

IN RE: PETITION FOR ADMIN. VARIANCE
NE side Statewood Road, 670 feet S of
Marshall Wood Road
4th Election District
4th Councilmanic District
(12105 Statewood Road)

Gary Hymes
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-319-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 owner of the subject property, Gary Hymes. The variance request is for property located at 12105 Statewood Road. The variance request is from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed rear deck with a setback of 18 feet in lieu of the 22.5 feet required and to amend the Final Development Plan for Lot 46, Shipley Property. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to construct a sundeck on the rear of his house. He states that his property is at the end of a cul de sac, is irregular in shape and allows for little usable rear yard. The grading and drainage easement further reduces the usable space in the back yard. The sundeck will conform with other decks in his neighborhood. Petitioner provided photographs of adjacent properties with sundecks.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area

COPIES
2-20-08
[Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 21, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

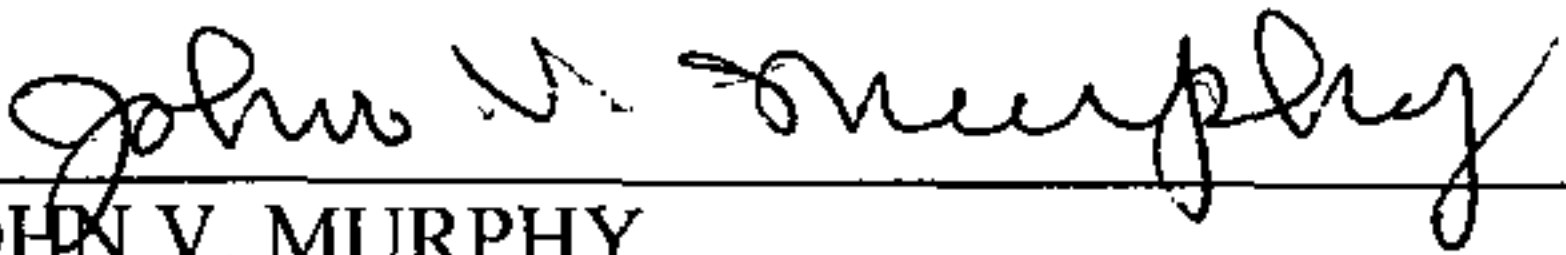
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be GRANTED.

2

with a setback of 18 feet in lieu of the 22.5 feet required and to amend the Final Development Plan for Lot 46, Shipley Property be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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:pz

RECEIVED FOR FILING
2-20-07
[Signature]



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 20, 2007

GARY HYMES
12105 STATEWOOD ROAD
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 07-319-A
Property: 12105 Statewood Road

Dear Mr. Hymes:

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:pz

Enclosure

c: Dave Finneran, Maryland Deck & Hot Tubs, 1802 Baltimore Blvd., Westminster MD 21157



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12105 STATEWOOD RD.
which is presently zoned DR 5.5

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)

TO PERMIT A PROPOSED REAR DECK WITH A SETBACK
OF 18 FT IN LIEU OF THE 22 1/2 FT. REQUIRED
AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR
LOT 46, SHIPLEY PROPERTY.

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):

GARY HYMES

Name - Type or Print

Signature

Name - Type or Print

Signature

12105 STATEWOOD RD, 410-833-9731

Address

Telephone No.

REISTERSTOWN MD

21136

City

State

Zip Code

Representative to be Contacted:

DAVE FINNERAN MD DECK & HOT TUBS

Name

1802 BALTIMORE BLVD 410-374-8008

Address

Telephone No.

WESTMINSTER MD

21157

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.

07 319 A

Reviewed By

JL

Date

11/2/07

Estimated Posting Date

11/21/07

REV 10/25/01

2-20-07

13

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

12105 STATEWOOD RD.
Address
REISTERSTOWN MD 21136
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):

Please grant my request to construct and attach a sundeck to the rear of my house and extend past the limits of the building restriction line currently available. In my situation, the Builder/Developer has constructed my house on the rear limit of the Building Restriction Line. The Builder was forced to do this because my lot is at the end of a cul-de-sac and was designed with an irregular shape. Although the lot conforms with other lots in the subdivision as far as square footage is concerned, the shape allows for little usable rear yard. The grading and the drainage easement has further reduced the functional space in my rear yard, therefore I am requesting to add a sundeck to my first floor (I have a walk out basement). The sundeck would only project 12' from the farthest rear portion of the house and still remain 18' from the rear lot line. The sundeck is not large, overbearing or obtrusive. The sundeck conforms with other decks in my neighborhood, allows for a table and chairs to fit comfortably, will conform with the surrounding homes and be constructed with premium materials (white PVC rails and Trex decking), as many others have been. Thank you for your consideration.

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
GARY HYMES
Name - Type or Print

Signature

Name - Type or Print

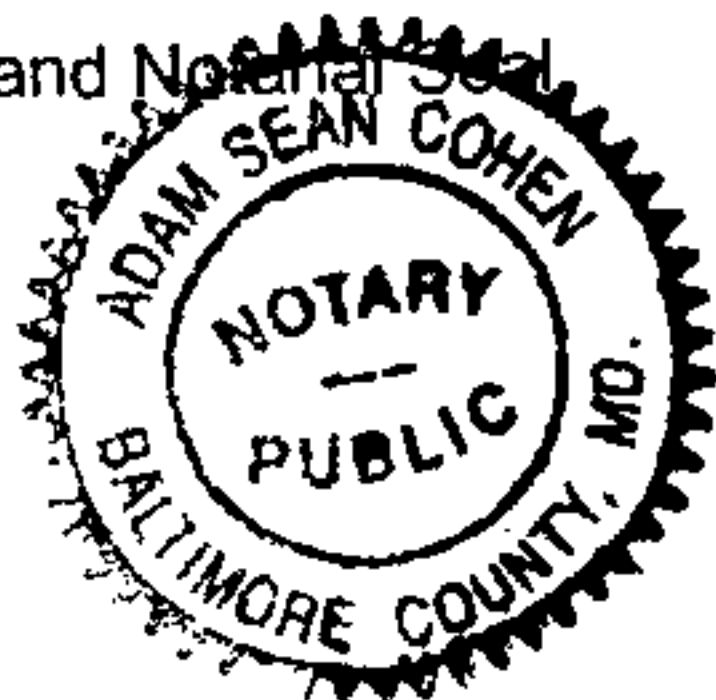
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of January, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GARY HYMES

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

AS WITNESS my hand and Notary Seal





Notary Public Adam Sean Cohen

My Commission Expires 11/01/2008

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 12105 STATEWOOD RD
Address
REISTERSTOWN MD 21136
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):

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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.

GARY HYMES
Signature
GARY HYMES
Name - Type or Print

Signature

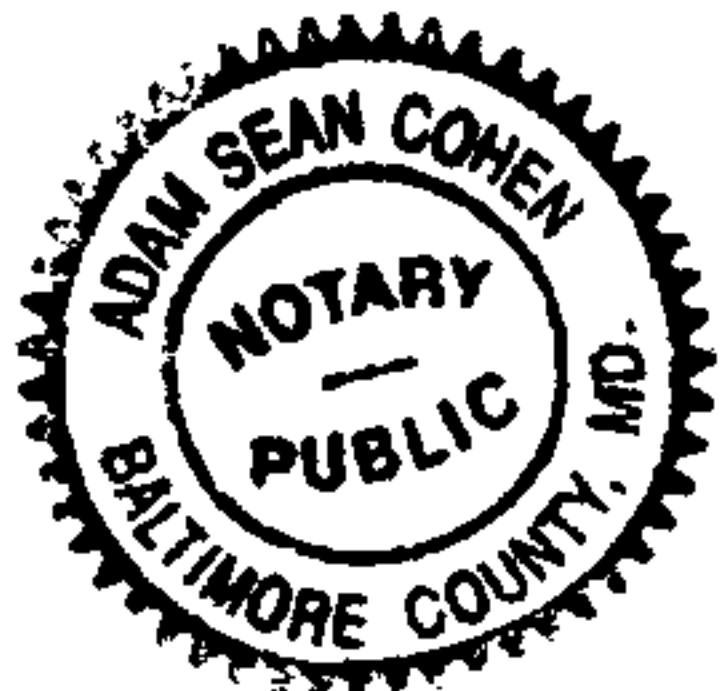
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of January, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Adam Sean Cohen
Notary Public
My Commission Expires 12/01/2008



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12105 STATEWOOD RD.
which is presently zoned DR 5.5

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) 1 B01.2.C.1.b. AND 301.1

TO PERMIT A PROPOSED REAR DECK WITH A SETBACK OF 18 FT IN LIEU OF THE 22 1/2 FT. REQUIRED. AND TO AMEND THE ~~PER~~ FINAL DEVELOPMENT PLAN FOR LOT 46, SHIPLEY PROPERTY

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):

GARY HYMES

Name - Type or Print

Signature

Name - Type or Print

Signature

12105 STATEWOOD RD. 410-833-9731

Address

Telephone No.

REISTERSTOWN MD

21136

City

State

Zip Code

Representative to be Contacted:

DAVE FINNERAN MD DECK + HOT TUBS

Name

1802 BALTIMORE BLVD 410-374-8008

Address

Telephone No.

WESTMINSTER MD

21157

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 07 day of 319 A 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. 07 319 A

Reviewed By JL

Date 1/12/07

REV 10/25/01

Estimated Posting Date 1/21/07

2-20-07
mm



319

1802 Baltimore Boulevard
Westminster, MD 21157
410-374-8008 / 410-374-8007 fax 410-374-8006

ZONING DESCRIPTION FOR 12105 Statewood Road.

Beginning at a point on the ^{North} East side of Statewood Road which is 50' wide at the distance of 670' (+/-) South of the centerline of the nearest improved intersection street, Marshall Wood Road, which is 50' wide. *Being Lot # 46 in the subdivision of Shipley Property as recorded in Baltimore County Plat Book # 74, Folio # 113, containing 8191 sq. ft.

Also known as 12105 Statewood Road and located in the 4th Election District, 4th Councilmanic District.

CERTIFICATE OF POSTING

Date: 1/21/07

RE: Case Number: 07-319-A

Petitioner/Developer: Gary Hynes

Date of Hearing/Closing: 2/5/07

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 12105 Statewood Rd

The sign(s) were posted on

1/21/07
(Month, Day, Year)



J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Rd
(Street Address of Sign Poster)

Parkton, Md 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

NOTICING NOTICE
ADMINISTRATIVE
VARIANCE

CASE # 07-319-A
TO PERMIT A DECK WITH A REAR YARD
SETBACK OF 18 FEET IN LIEU OF THE
REQUIRED 22 1/2 FEET AND TO AMEND THE
F.D.P. FOR SHIPLEY PROPERTY LOT #46
PUBLIC HEARING ?
...VILMORE COUNTY CODE...

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE

11/12/07

ACCOUNT

001 005 6156

AMOUNT

\$ 130.00

RECEIVED
FROM:

FOR:

R/S. McNeal

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

12105 St. Lawrence Rd.

PAID RECEIPT

BUSINESS

THE

11/12/2007 11:12:20AM 130.00

RECEIVED BY: [Signature]

RECEIVED BY: [Signature]

RECEIVED BY: [Signature]

RECEIVED BY: [Signature]

RECEIVED BY: [Signature]

RECEIVED BY: [Signature]

RECEIVED BY: [Signature]

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RECEIVED BY: [Signature]

RECEIVED BY: [Signature]

CASHIER'S VALIDATION

APP HAS THIS JUST SAY
BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07 319 -A Address 12105 Statewood Rd.

Contact Person: John Lewis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/21/07 Posting Date: 1/21/07 Closing Date: 2/05/07

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 07 319 -A Address 12105 Statewood Rd.
Petitioner's Name GARY HYMES Telephone 410-833 9731
Posting Date: 1/21/07 Closing Date: 2/05/07
Wording for Sign: To Permit A DECK WITH A REAR YARD SETBACK OF 18 FT.
IN LIEU OF THE REQUIRED 22 1/2 FT. AND TO AMEND THE F.D.P.
FOR SHIPLEY PROPERTY LOT # 46

WCR - Revised 6/25/04

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 319A
Petitioner: GARY HYMES
Address or Location: 12105 STATEWOOD RD., REISTERSTOWN, MD
21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: MD DECK AND HOT TUBS LLC
Address: 1802 BALTIMORE BLVD.
WESTMINSTER, MD 21157
Telephone Number: 410-374-8008



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

February 5, 2007

Gary Hymes
12105 Statewood Road
Reisterstown, MD 21136

Dear Mr. Hymes:

RE: Case Number: 07-319-A, 12105 Statewood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 12, 2007.

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:amf

Enclosures

c: People's Counsel
Dave Finneran MD Deck & Hot Tubs 1802 Baltimore Blvd Westminster 21157

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

January 26, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 22, 2007

319

Item Number: 304 and 307 through 321

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

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 24, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For January 29, 2007
Item Nos. 07- 260,304, 307, 309, 310,
311, 312, 313, 314, 315, 317, 318, 319,
320, and 321

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-01222007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 15, 2007

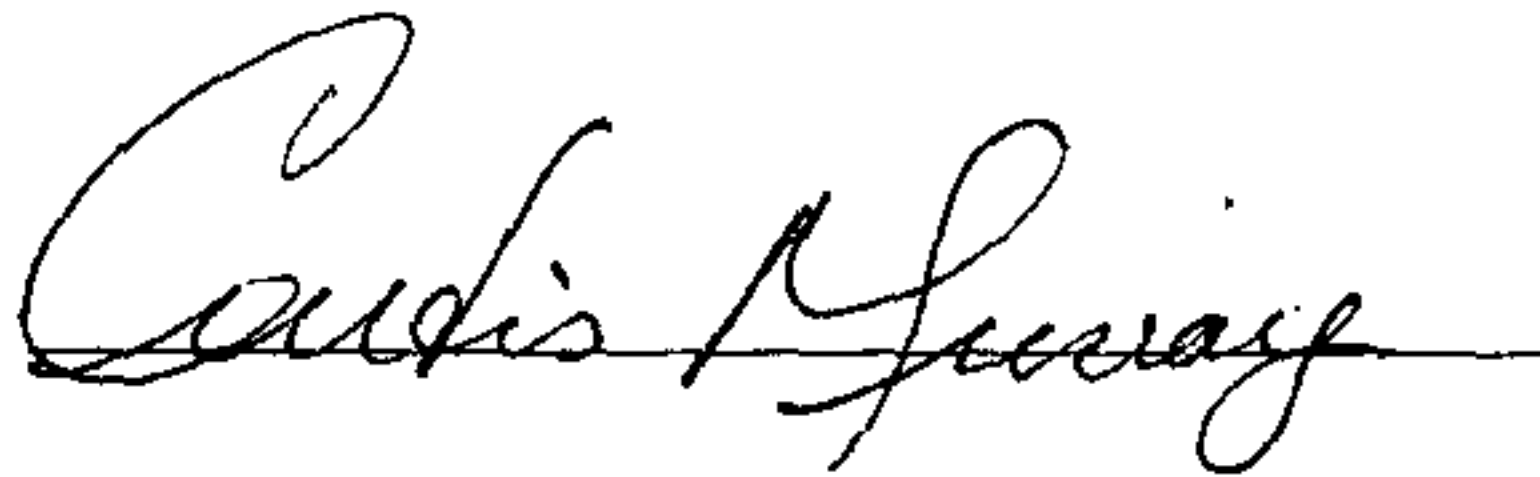
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-319- 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

RECEIVED

FEB 15 2007



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: JANUARY 23, 2007

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

RE: Baltimore County
Item No. 7-319-A
12105 STATEWOOD ROAD
HYMES PROPERTY
ADMINISTRATIVE VARIANCE

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. 7-319A.

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

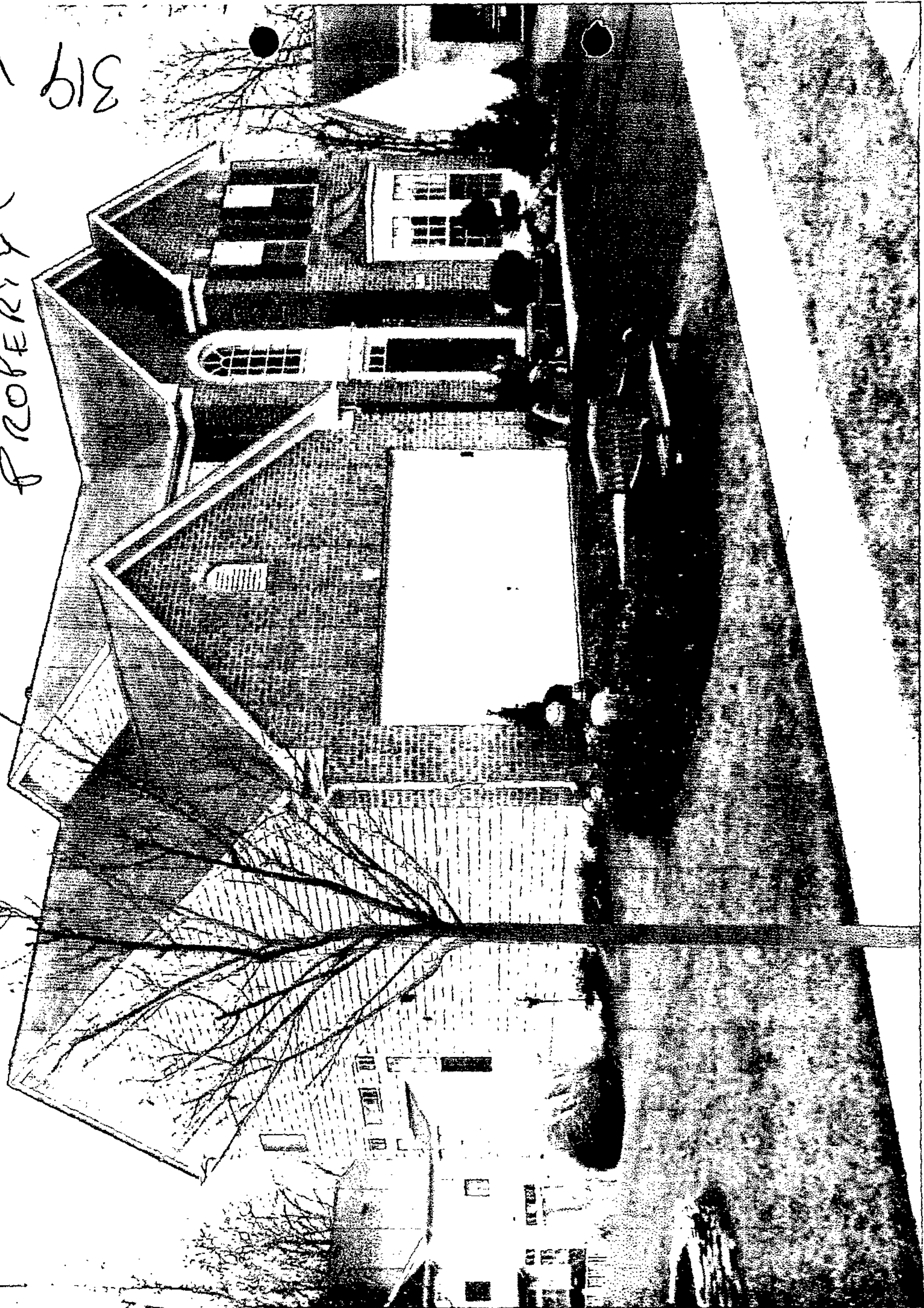
My telephone number/toll-free number is _____

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

SUBJECT PROPERTY (FRONT)

319



VARIANCE PLAN

PUBLIC WATER & SEWER

NOT IN FLOOD PLAIN

NOT IN CRITICAL AREAS

NOT HISTORIC

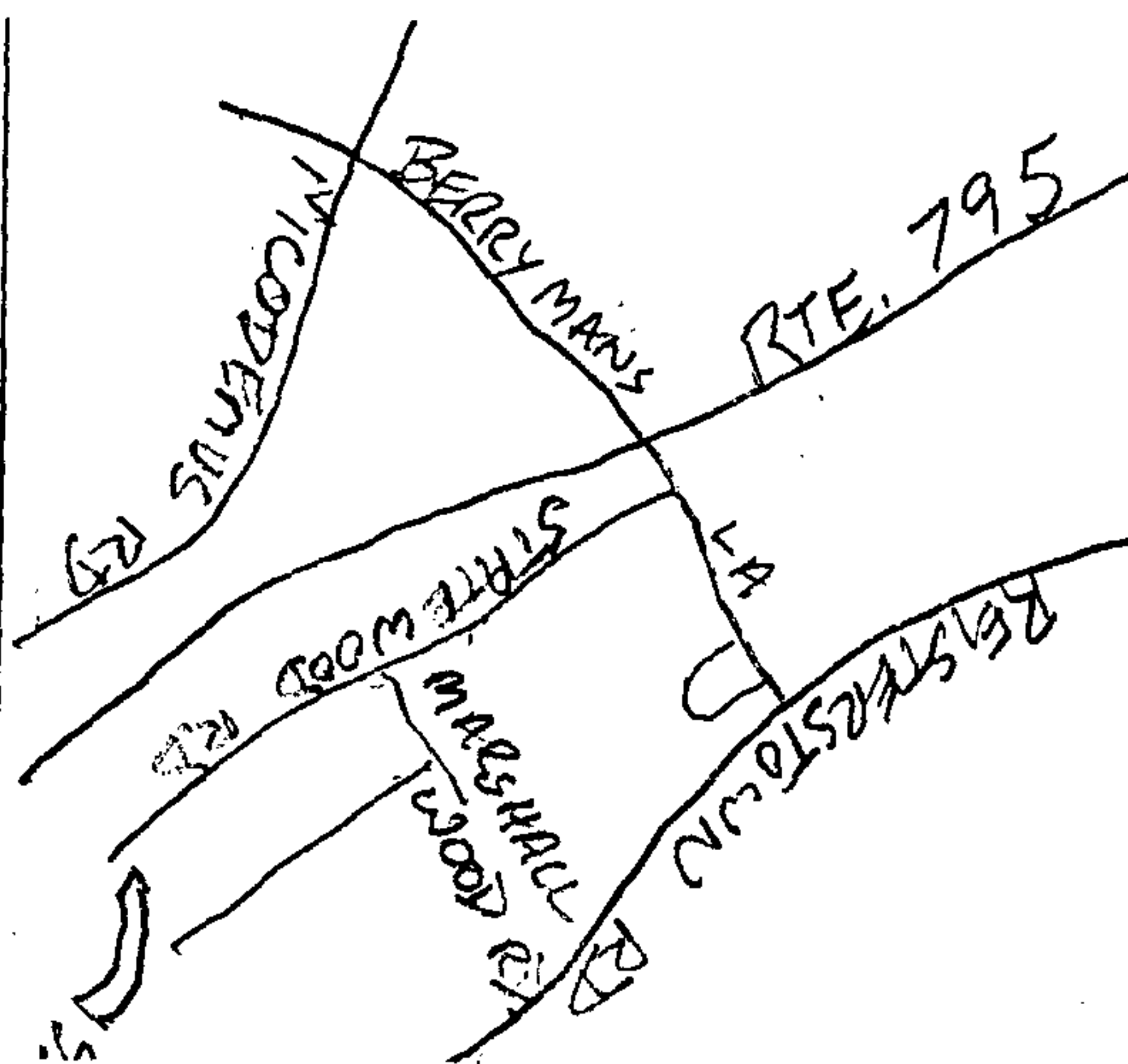
GARY HYNES

12105 STATEWOOD RD

RESTERSTOWN, MD

21136

VICINITY MAP



12105 STATEWOOD RD
RESTERSTOWN RD 21136

~~SALES~~ 11/20/04

LOT 46
SHIPLEY PROPERTY

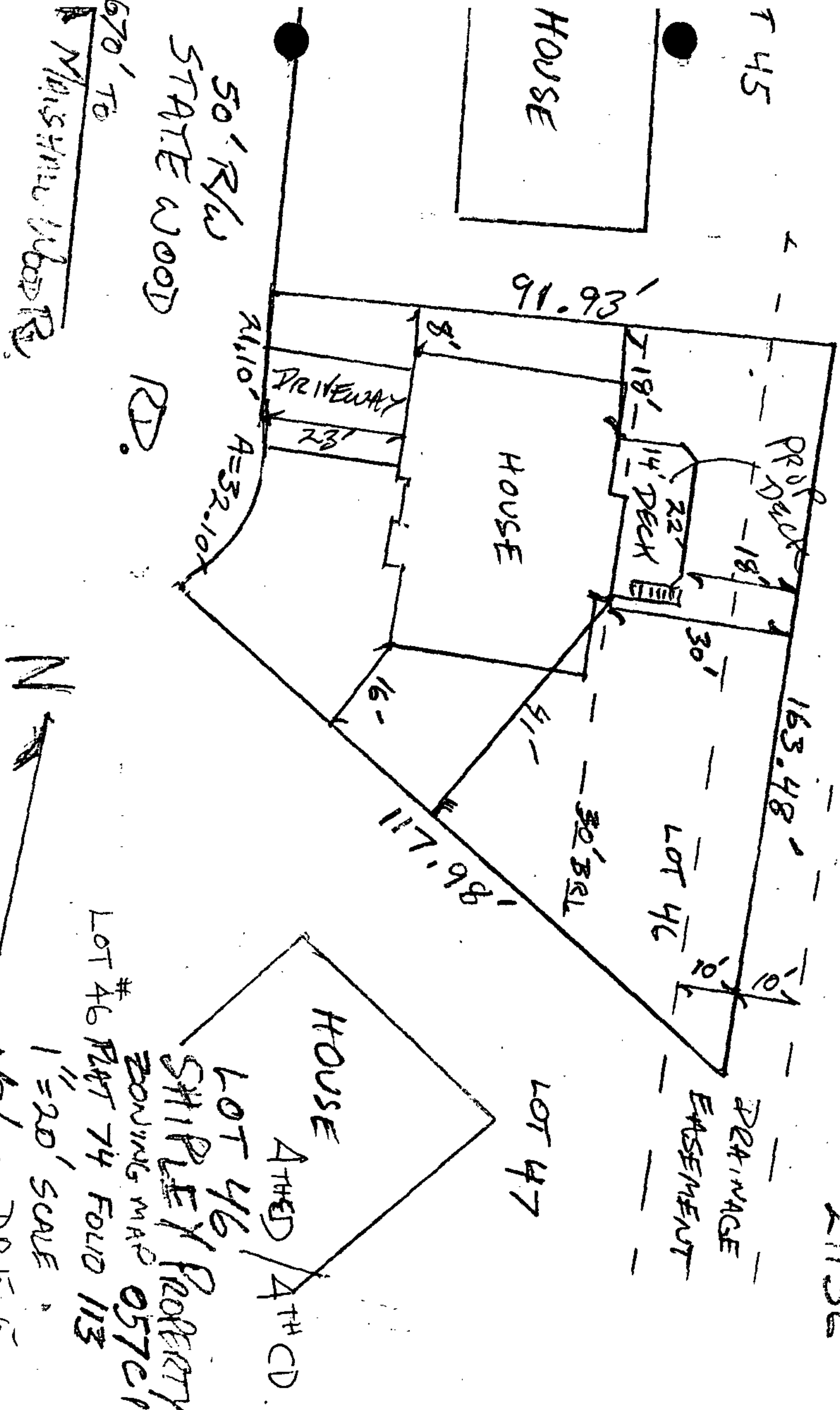
ZONING MAP 057C1

LOT 46 PLAT 74 FOLD 113

1" = 20' SCALE

1/9/07 DRSOS

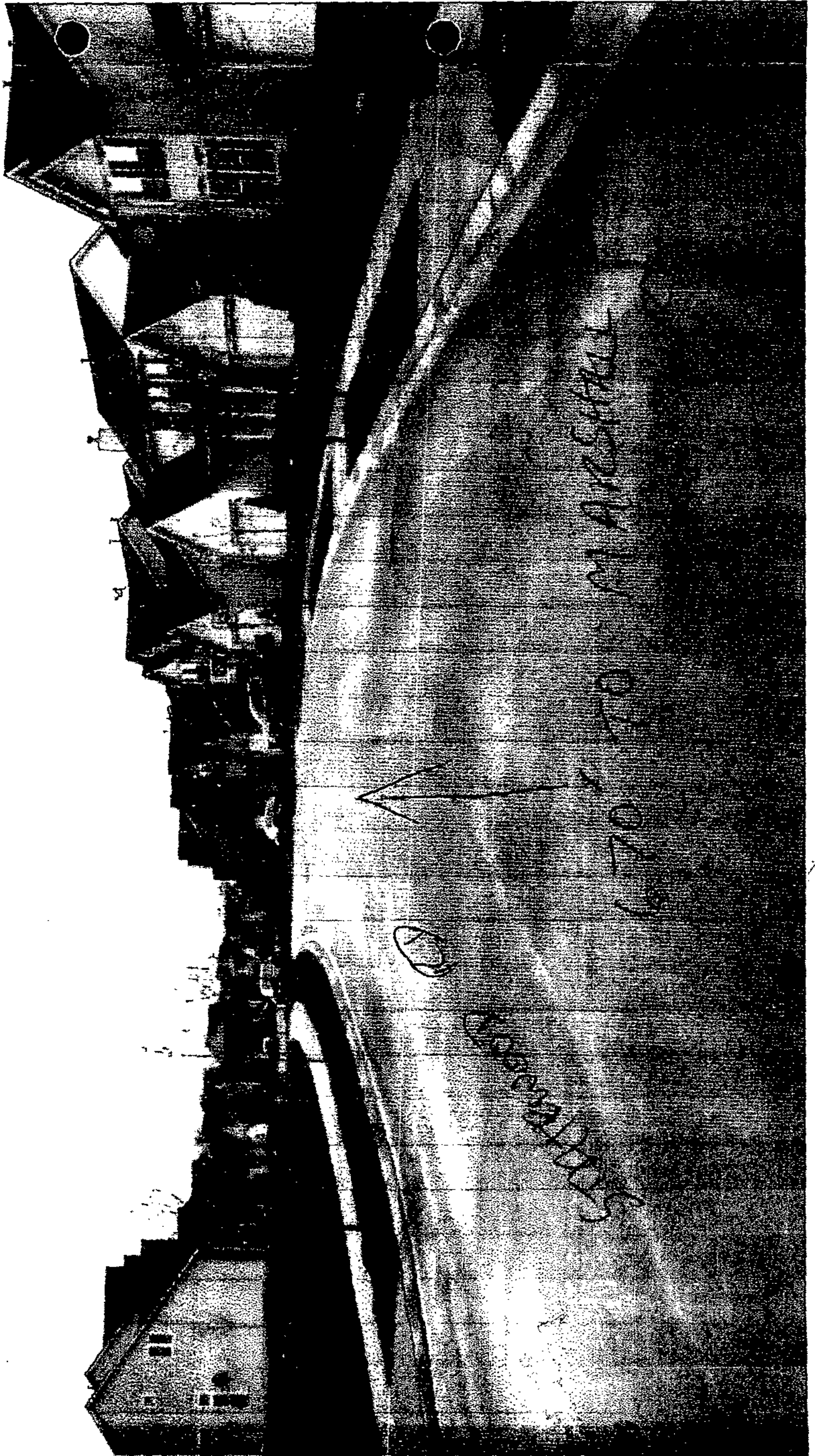
REVISED 11/2/07 DRS



07-319-A

50' R/W
STATEWOOD RD
670' TO
MANSFIELD RD

319



STREET

TO

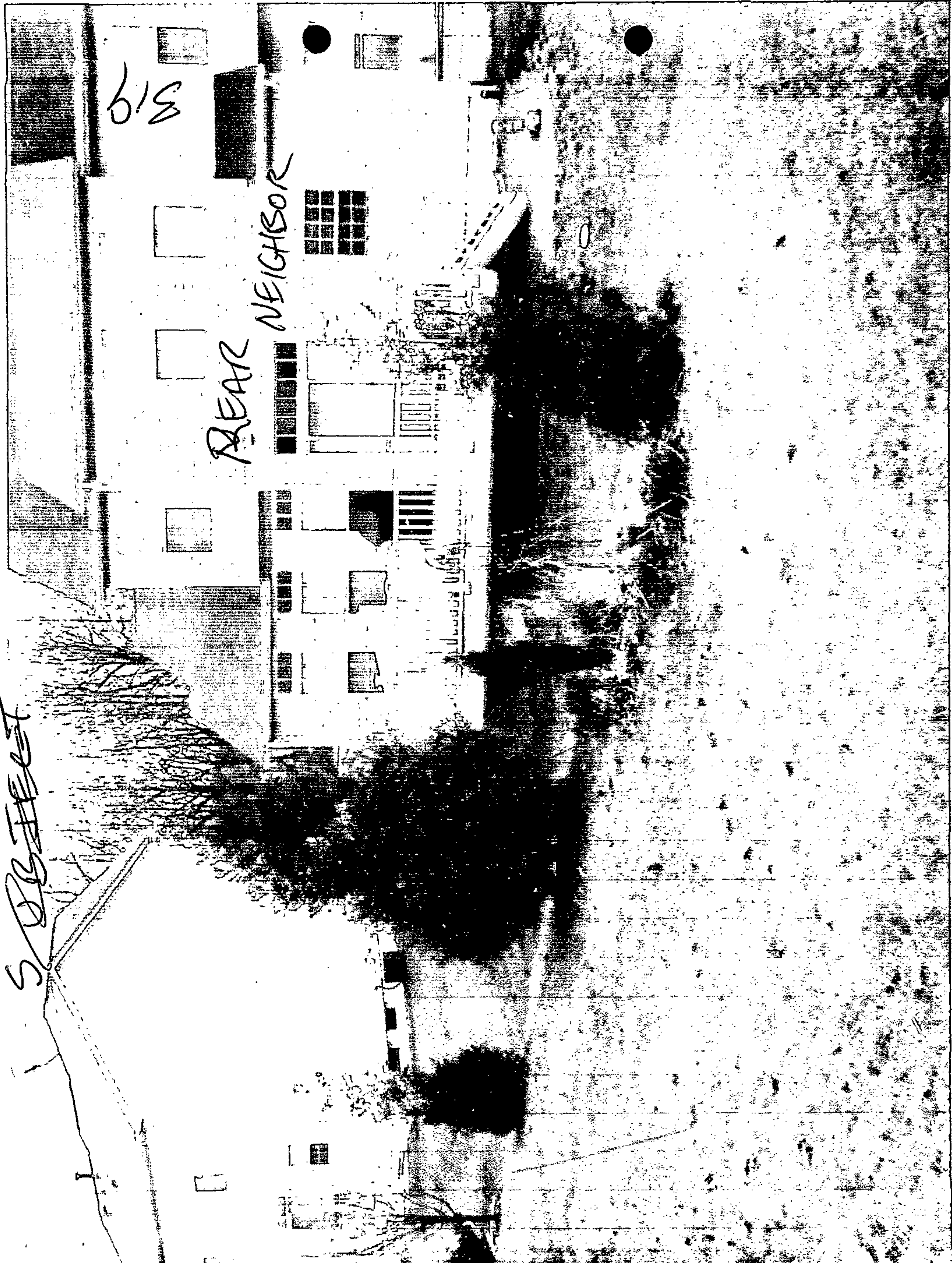
TO

TO

319

REAR NEIGHBOR

500 Feet

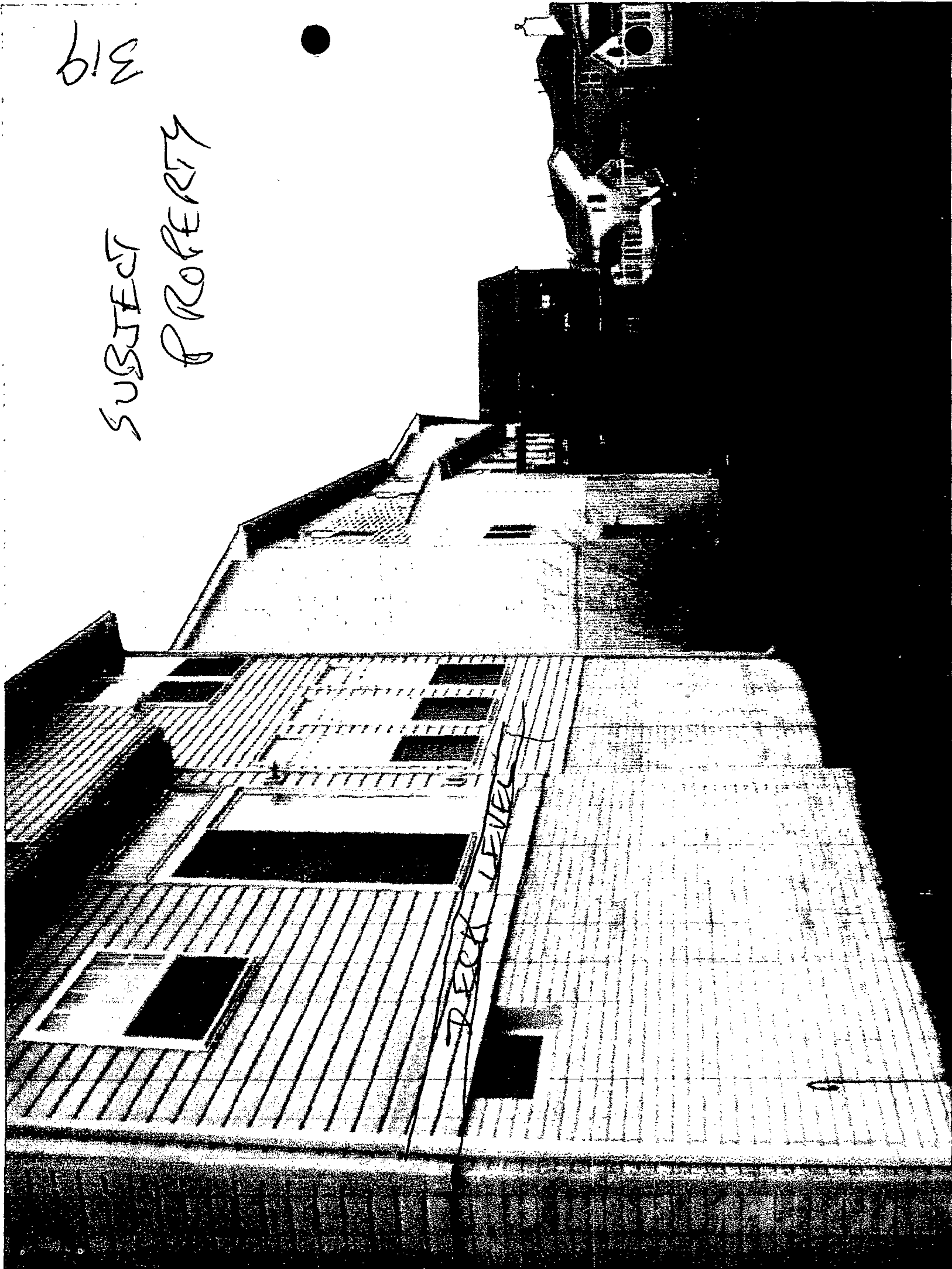


319

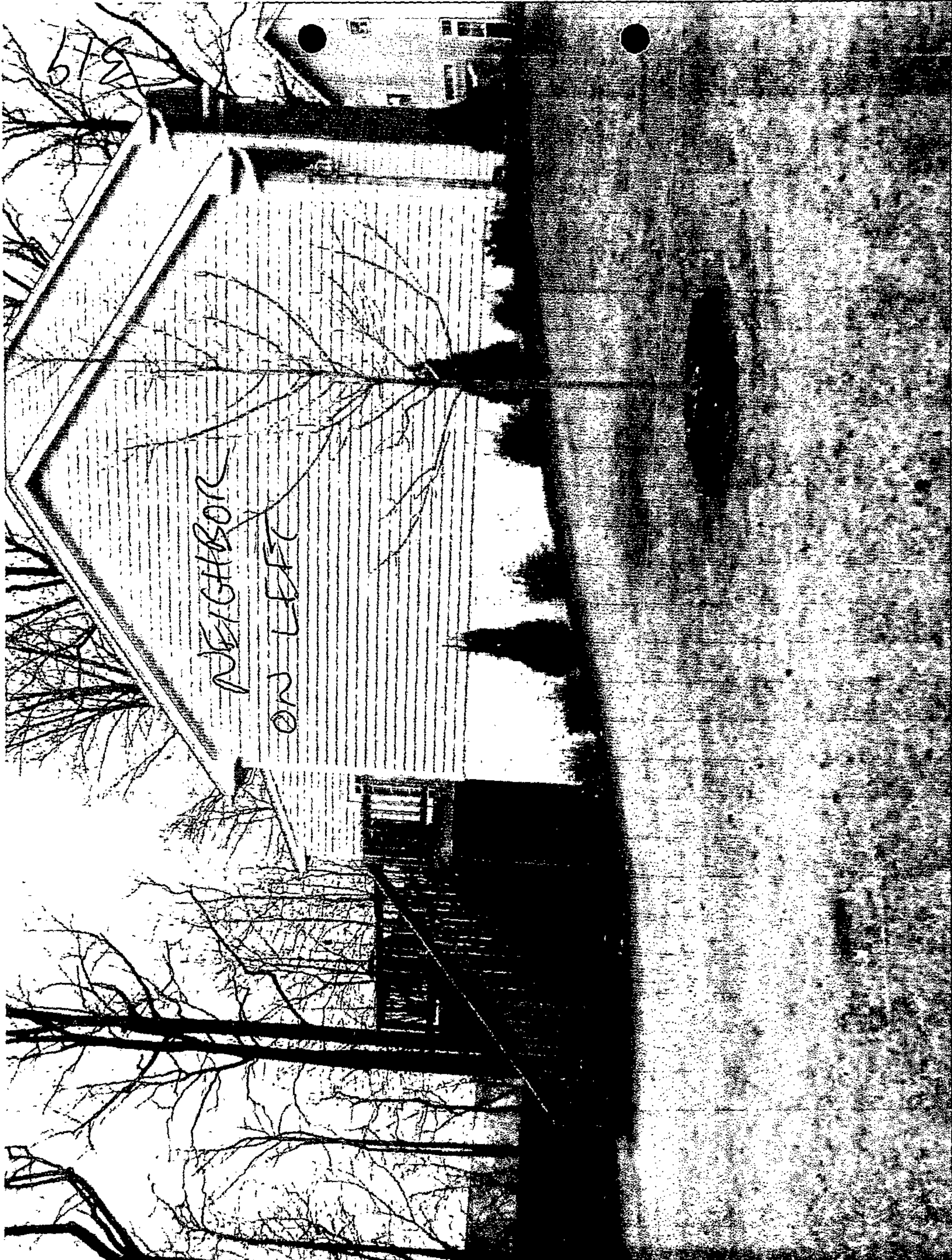
SUBJECT

PROPERTY

DECK LEVEL



5/12
NEIGHBOR
ON LEFT



318

NEIGHBOR
ON RIGHT

5000
P.O.B.

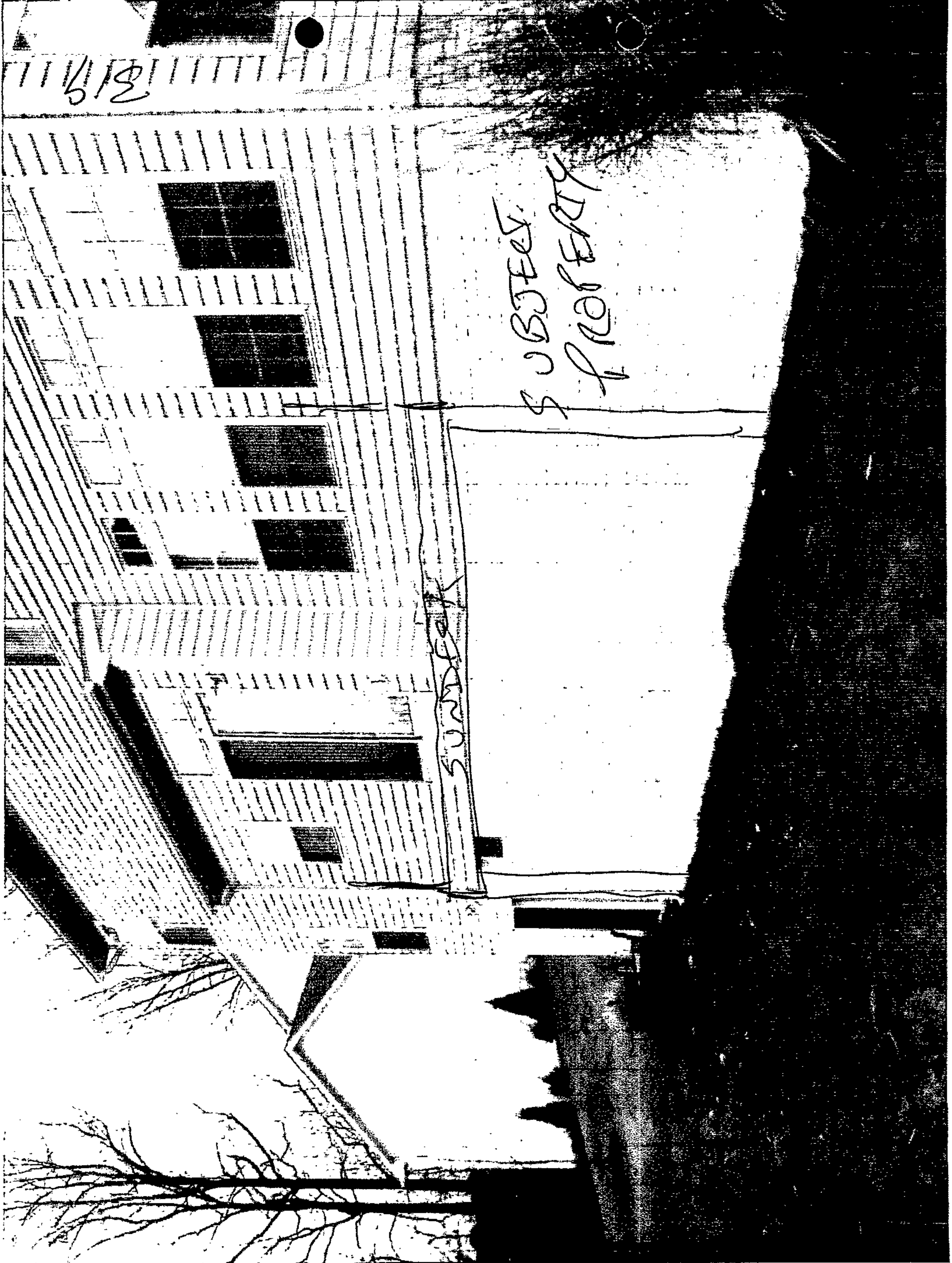
319



615

12/15





612

SUBJECT
PROPERTY

SUNFISH

319

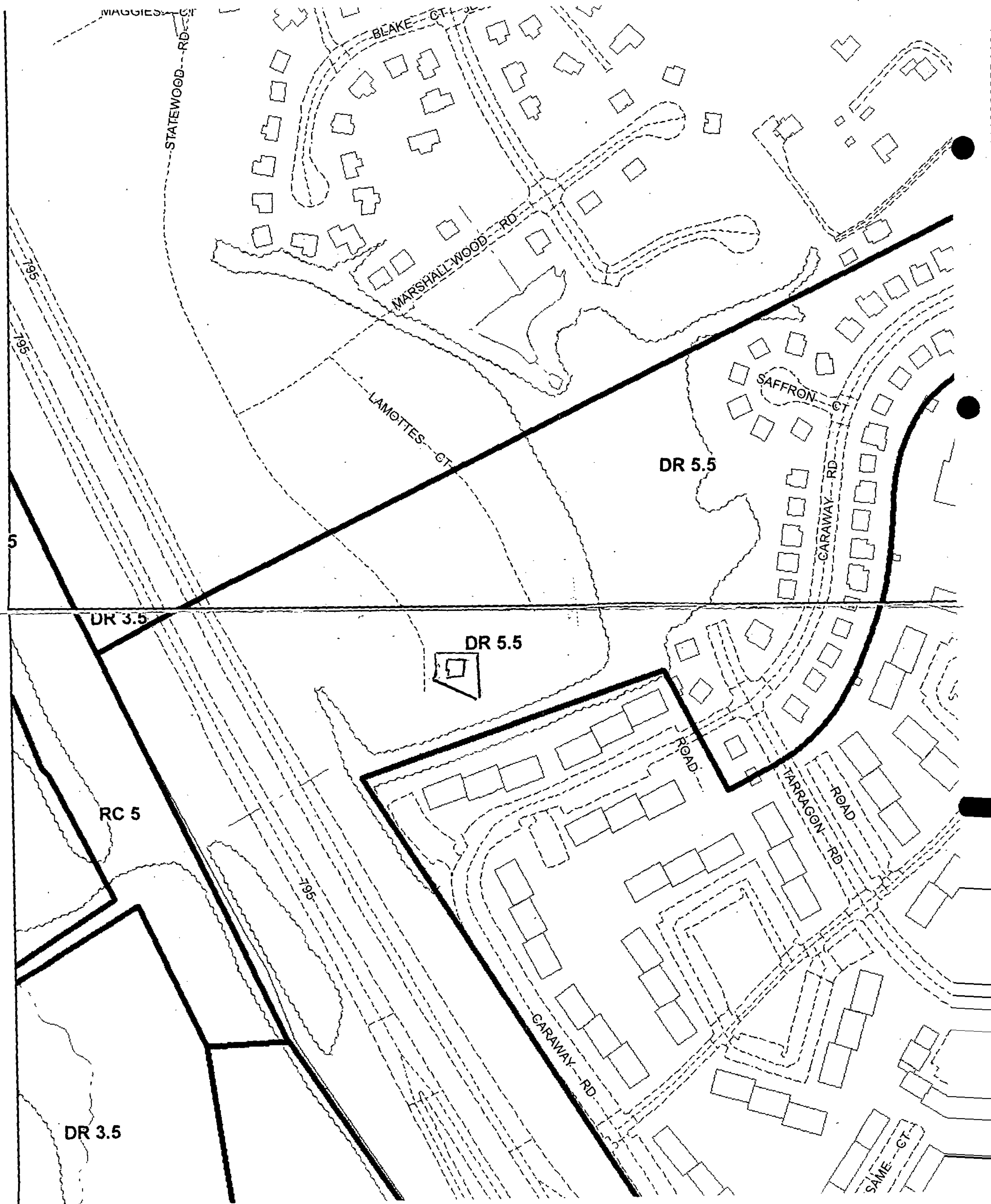
1957

1948

1955

1950

048C3



057C1