

IN RE: PETITION FOR ADMIN. VARIANCE
S side Notchcliff Road, 4800 feet +/- S
Glenarm Road
11th Election District
3rd Councilmanic District
(11307 Notchcliff Road)

Ricky A. and Valerie W. McCain
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-334-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, Ricky A. and Valerie W. McCain. The variance request is for property located at 11307 Notchcliff Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to have a height of 24 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to use the additional garage height for storage of personal belongings. The items will also be easier to access in the garage than the small attic in the house. The garage will have a Dutch Colonial design similar to their house. The property contains 2.1 acres, is heavily wooded and sits at the crest of a hill making it impossible for the home and proposed garage to be seen from the road. The Petitioners provided a letter of support from neighbors residing at 11311 Notchcliff Road.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated February 7, 2007, which contains restrictions, and a copy of which is incorporated herein and made a part of the file.

CO-12-07
2-21-07
23

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 regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 3, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

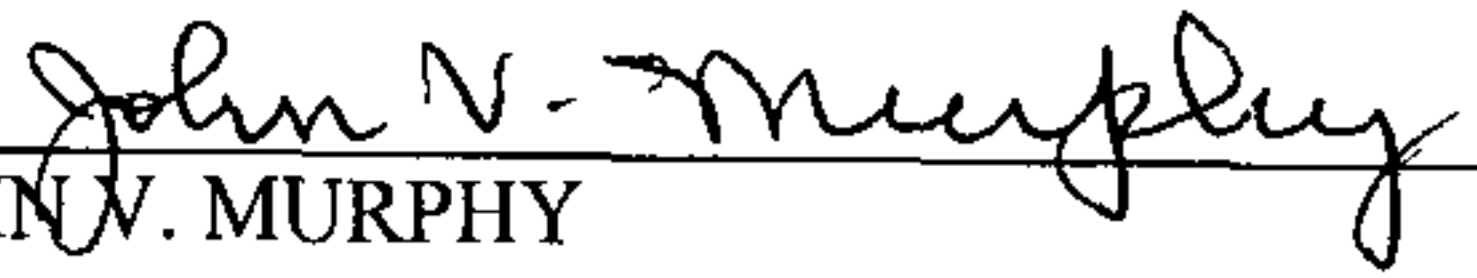
The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare 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 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 21st day of February, 2007 that a variance Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to have a height of 24 feet in lieu of the maximum allowed 15 feet be and is hereby GRANTED, subject to the following:

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. 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.
3. The accessory structure shall not be used for commercial purposes.

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 21, 2007

RICKY A. AND VALERIE W. MCCAIN
11307 NOTCHCLIFF ROAD
GLEN ARM MD 21057

Re: Petition for Administrative Variance
Case No. 07-334-A
Property: 11307 Notchcliff Road

Dear Mr. and Mrs. McCain:

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11307 Notchcliff Road
which is presently zoned RC5

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 - to permit a proposed detached accessory structure (garage) to have a height of 24 feet in lieu of the maximum allowed 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):

Ricky A. McCain

Name - Type or Print

Signature

Valerie W. McCain

Name - Type or Print

Valerie W. McCain

Signature

11307 Notchcliff Road (410) 592-7472

Address Telephone No.

Glen Arm MD 21057

City State Zip Code

Representative to be Contacted:

Ricky A. McCain

Name (cell: 410-

11307 Notchcliff Road 935-6431)

Address Telephone No.

Glen Arm MD 21057

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. 07-334-A

Reviewed By R.D.D. Date 1/25/07

REV 10/25/01

Estimated Posting Date 2/04/07

2-21-07
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 11307 Notchcliff Road
Address
Glen Arm MD 21057
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):

SEE ATTACHED

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

Ricky A. McCain

Name - Type or Print

Signature

Valerie W. McCain

Name - Type or Print

STATE OF MARYLAND, CITY COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of December, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ricky A. McCain and Valerie W. McCain
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

Facts to Support Variance Request

We live at 11307 Notchcliff Road on approximately 2.10 acres of land zoned R.C.5. Our lot is bordered by Gunpowder State Park to the west and single-family homes to the north, south and east. Our lot is heavily wooded and sits at the crest of a hill making it impossible to see our home from the South. Due to the unique location of our lot it is also impossible to see our home or the proposed accessory structure from the road. We have a wooden fence surrounding a portion of our back yard, including the proposed accessory structure, and our property continues beyond our fence down hill to our neighbor's property line to the south. We request approval to construct a detached garage with storage area in the rear yard with a height of 24 feet. The attached site plan/site plan enlargement indicate the exact location for the proposed improvements in the rear yard in relation to the house.

As we understand it, the Zoning Regulations permit accessory structures in the rear yard with a maximum height of 15 feet and shall not occupy more than 40% of the rear yard in the R.C. 5 zone. The proposed accessory structure will cover far less than 40% of our backyard and we are requesting a variance to allow for the additional building height.

It is important to note that this detached garage/storage area will be attractive and residential in character and will have the same Dutch Colonial design as our house. We desire the detached garage for the protection and safety of our vehicles. The additional space for storage will solve storage constraints we encountered when we moved into this home and will provide a dry, stable location for storing valuable items. My husband has recently had arthroscopic surgery to his knee and is unable to get into our small attic which is not large at all and is mostly taken up by insulation padding. The additional storage space in the proposed detached garage will solve both our storage space needs and allow my husband access to those stored items. If the requested relief is granted, there will be no injury to the public health, safety or general welfare of the surrounding area. As indicated on the enclosed photographs there is a substantial vegetative screen surrounding our property as well of as the property of our neighbors.

Ricky & Valerie McCain
11307 Notchcliff Road
Glen Arm, Maryland 21057

ZONING DESCRIPTION FOR 11307 Notchcliff Road

Beginning got the same at a pipe heretofore set at the beginning of the second line of a parcel of land which by deed dated September 20, 1944 and recorded among the Land Records of Baltimore County in Liber 1364, folio 36, was conveyed by Thomas E. Sims and wife to Edgar L. France, and running thence with and binding on the second and third lines of said parcel of land the two following courses and distances viz: North 82 degrees 10 minutes west 304 feet to a pipe and North 4 degrees 23 minutes east 212-31/100 feet to a pipe set near the north side of the Notchcliff Road and in the third line of said parcel of land which by Deed dated December 23, 1919 and recorded among the Land Records of Baltimore County in Liber WPC No. 514, folio 486, was conveyed by Mary A. McClure and husband to Thomas E. Sims and wife; thence binding reversely on a part of said third line and binding on or near the north side of the Notchcliff Road North 82 degrees 10 minutes West 12 feet, thence leaving said outlines and running for lines of division the three following courses and distances, viz: South 4 degrees 23 minutes west 224-33/100 feet south 82 degrees 10 minutes east 108-60/100 feet and south 6 degrees 20 minutes west 436-24/100 feet to intersect the fourth line of a parcel of land which by deed dated June 7, 2943 and recorded among the Land Records of Baltimore County in Liber RJS No. 1287, folio 413, was conveyed by Thomas E. Sims and wife to Charles Herbert Shugars and wife, binding reversely on a part of said fourth line and binding reversely on the third line of a parcel of land which by deed dated June 7, 1943 and recorded among the Land Records of Baltimore County in Liber RJS 1287, folio 414 was conveyed by Thomas E. Sims and wife to Ruth N. Shugars, et al, North 82 degrees 23 minutes west 220-82/100 feet to a pipe heretofore set and to intersect the fourth line of the above referred to parcel of land which was conveyed by McClure to Sims, and thence binding reversely on a part of said line as now possessed North 5 degrees 15 minutes east 389-66/100 feet to the place of beginning.

11th Election District
3rd Councilmanic District

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23023

DATE 12/1/67

ACCOUNT 1201 1201 6150

AMOUNT \$ 135.00

RECEIVED
FROM:

FOR:

Administrative variance - case
07-339-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME DRW
1/26/2007 1/25/2007 11:33:58 2
REF NO. 1 MAIL JENNA JEE
DEPT 5 520 ZONING VERIFICATION
CR NO. 020003

Receipt Tot \$55.00
\$65.00 CR \$1.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-334-A

Petitioner/Developer: RICKY

MC CAIN

Date of Hearing/Closing: 2-19-07

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

ATTN: Kristen Matthews {(410) 887-3394}

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:

11307 NOTCHCLIFF RD

The sign(s) were posted on

2-3-07

(Month, Day, Year)

Sincerely,

Red Black 2-7-07
(Signature) (Sign Poster) (Date)

SSG [Signature]

(Print Name)

1508 Leslie Road

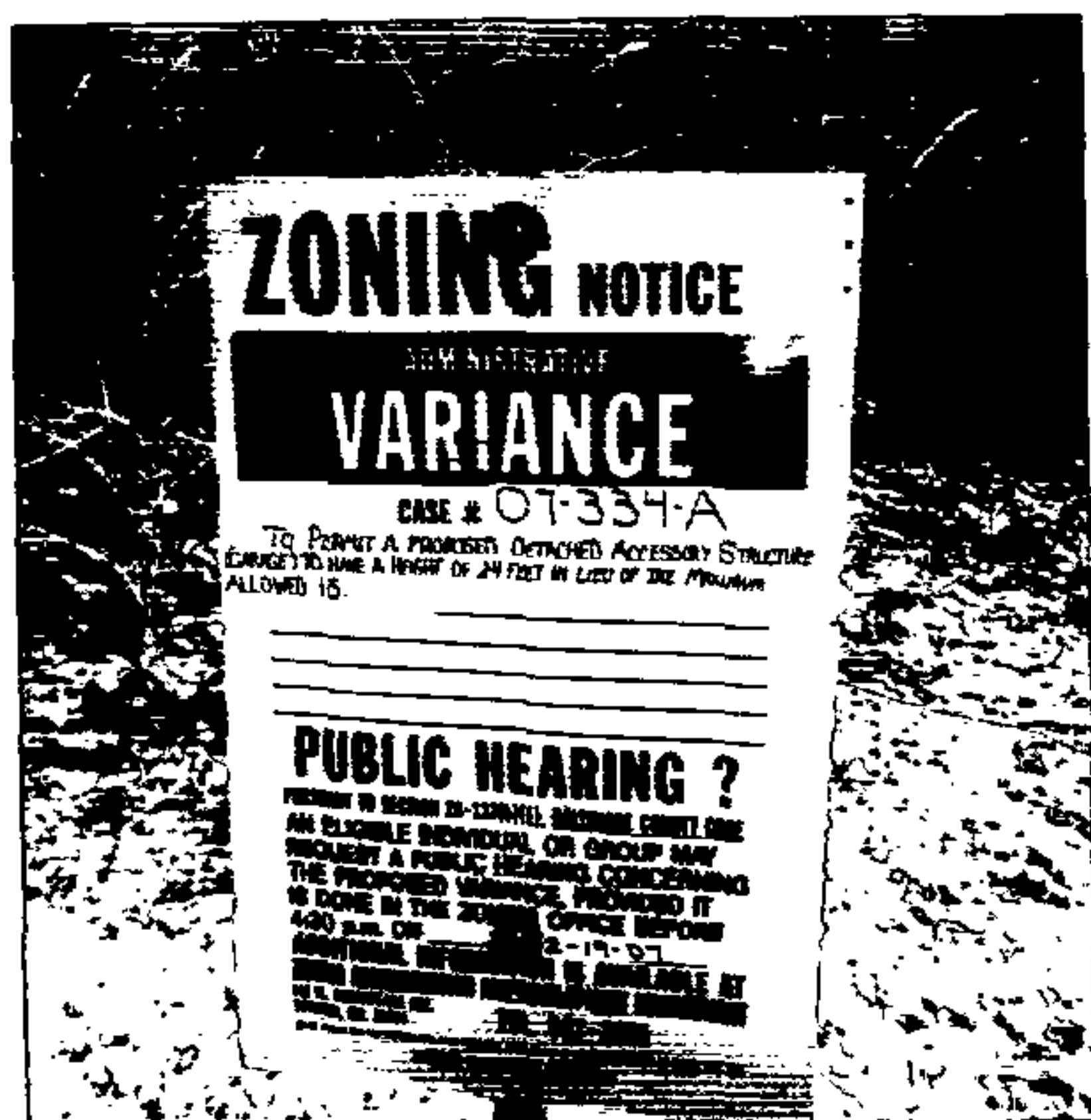
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

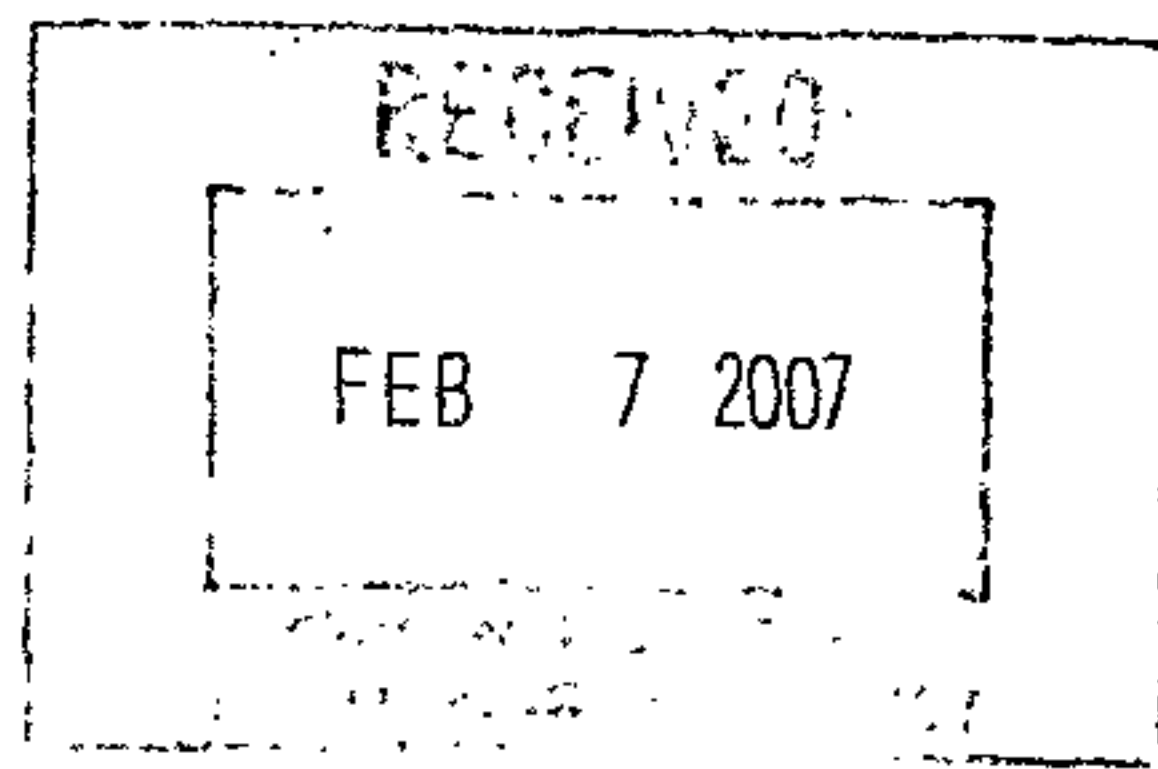


15-483-50

100-200

0-51-8

100-200



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 334 -A Address 11307 Notchcliff Rd
Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/25/07 Posting Date: 2/04/07 Closing Date: 2/19/07

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

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 07- 334 -A Address 11307 Notchcliff Rd
Petitioner's Name Ricky McCain Telephone 410 592 7472
Posting Date: 2/04/07 Closing Date: 2/19/07
Wording for Sign: To Permit a proposed detached accessory structure
(garage) to have a height of 24 feet in lieu of the
maximum allowed 15

**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: 07-334-A
Petitioner: Ricky & Valerie McCain
Address or Location: 11307 Notchcliff Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ricky A. McCain
Address: 11307 Notchcliff Rd.
Glen Arm, MD. 2057

Telephone Number: (410) 592-7472



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

February 20, 2007

Ricky A. McCain
Valerie W. McCain
11307 Notchcliff Road
Glen Arm, MD 21057

Dear Mr. and Mrs. McCain:

RE: Case Number: 07-334-A, 11307 Notchcliff Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 25, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 7, 2007

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

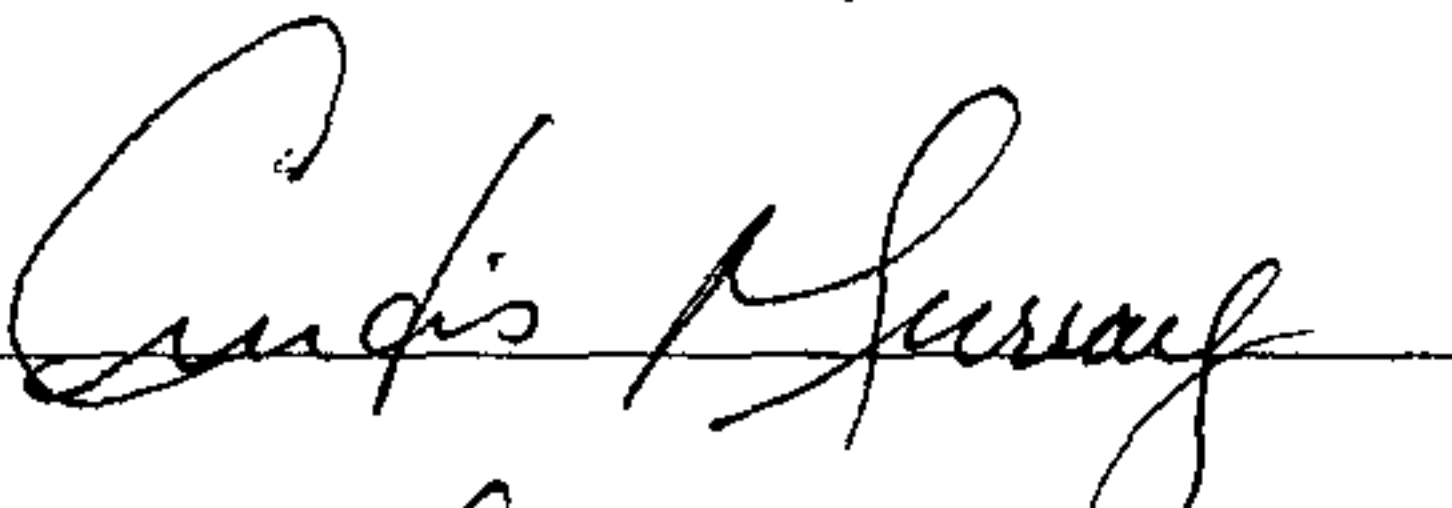
SUBJECT: 7-334- Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 24 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 Bill Hughey at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM

Martin O'Malley, Governor
Anthony Brown, Lt. Governor



John D. Porcari, Secretary Designate
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: FEBRUARY 2, 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. 07-334-A
11307 NOTCH CLIFF ROAD
MCCAIN 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. 7-334-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

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

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

February 6, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: February 5, 2007

Item No.: 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344 and 345

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.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
(O) 410-887-4880
MS-1102F

cc: File

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



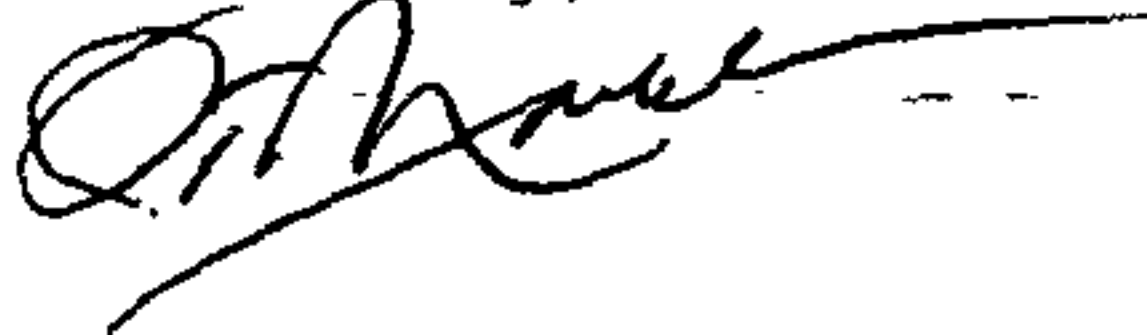
11311 Notchcliff Road
Glen Arm, MD 21057
July 2006

Baltimore County Zoning Office

To Whom It May Concern:

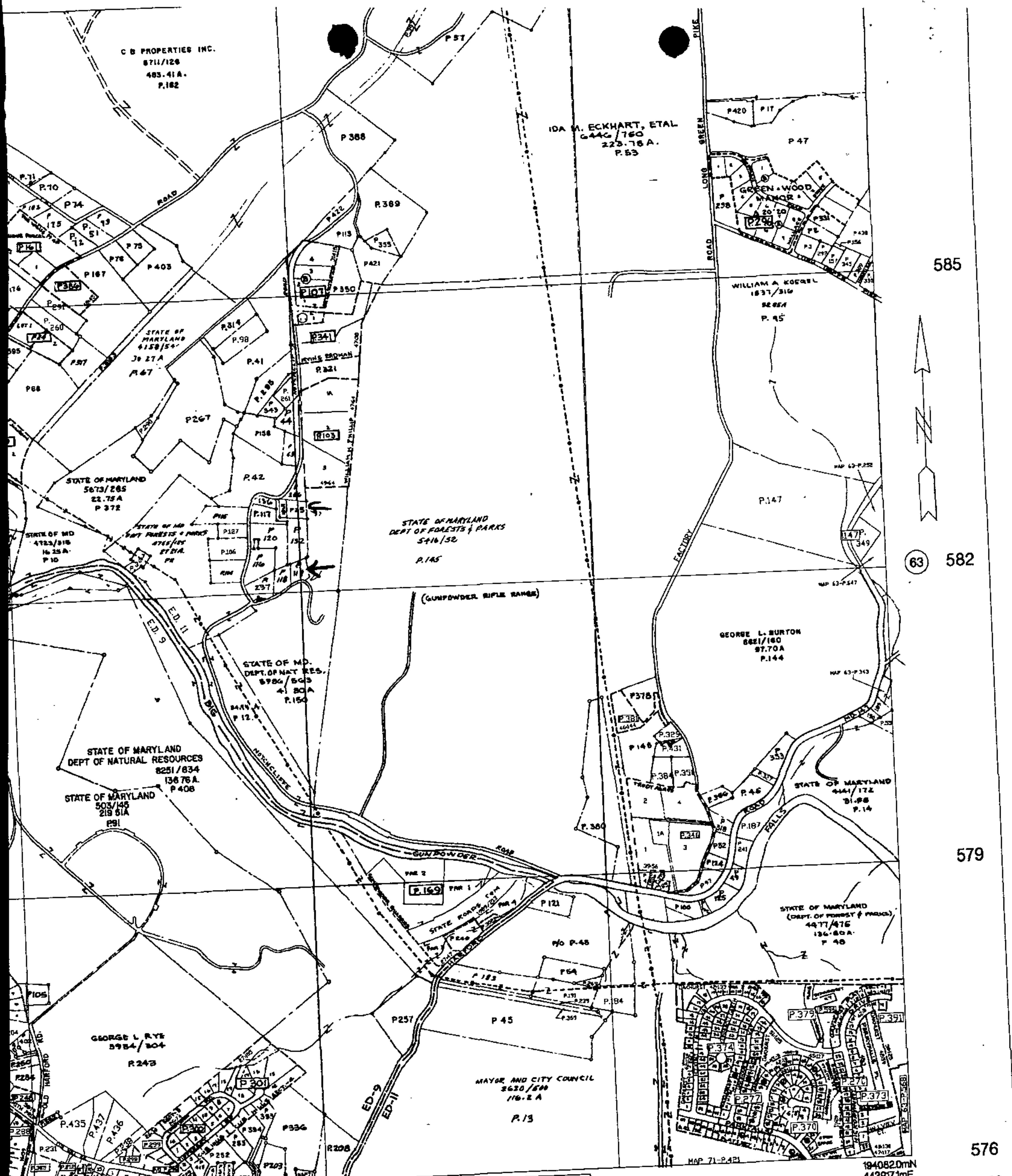
This letter is to state that we are aware that our neighbors, the McCains at 11307 Notchcliff Road, are planning to have a garage built in the rear portion of their property solely for their personal use and storage which, if approved, may exceed the 15-foot height limitation due to the barn shaped (gambrel) roof, and that we have no objections whatsoever to the proposed garage or to the height variance. As far as we know, we are the only neighbors to whom this garage would be visible, and the construction of the garage will pose no problems or inconvenience to us.

Sincerely,



John and Margo Marck

Item # 334



COMPILED BY
MARYLAND DEPARTMENT OF PLANNING
PROPERTY MAPPING SECTION

The information shown on this map has been compiled from deed descriptions and plat maps and is not an actual survey. It should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning, Property Mapping Section, Room 1101, 301 W. President St., Baltimore, MD 21201-2206.

REVISOR TO: DATE JAN. 05 BY GPM LMBR LAST P. NO. QUARTER-QUADRANGLE DATE OF PHOTO SNA GRID

PROPERTY LINE
SUBDIVISION BOUNDARY
TOWN BOUNDARY
PRIVATE ROAD
STREAM LINE

CONTROLLING OWNERSHIP - PLANS (ASSIGNED TO IDENTIFY OWNERSHIP, MUST BE PRECEDED BY A MAP NUMBER.)
SCALE 1"=600' (RF 1:7200)



BALTIMORE COUNTY,
MARYLAND

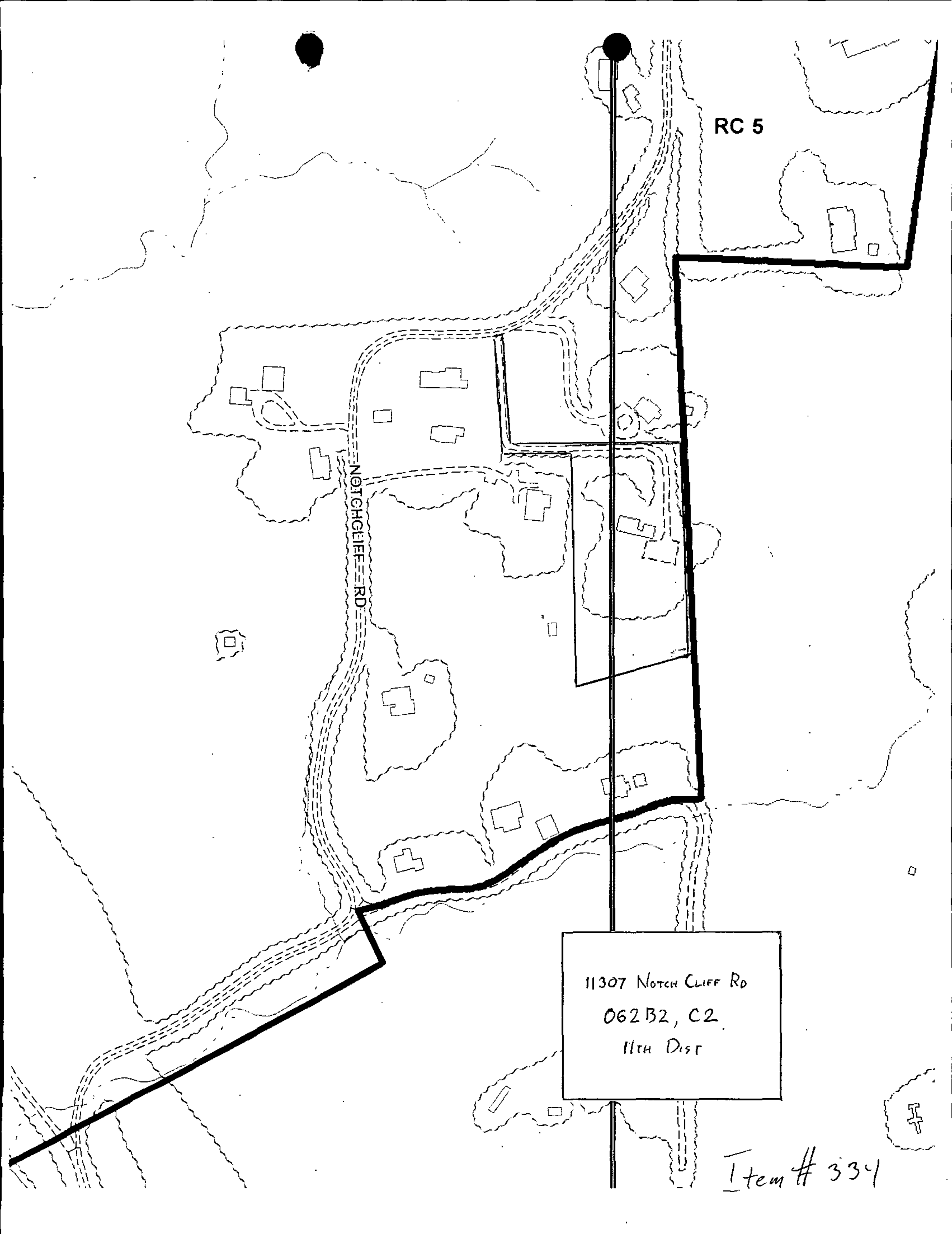
941

Item # 334

944

926-576
MAP NO.
62

184082.0mN
44397.1mE



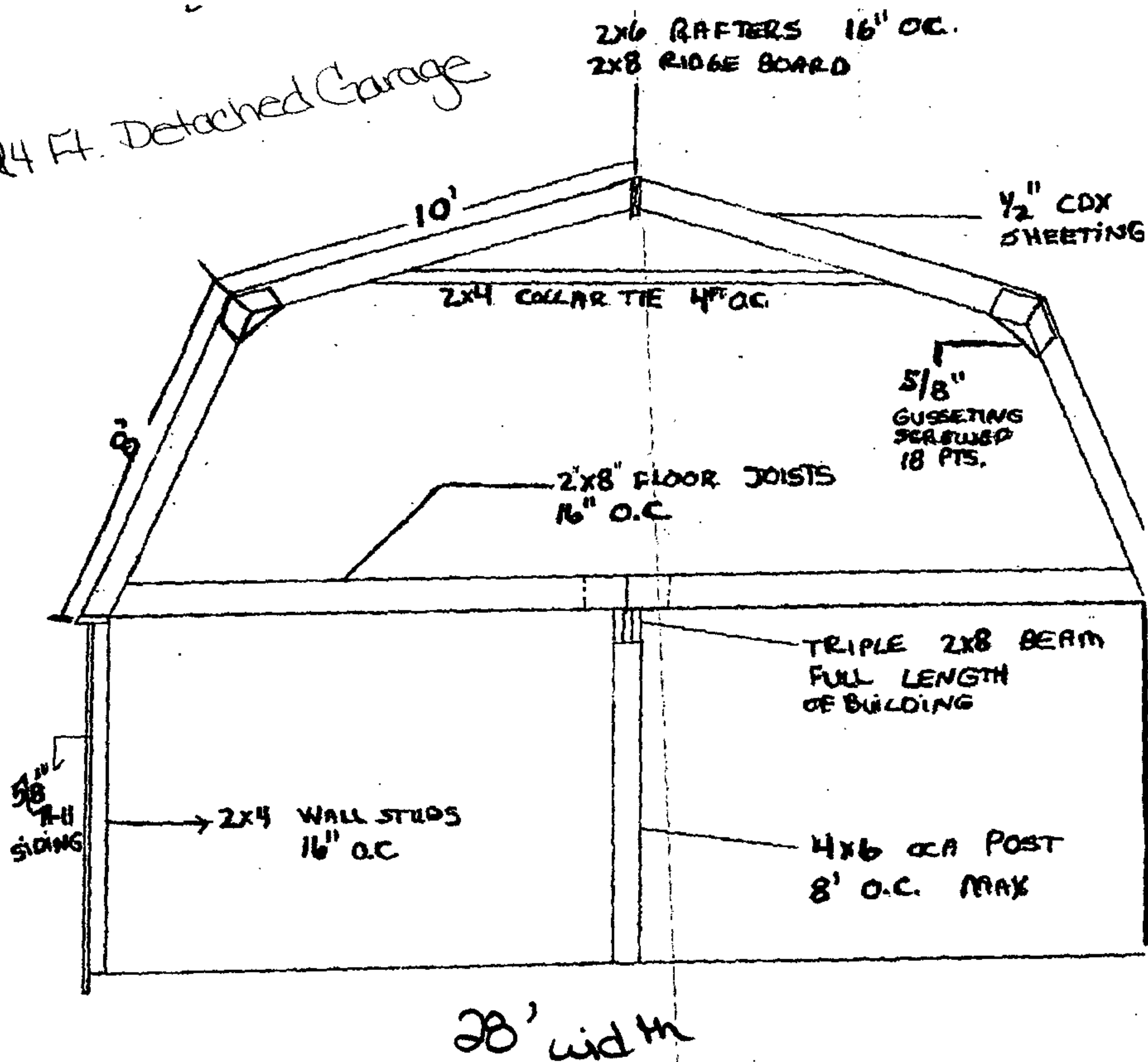
RC 5

NOTCH CLIFF RD

11307 NOTCH CLIFF RD
062 B2, C2
11th DIST

Item # 334

24 Ft. Detached Garage



Item #334

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

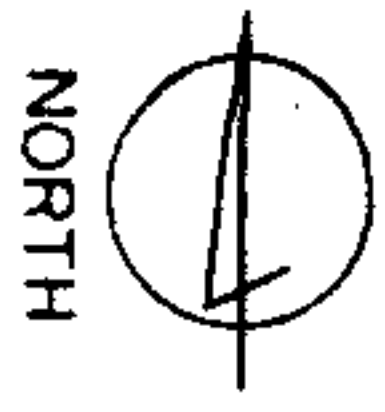
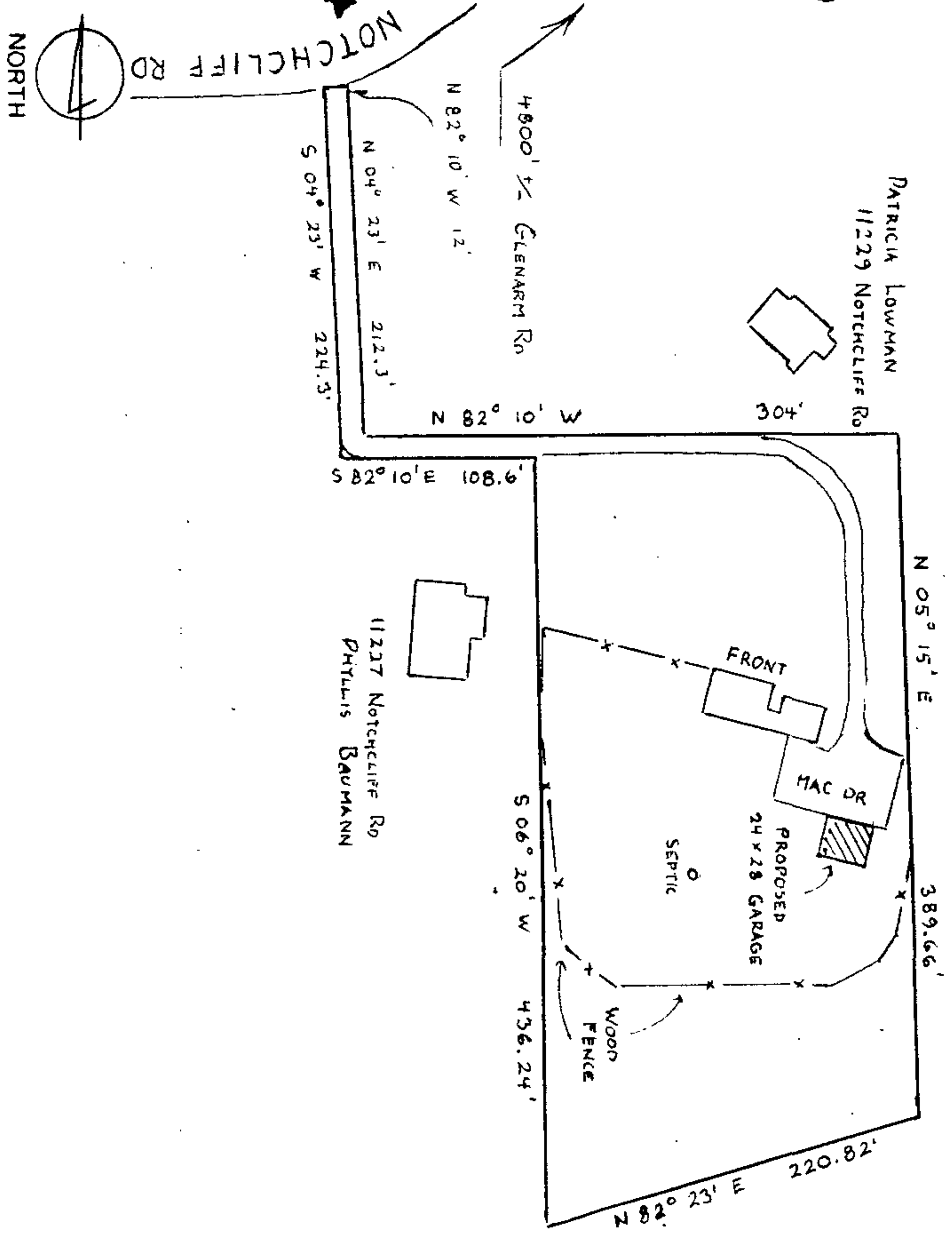
PROPERTY ADDRESS 11307 Notchcliff Road SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME N/A

PLAT BOOK # FOLIO # LOT # SECTION #

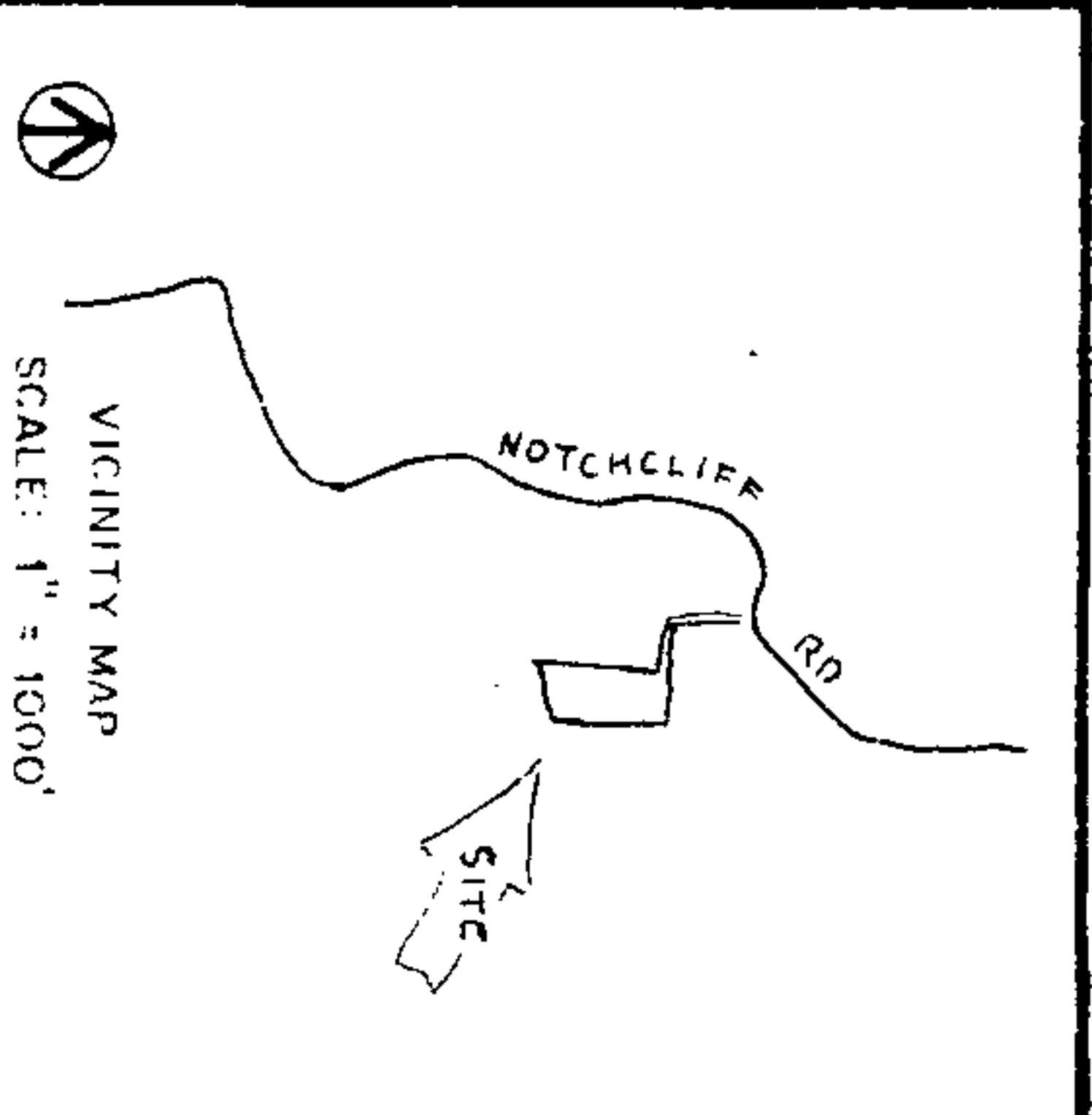
OWNER Ricky & Valerie McCain

STATE OF MARYLAND DEPT OF FORESTS & PARKS



PREPARED BY _____

SCALE OF DRAWING: 1" = 100'



LOCATION INFORMATION

ELECTION DISTRICT 11th

COUNCILMANIC DISTRICT 3rd

1" = 200' SCALE MAP # 062B2, C2

ZONING RC 5

LOT SIZE 2.1 ACRES 91,476 SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE # 07-334-A







