

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N side of Marrymans Mill Road, 630 feet		
SE from c/l of Bladon Road		
10 th Election District	*	DEPUTY ZONING COMMISSIONER
3 rd Councilmanic District		
(2314 Merrymans Mill Road)	*	BALTIMORE COUNTY
Mark H. and Donna J. Ward		
<i>Petitioners</i>	*	CASE NO. 07-430-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, Mark H. and Donna J. Ward. The variance request is for property located at 2314 Merrymans Mill Road. The variance request is from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building to be located in the front and side yards with a height of 19 feet in lieu of the required rear yard and 15 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a detached garage. Due to the location of the existing dwelling in relation to the property lines it is not possible to construct the garage in the rear yard. The 19 foot garage height is to match the roof line of the existing dwelling. The subject property is 1.65 acres in size and zoned RC 6.

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 April 3, 2007 which contains restricts and a copy of which is incorporated herein and made a part hereof the file.

4-19-07
PZ

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 April 1, 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 19th day of April, 2007 that a variance from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building to be located in the front and side yards with a height of 19 feet in lieu of the required rear yard and 15 feet, respectively 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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2314 MERRYMAN'S MILL ROAD
which is presently zoned RC 6

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)

SEE ATTACHED

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

MARK H. WARD

Name - Type or Print

Signature

DONNA J. WARD

Name - Type or Print

Signature

2314 MERRYMAN'S MILL RD

Address

Telephone No.

PHOENIX

MD.

21131

State

Zip Code

Representative to be Contacted:

ROBERT INFUSI
EXPEDITE LLC

Name

P.O. BOX 1043-7043(410) 812-2236

Address

Telephone No.

BELAIR

MD.

21014

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. 07-430-A

Reviewed By

JF

Date

3/23/07

REV 9/15/98

Estimated Posting Date

4-1-07

RECEIVED FOR FILE

4-19-07

pm

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 2314 MERRYMAN'S MILL ROAD
Address
PHOENIX MO. 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):

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]
Signature

MARK H. WARD
Name - Type or Print

[Signature]
Signature

DONNA J. WARD
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of MARCH, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARK H. WARD & DONNA J. WARD

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

MARCH 13 2007
Date

[Signature]
Notary Public

My Commission Expires 06/09

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 2314 MERRYMAN'S MILL ROAD
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):

SEE ATTACHED

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[Signature]
Signature

MARK H. WARD
Name - Type or Print

[Signature]
Signature

DONNA J. WARD
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of MARCH, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARK H. WARD & DONNA J. WARD

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

MARCH 13, 2007
Date

[Signature]
Notary Public

My Commission Expires 06/05



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2314 MERRYMAN'S MILL ROAD
which is presently zoned RC 6

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)

SEE ATTACHED

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

MARK H. WARD

Name - Type or Print

Signature

DONNA J WARD

Name - Type or Print

Signature

2314 MERRYMAN'S MILL RD

Address

Telephone No.

PHOENIX

MD.

21131

State

Zip Code

Representative to be Contacted:

ROBERT INFUSI
EXPEDITE LLC

Name

P.O. BOX 1043-7043(410) 812-2236

Address

Telephone No.

BELAIR

MD.

21014

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. 07-430-A

Reviewed By JF

Date 3/23/07

REV 9/15/98

Estimated Posting Date 4-1-07

ORDER RECEIVED FOR FILING

4-19-07

PM

SECTIONS 400.1 AND 400.2 (BCZR) TO PERMIT AN ACCESSORY BUILDING TO
BE LOCATED IN THE FRONT AND SIDE YARDS WITH A HEIGHT OF 19 FEET
IN LIEU OF THE REQUIRED REAR YARD AND 15 FEET RESPECTIVELY

2314 MERRYMAN'S MILL ROAD

PRACTICAL DIFFICULTY OR HARDSHIP

THE PETITIONER WISHES TO CONSTRUCT A DETACHED GARAGE TO BE USED FOR STORAGE OF ANTIQUE CARS. DUE TO THE LOCATION OF THE EXISTING DWELLING IN RELATION TO THE PROPERTY LINES, IT IS NOT POSSIBLE TO CONSTRUCT THE PROPOSED GARAGE IN THE REAR YARD. THE 19 FOOT HEIGHT IS REQUESTED TO MATCH THE ROOF LINE OF THE EXISTING DWELLING.

IT IS UNDERSTOOD THAT THE GARAGE WILL NOT BE USED FOR COMMERCIAL PURPOSES OR CONVERTED TO A RESIDENTIAL USE.

ZONING DESCRIPTION

2314 MERRYMAN'S MILL ROAD

Beginning at a point on the north side of Merryman's Mill Road (variable width) distant 630 feet southeasterly from its intersection with the center of Bladon Road (50 feet wide), thence being all of Lot 16 as shown on the plat entitled Resubdivision of Section Three, Cambria recorded among the plat records of Baltimore County in Plat Book 25 Folio 27.

Containing 1.65 acres of land, more or less.

Being known as 2314 Merryman's Mill Road. Located in the 10TH Election District, 3RD Councilmanic District of Baltimore County, Maryland

430

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25077

DATE 3-23-07

ACCOUNT 001-006-6150

AMOUNT \$ 65.00

RECEIVED
FROM:

Centinla Design & Design, Inc.

FOR:

2014 Maryland's Mill Rel. Item # 430
Admin. Vacancies

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DAY

3/26/2007 3/23/2007 10:17:44 2

RECEIVED MAIL JEN JEL

>> RECEIPT # 00105 3/23/2007 0010

Dept: 5 505 ZHUNG VERIFICATION

CR NO. 100077

-Receipt Tot 665.00

\$130.00 1K 4.00 00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-430-A

Petitioner/Developer: MARK &
DONNA WARD

Date Of Hearing/Closing: 4/10/07

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

Attention:

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
at 2314 MARYMAN'S MILL RD

This sign(s) were posted on April 1, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 4/1/07
(Signature of sign Poster and Date)

Martin Ogle

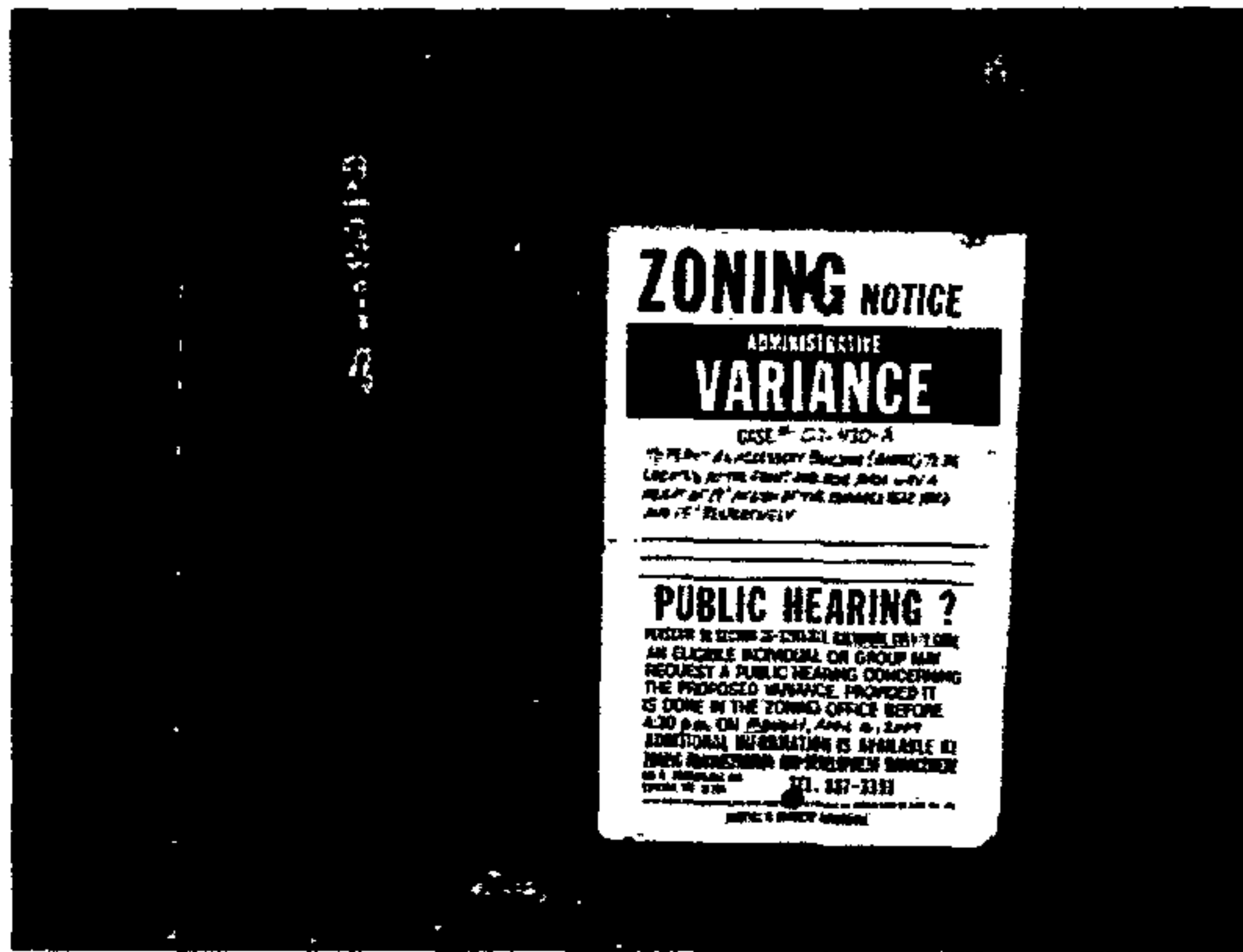
Sign Poster

16 Salix Court

Address

Balto, Md 21220

(443-629 3411)



Master of 4/1/07

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 430 -A

Address 2314 MERRYMAN'S MILL RD

Contact Person: JUN R. FERNANDO

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3-23-07

Posting Date: 4-1-07

Closing Date: 4-16-07

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- 430 -A

Address 2314 MERRYMAN'S MILL RD.

Petitioner's Name Mark & Donna Ward

Telephone 410-812-2236

Posting Date: 4-1-07

Closing Date: 4-16-07

Wording for Sign: To Permit an accessory building (garage) to be located in the front and side yards with a height of 19' in lieu of the required rear yard and 15', respectively.

**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: 07-430-A
Petitioner: MARK AND DONNA YARD
Address or Location: 2314 MERRYMAN'S MILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT INFLESSI
Address: P.O. BOX 1043-7043
BEL AIR, MD. 21014
Telephone Number: (410) 812-2236



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

April 17, 2007

Mark H. Ward
Donna J. Ward
2314 Merrymans Mill Road
Phoenix, MD 21131

Dear Mr. and Mrs. Ward:

RE: Case Number: 07-430-A, 2314 Merrymans Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 20, 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
Robert Infussi Expedite LLC P.O. Box 1043-7043 Belair 21014

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

April 5, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 2, 2007

Item Number: 427 through 438

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





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

State Highway
Administration

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

Maryland Department of Transportation

Date: APRIL 3, 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. 7-430-A
2314 MERRYMAUS MILL RD
WARD 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.

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,

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 3, 2007

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

SUBJECT: 7-430 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 19 feet in lieu of the maximum permitted 15 feet and to be located in the front and side yards in lieu of the required rear yard provided the following conditions are met:

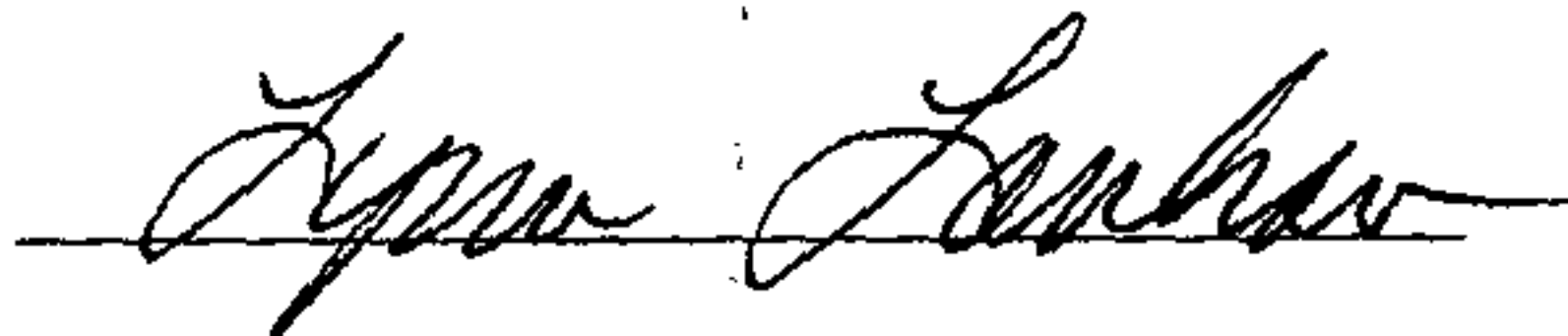
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 4, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For April 9, 2007
Item Nos. 07-427, 429, 430, 431, 433,
434, 435, 436, and 437

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-03042007.doc



2



1



3

JUN

CASE NO. 07-430

2314 MERRYMAN'S

MILL ROAD



5



4



6

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

MERRYMAN'S EX. PAVING MILL ROAD

OWNER
MARK H. AND DONNA J. WARD
2314 MERRYMAN'S MILL ROAD
PHOENIX, MD. 21131
DEED REF. L.15434 F.272
PROP. NO. 1003000529

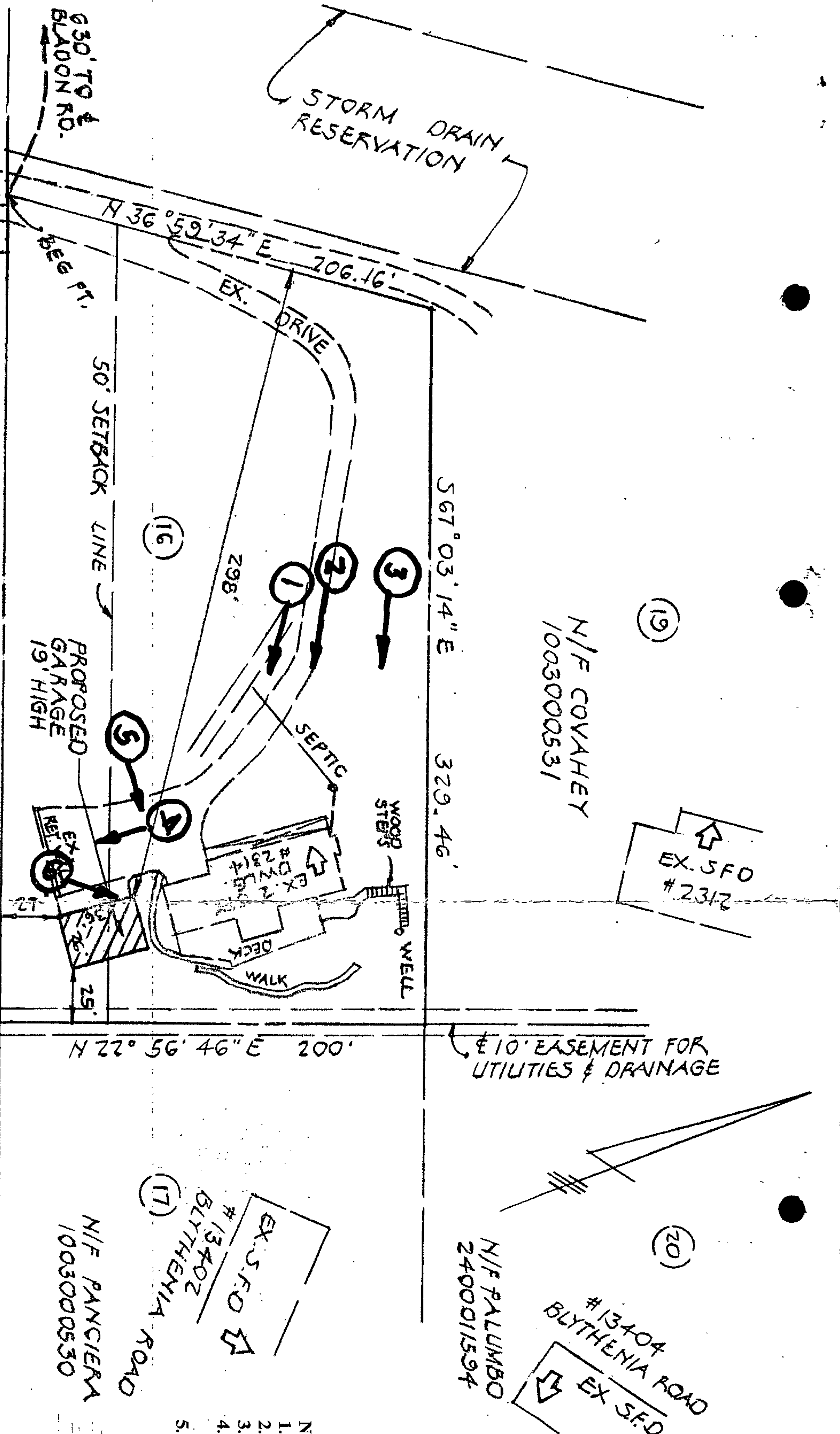
PLAT TO ACCOMPANY ADMINISTRATIVE VARIANCE
2314 MERRYMAN'S MILL ROAD
LOT 16 RESUBDIVISION OF SECTION THREE
CAMBRIA P.B. 25 F. 27
ELECTION DISTRICT 10C3
BALTIMORE COUNTY, MD

SCALE: 1 INCH = 50 FEET MARCH 17, 2007

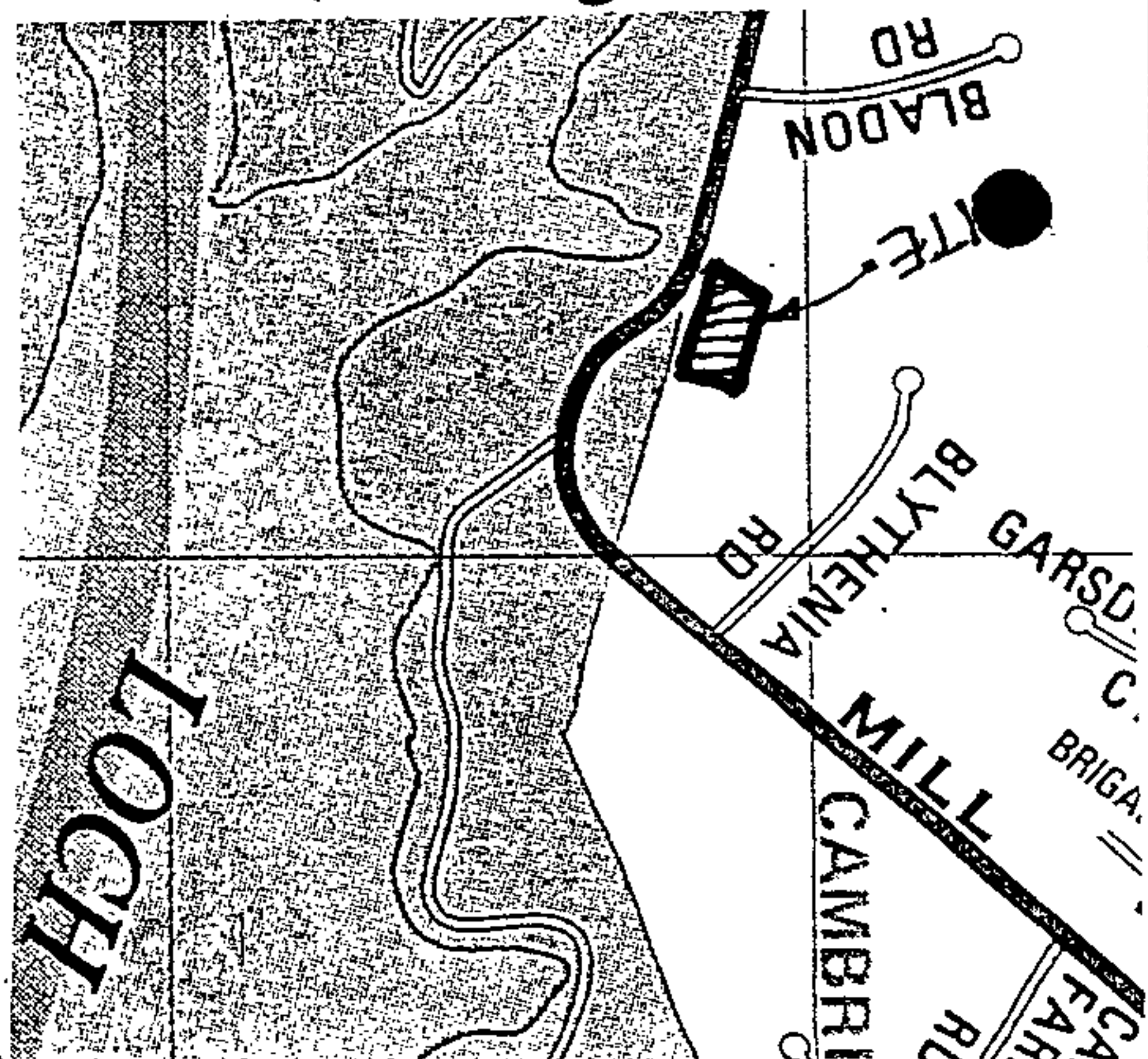
PICTURES

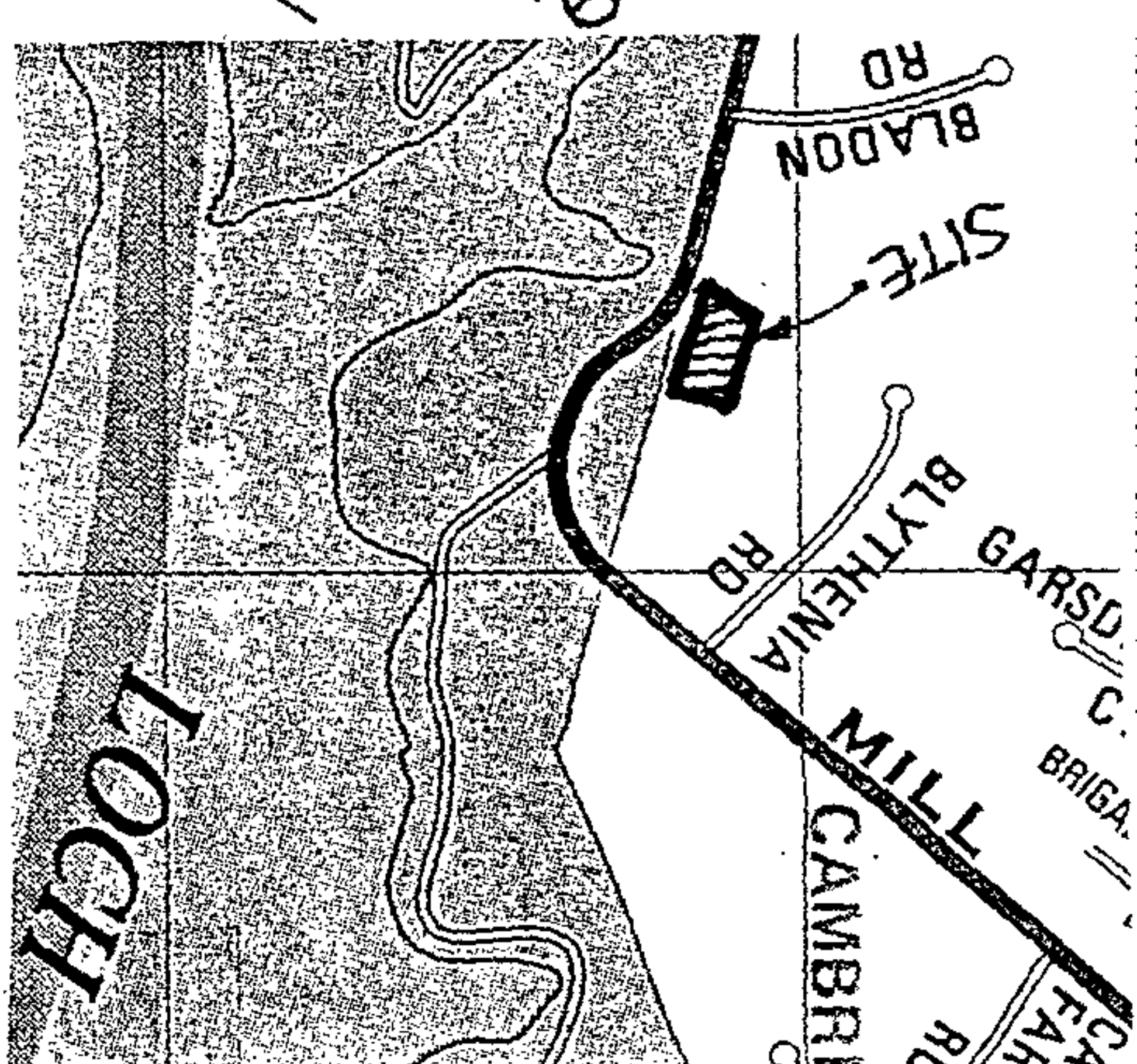
NOTE: SUBDIVISION WAS
APPROVED BY BALTO. CO.
PLANNING BOARD 1958

- NOTES:
1. ZONING.....RC 6 (MAP 043B2)
 2. AREA.....1.65 ACRES
 3. PRIVATE WATER AND SEWER
 4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
 5. NO CRITICAL AREAS, HISTORIC STRUCTURES OR FLOODPLAINS EXIST



LOCATION PLAN
SCALE: 1" = 1,000'

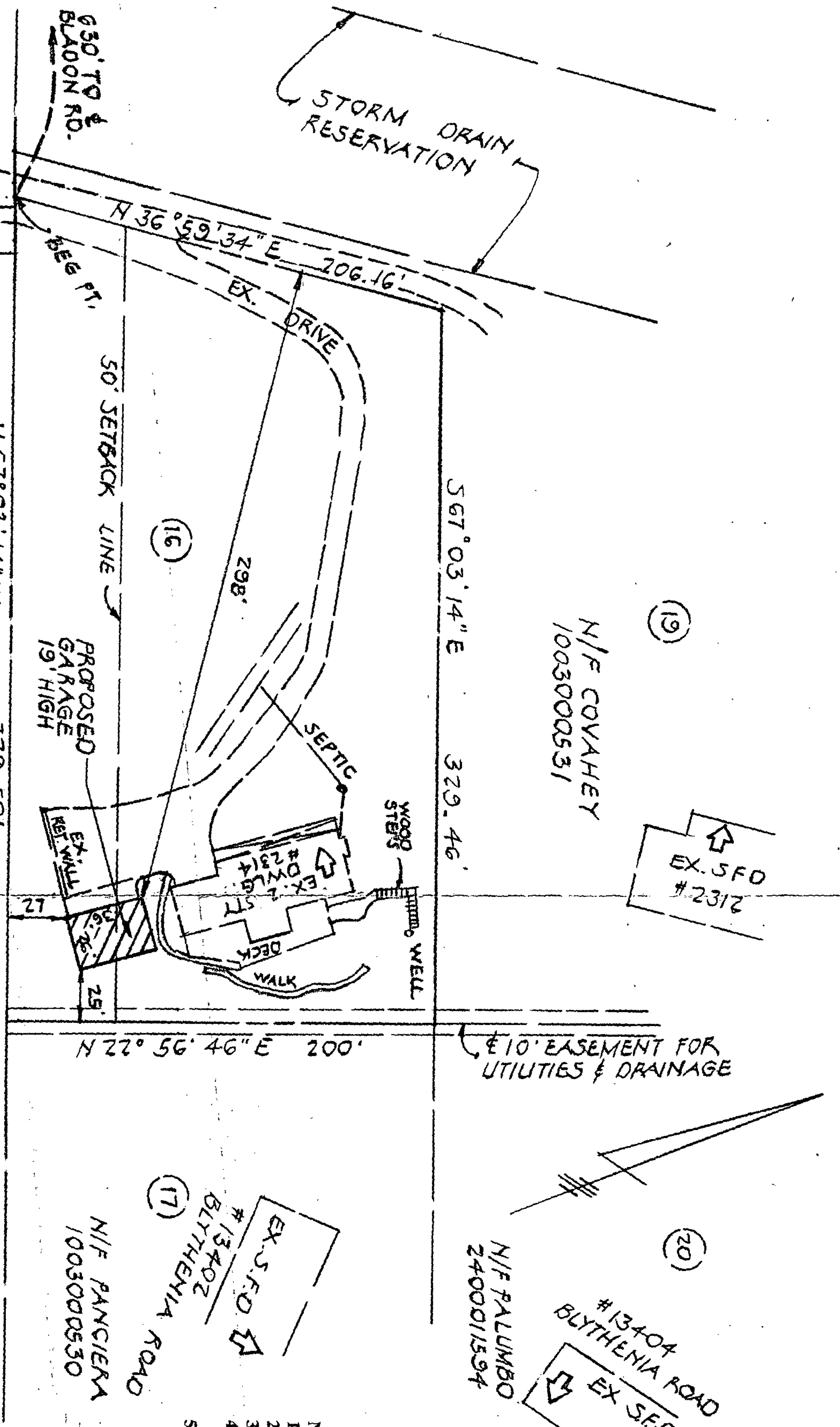




LOCATION PLAN
SCALE: 1"=1000'

- NOTES:
1. ZONING.....RC 6 (MAP 043B2)
 2. AREA.....1.65 ACRES
 3. PRIVATE WATER AND SEWER
 4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
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NOTE: SUBDIVISION WAS
APPROVED BY BALTO. CO.
PLANNING BOARD 1/25/8



PLAT TO ACCOMPANY ADMINISTRATIVE VARIANCE
2314 MERRYMAN'S MILL ROAD
LOT 16 RESUBDIVISION OF SECTION THREE
CAMBRIA P.B. 25 F. 27
ELECTION DISTRICT 10C3
BALTIMORE COUNTY, MD

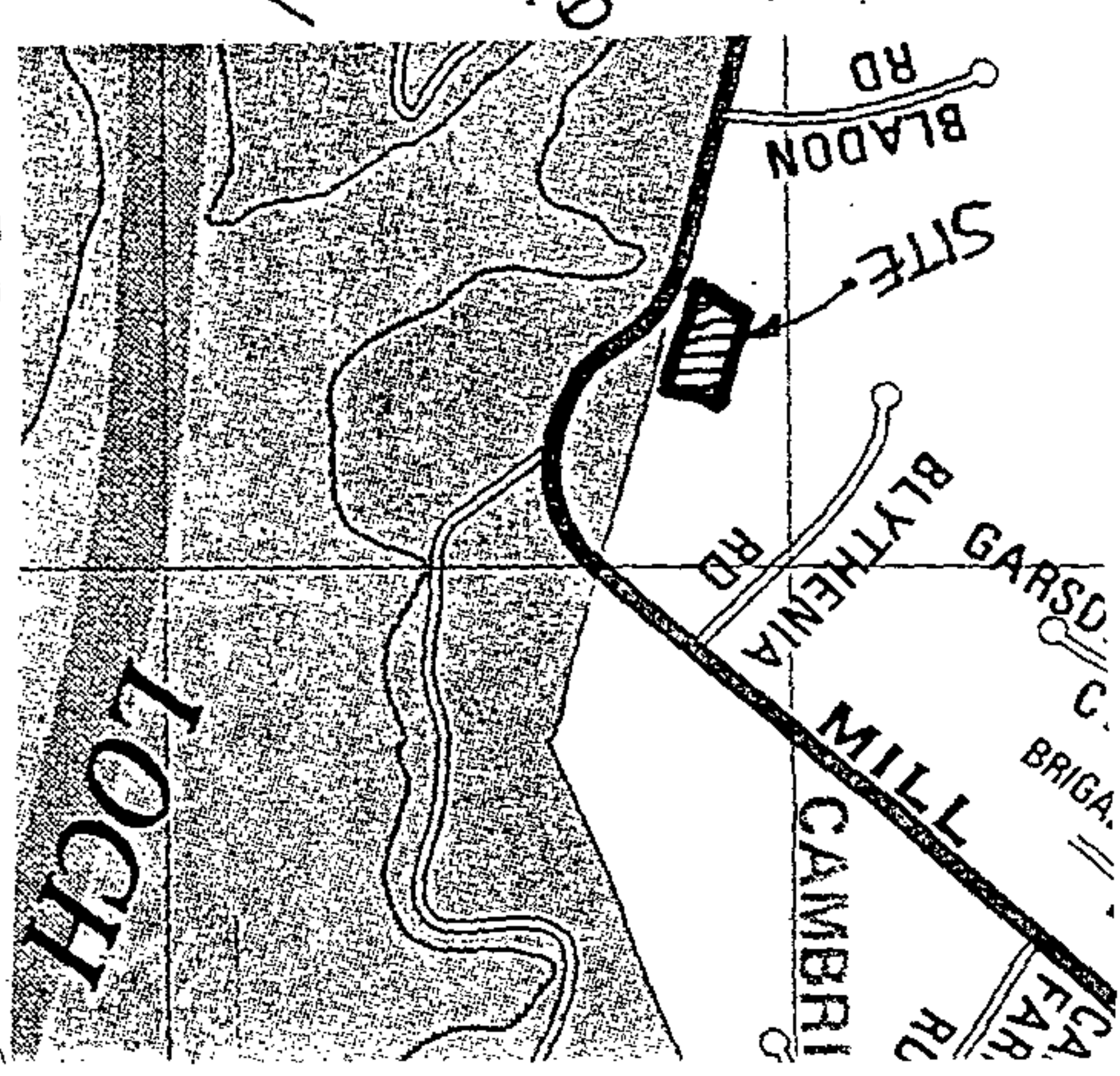
OWNER
MARK H. AND DONNA J. WARD
2314 MERRYMAN'S MILL ROAD
PHOENIX, MD. 21131
DEED REF. L.15434 F.272
PROP. NO. 1003000529

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



Copyright (C) 2005 Baltimore County, Maryland

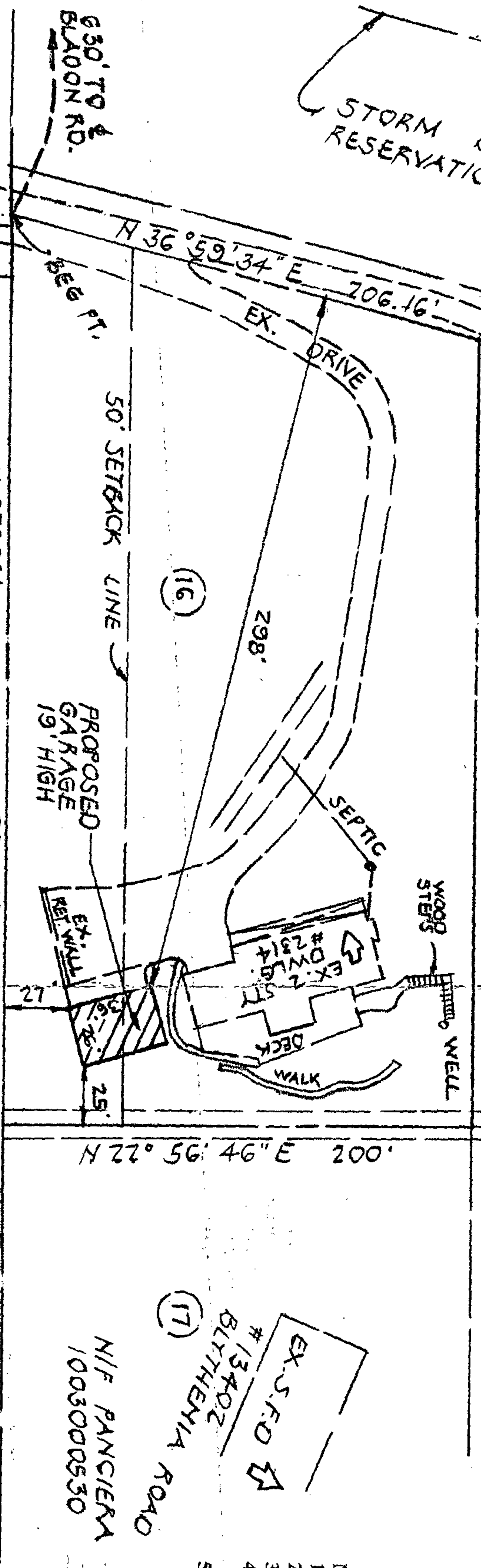
430



LOCATION PLAN
SCALE: 1"=100'

- NOTES:
1. ZONING.....RC 6 (MAP 043B2)
 2. AREA.....1.65 ACRES
 3. PRIVATE WATER AND SEWER
 4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
 5. NO CRITICAL AREAS, HISTORIC STRUCTURES OR FLOODPLAINS EXIST

NOTE: SUBDIVISION WAS
APPROVED BY BALTO.CO.
PLANNING BOARD 1/958



MERRYMAN'S MILL ROAD

OWNER
MARK H. AND DONNA J. WARD
2314 MERRYMAN'S MILL ROAD
PHOENIX, MD. 21131

PLAT TO ACCOMPANY ADMINISTRATIVE VARIANCE
2314 MERRYMAN'S MILL ROAD
LOT 16 RESUBDIVISION OF SECTION THREE
CAMBRIA P.B. 25 F. 27
ELECTION DISTRICT 10C3
BALTIMORE COUNTY, MD

DEED REF. L.15434 F.272
PROP. NO. 1003000529

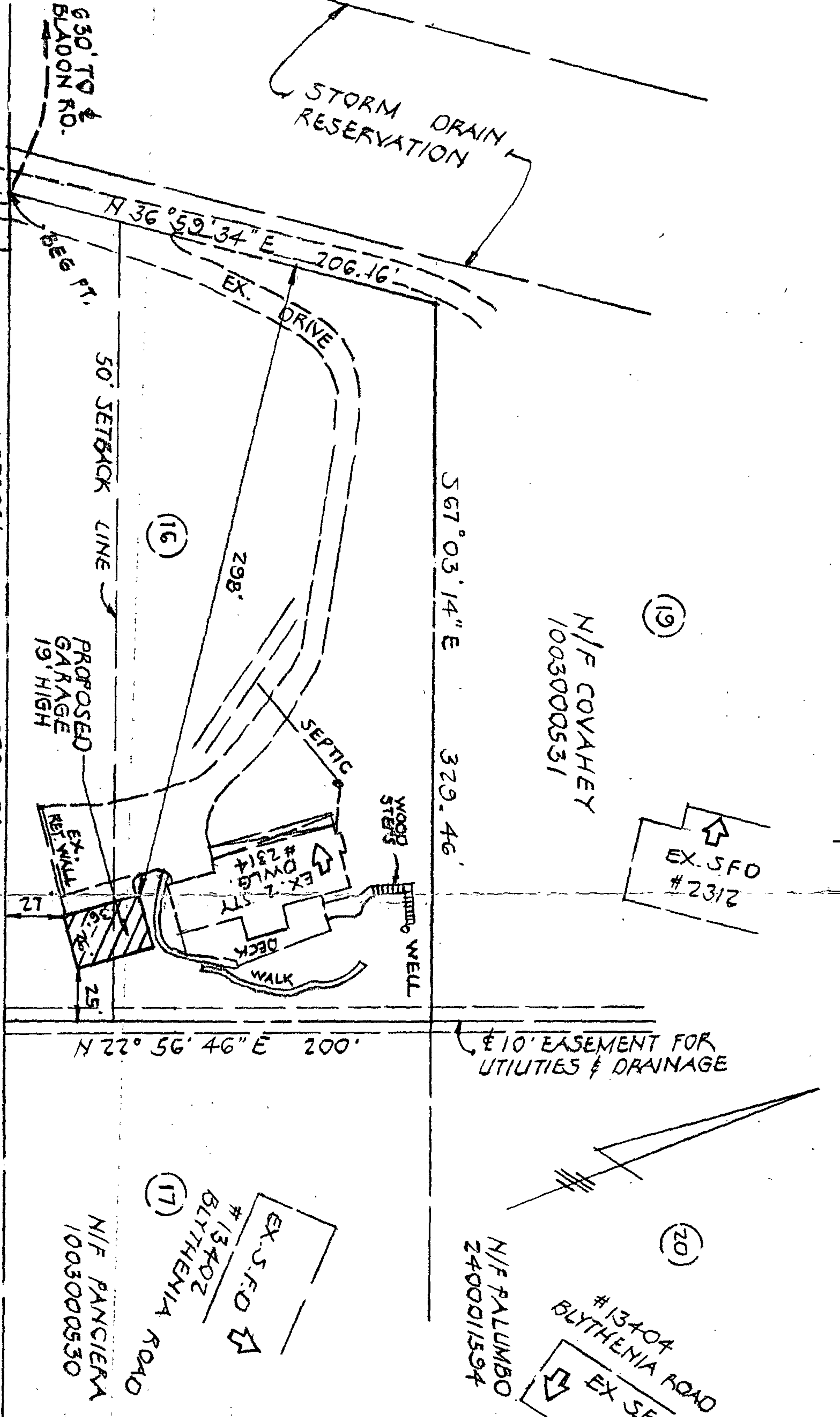
CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

MERRYMAN'S MILL ROAD
EX. PAVING

OWNER
MARK H. AND DONNA J. WARD
2314 MERRYMAN'S MILL ROAD
PHOENIX, MD. 21131
DEED REF. L.15434 F.272
PROP. NO. 1003000529

PLAT TO ACCOMPANY ADMINISTRATIVE VARIANCE
2314 MERRYMAN'S MILL ROAD
LOT 16 RESUBDIVISION OF SECTION THREE
CAMBRIA P.B. 25 F. 27
ELECTION DISTRICT 10C3
BALTIMORE COUNTY, MD
SCALE: 1 INCH = 50 FEET MARCH 17, 2007



- NOTES:
1. ZONING.....RC 6 (MAP 043B2)
 2. AREA.....1.65 ACRES
 3. PRIVATE WATER AND SEWER
 4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
 5. NO CRITICAL AREAS, HISTORIC STRUCTURES OR FLOODPLAINS EXIST

NOTE: SUBDIVISION WAS
APPROVED BY BALTO. CO.
PLANNING BOARD 1958

LOCATION PLAN
SCALE: 1"=1000'

