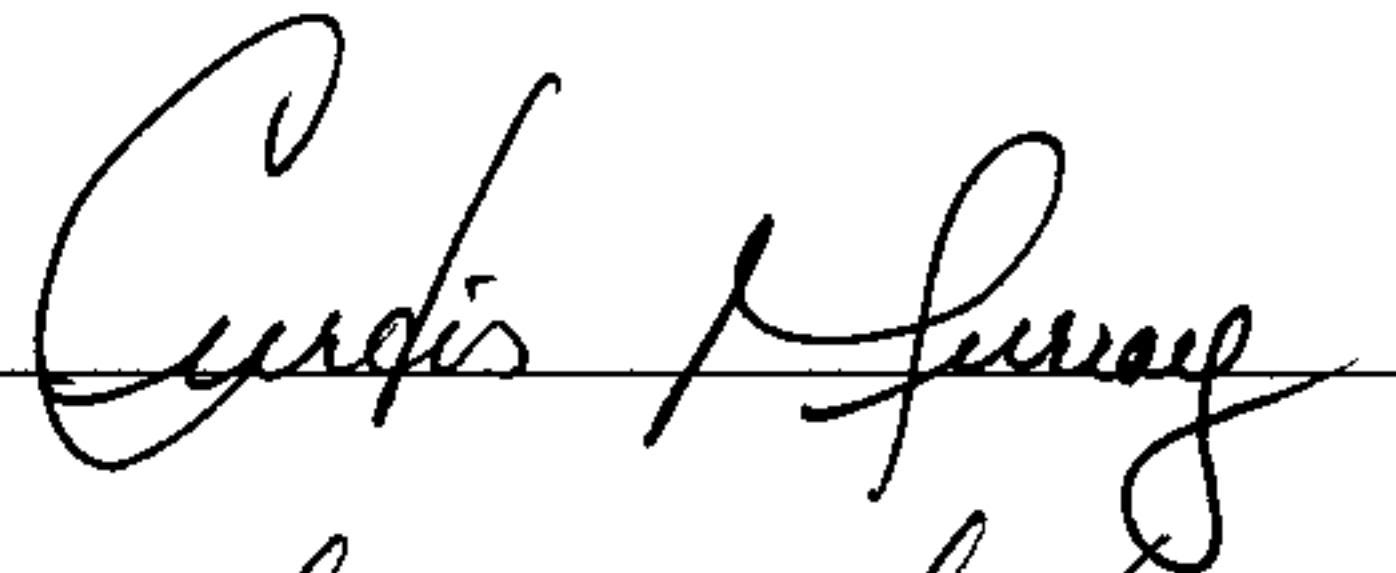
SUBJECT: 7-174 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 18 feet in lieu of the maximum permitted 15 feet and to be located in the front yard in lieu of the required rear yard provided the following conditions are met:

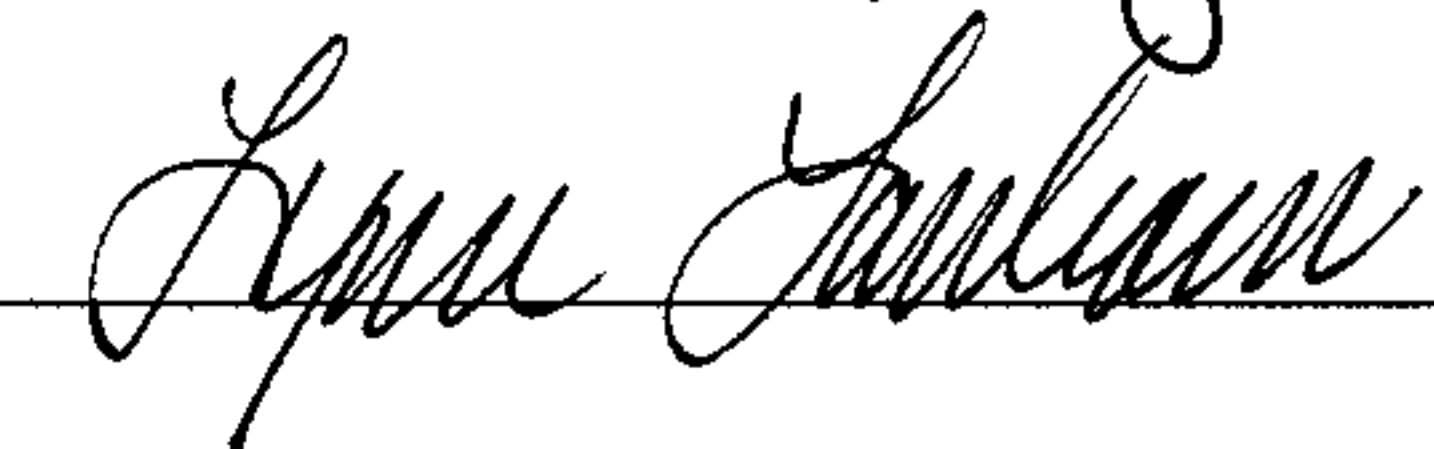
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section Chief:



AFK/LL: CM

RECEIVED

OCT 31 2006

PLANNING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 26, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 30, 2006
Item Nos. 07-170, 171, 172, 174, 175,
176, 177, 178, 179, 180, 181 and 182

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-10262006.doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

October 31, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 23, 2006

Item Number(s): 170 through 182

174

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 Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



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

State Highway Administration
Driven to Excellence

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: October 31, 2006

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

RE: Baltimore County
Item No. 7-174A
14405 YORK RD.
MD 45
FRANTZ PROPERTY
VARIANCE - PERMIT AN
18' HIGH GARAGE

Dear Ms. Matthews:

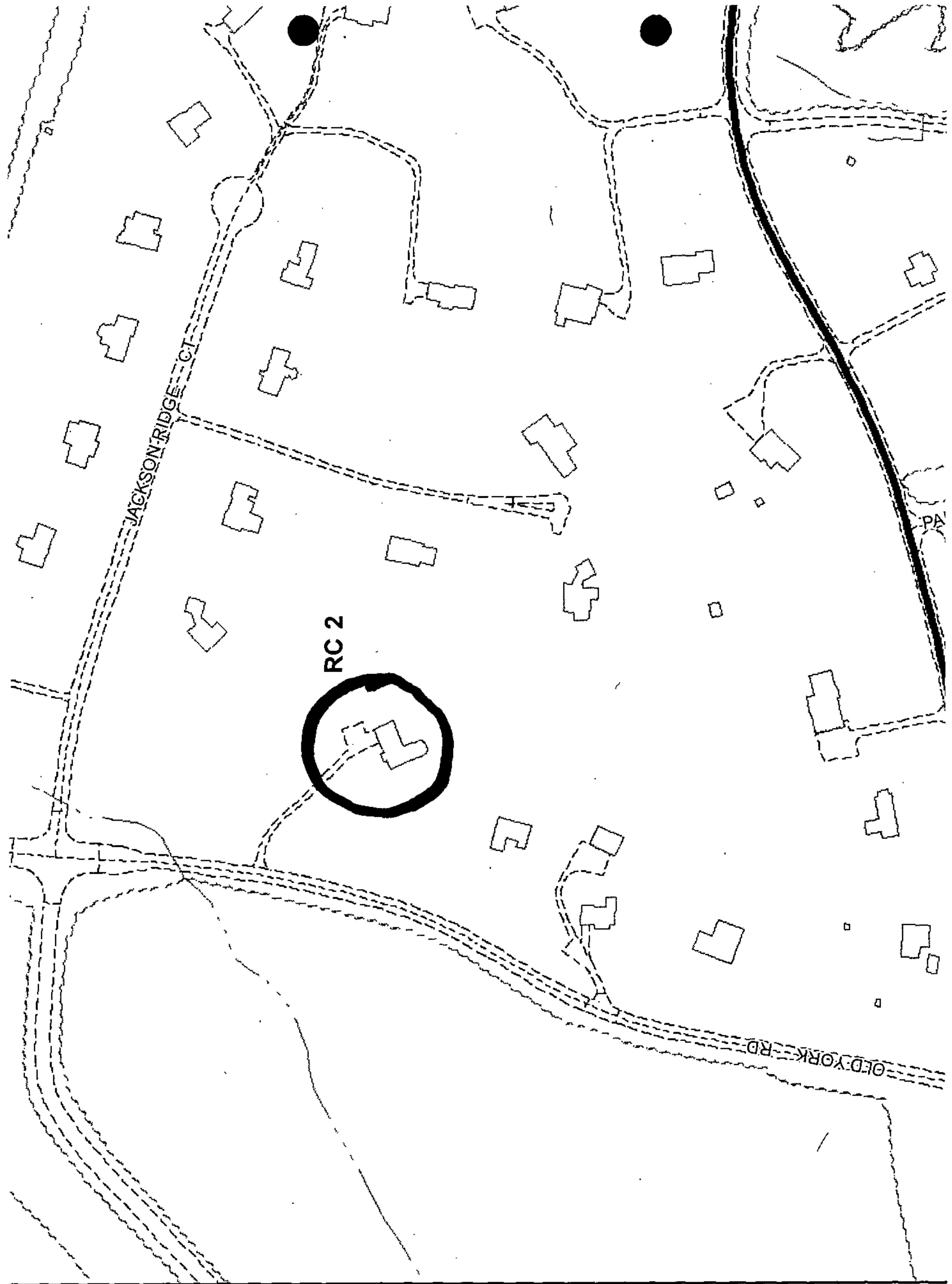
Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-174-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



Map # 035 C3

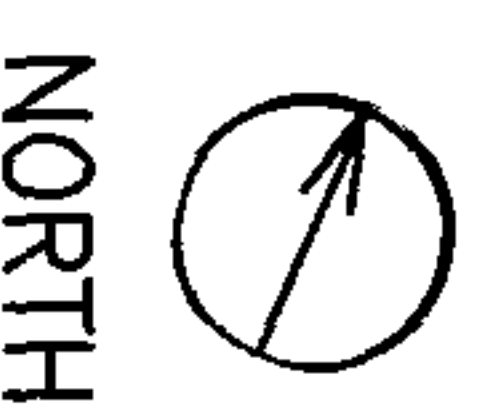
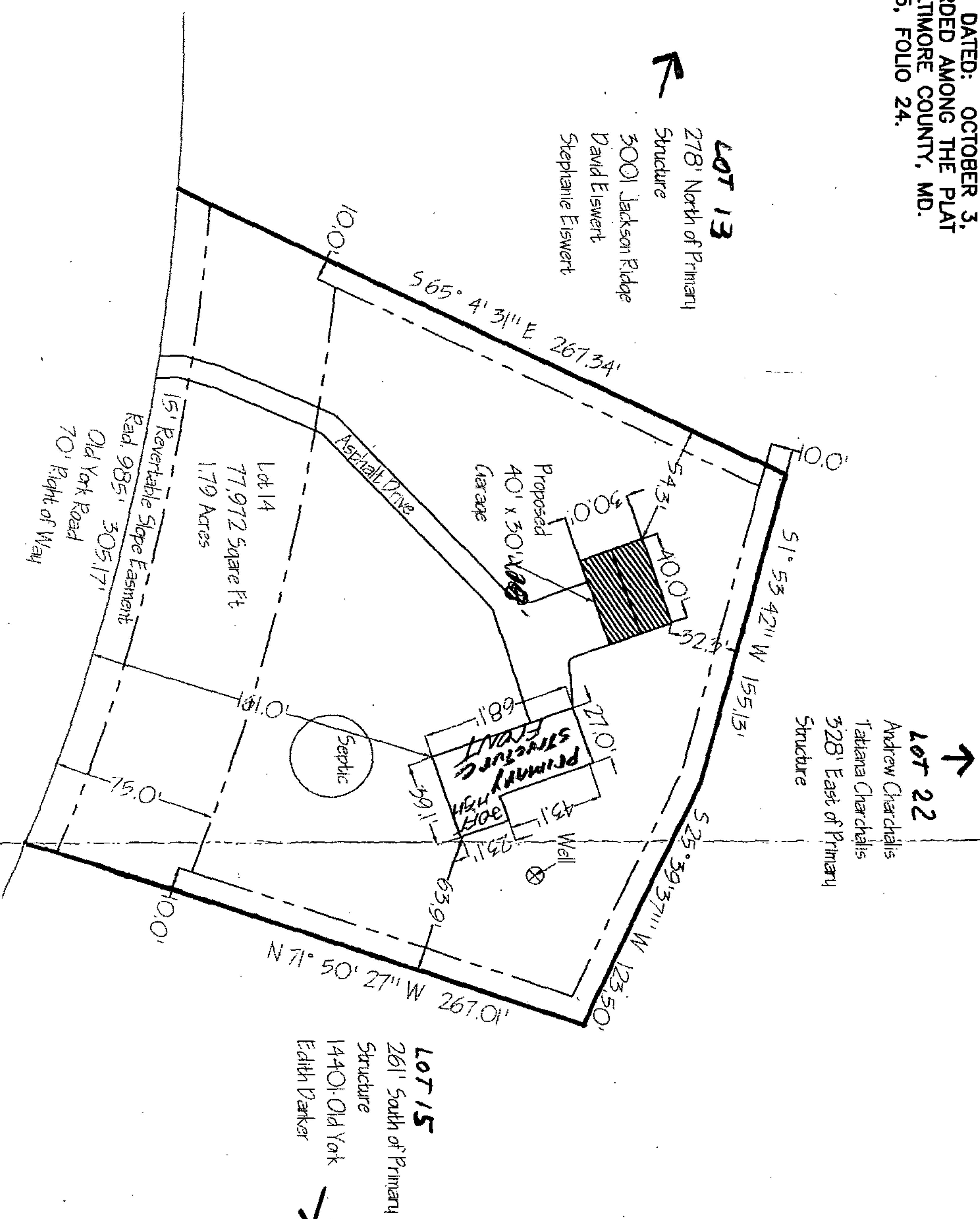
MAP # 035 C3

07-174-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

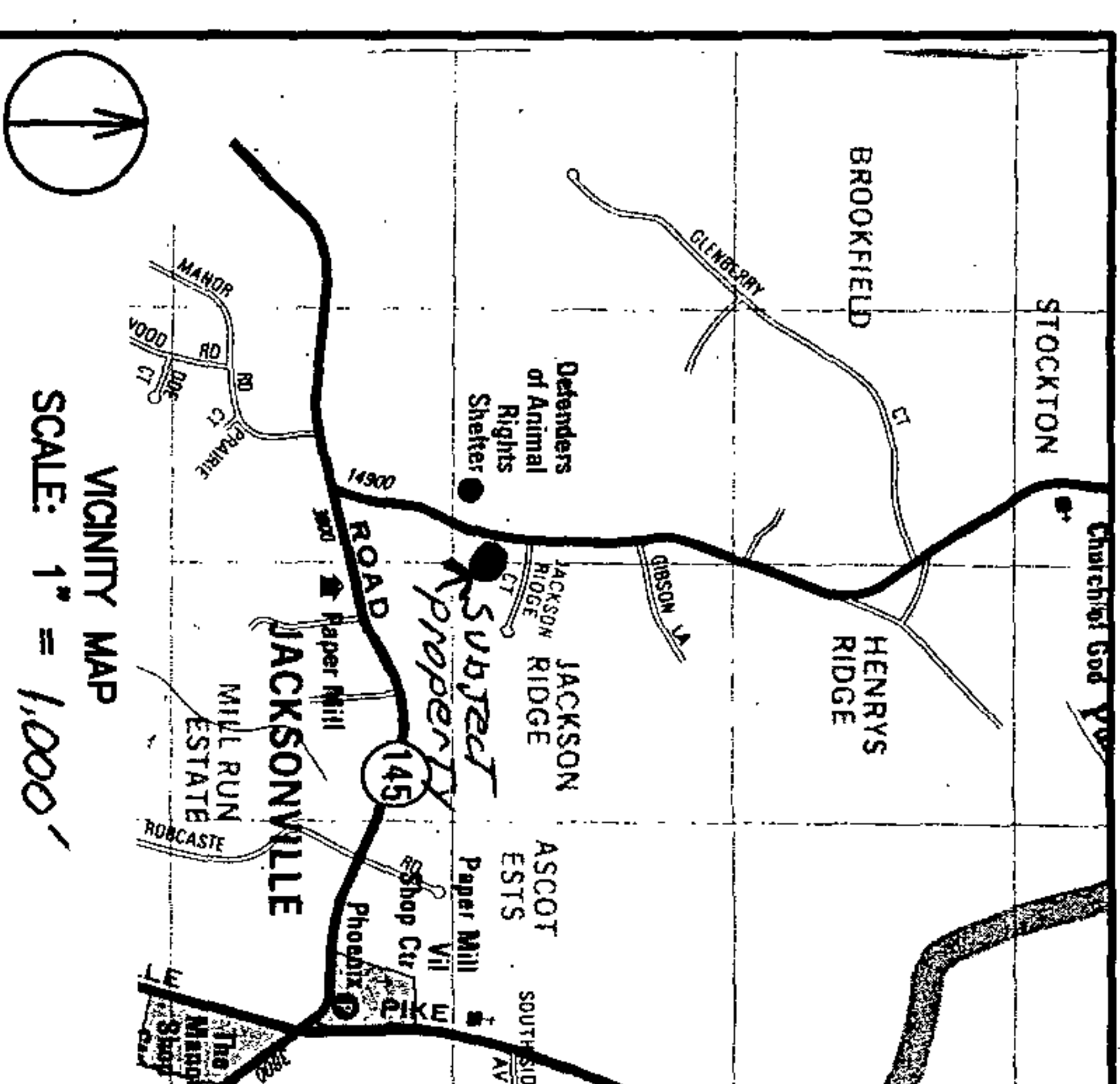
PROPERTY ADDRESS: 14405 OLD YORK ROAD
SUBDIVISION: JACKSON RIDGE
PLAT BOOK #35 FOLIO#24 LOT #14 SECTION
OWNER: ROBERT & CAROL FRANITZ

REFERENCE LOT 14 OF PLAT ENTITLED
AMENDED PLAT LOT 14 AND LOT 22
"JACKSON RIDGE" DATED: OCTOBER 3,
1979 AND RECORDED AMONG THE PLAT
RECORDS OF BALTIMORE COUNTY, MD.
IN PLAT BOOK 45, FOLIO 24.



PREPARED BY: R Franitz

SCALE OF DRAWING: 1" = 60'



LOCAL INFORMATION

ELECTION DISTRICT: 10TH

COUNCILMANIC DISTRICT: 01

1"=200' SCALE MAP # N.E. 21-B

ZONING: RC2

LOT SIZE: 1.7789 ACRES 77,491 SQUARE FEET

SEWER	☐ PUBLIC	☒ PRIVATE
WATER	☐	☒

CHESAPEAKE BAY CRITICAL AREA	☐	YES	☒ NO
100 YEAR FLOOD PLAIN	☐		☒
HISTORIC PROPERTY/ BUILDING	☐		☒
PRIOR ZONING HEARING	☐		☒

ZONING OFFICE USE ONLY

REVIEWED BY: S002 ITEM # 07-174-A CASE #





