

IN RE: PETITION FOR SPECIAL HEARING

N side of Putty Hill Road, 550 feet +/-
E of Perring Parkway
9th lection District
5th Councilmanic District
(1922 Putty Hill Road)

Raymond J. Hinchliffe, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-289-SPH**

* * * * *

IN RE: PETITION FOR SPECIAL HEARING

N side of Putty Hill Road, 550 feet +/-
E of Perring Parkway
9th lection District
5th Councilmanic District
(1924 Putty Hill Road)

Raymond J. Hinchliffe, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-290-SPH**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing filed by the legal owner of the above-captioned properties, Raymond J. Hinchliffe, Jr. The Petitioner requests special hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

Case No. 08-289-SPH for 1922 Putty Hill Road - Special Hearing relief to permit an undersized lot for a single-family dwelling with contiguous lot ownership; and

Case No. 08-290-SPH for 1924 Putty Hill Road - Special Hearing relief to permit an undersized lot for a single-family dwelling with contiguous lot ownership.

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The subject properties and requested relief are more particularly described on site plan which was marked and accepted into evidence as Petitioner's Exhibit 1A for 1922 Putty Hill Road and Exhibit 1B for 1924 Putty Hill Road.

Appearing at the requisite public hearing in support of the requested special hearings was Petitioner Raymond J. Hinchliffe, Jr. and Scott Chilton, with C.B. Homes, who prepared the site plan. There were no Protestants or other interested citizens in attendance at the hearing.

Testimony and evidence offered revealed that each property contains 0.136 acre or 5,924 square feet zoned D.R.5.5. Petitioner has owned the two properties since 1964 in conjunction with the lot behind them at 1923 Wildwood Avenue. The properties used to be one large lot and Petitioner lived at 1923 Wildwood Avenue with his wife until their divorce in approximately 1972. The two lots, Lot 'B' for 1924 Putty Hill Road and Lot 'C' for 1922 Putty Hill Road were created in the 1970's, but Petitioner held onto them during the ensuing years. Petitioner is 63 years old and wants to prepare for retirement and now desires to prepare the lots for building and selling. The zoning regulations call for a minimum of 6,000 square feet for lots and the subject properties contain 5,924 square feet each, which is only about 76 square feet short of what is required. As Mr. Chilton pointed out, this difference in size is approximately the size of Petitioner's table in the Hearing Room.

Additional testimony and evidence revealed that the proposed houses will meet all setback requirements -- no variances are being sought -- and the homes will be similar in size and shape to those existing in the neighborhood. Photographs of a home similar to what is proposed was marked and accepted into evidence as Petitioner's Exhibit 2. In addition, both dwellings will be served by public water and public sewer; however, the sewer will be by way of

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a private duplex grinder pump at the property line between the lots, and will be connected to public sewer service at Wildwood Avenue.

Mr. Chilton also stressed that there will be virtually no impact to the surrounding properties. The neighbors to the west, George and Diane Sandruck at 1921 Wildwood Avenue, were told of the Petitioner's plans and voiced no objection. The property to the east is Putty Hill Park, which is owned by Baltimore County, so the two proposed dwellings would be served by sufficient open space and parks. There will be no impervious surface run-off onto Putty Hill Avenue. Petitioner also checked with the Department of Public Works and was informed there is sufficient capacity in the sanitary sewer system to accommodate the additional two homes.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated February 1, 2008 which indicates that Petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the B.C.Z.R. However, there appears to be several existing undersized lots in the neighborhood. As such, the Planning Office does not oppose Petitioner's request. If approved, Petitioner would be required to provide landscaping along the public road, and submit building elevations for review and approval prior to the issuance of any building permit. The dwellings should be compatible in size, exterior building materials, color and detail as that of the existing dwellings in the area. Petitioner should also provide a looped driveway with cross easements for both properties to avoid cars backing onto Putty Hill Road.

Based on the testimony and evidence presented, I am persuaded to grant the special hearing relief. There was no evidence presented that this plan will have any negative impacts on the surrounding properties. There currently exist a number of undersized lots in the

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neighborhood. All other requirements of the height and setback regulations shall be complied with. The proposed single-family dwellings will be consistent with the existing homes and will be an upgrade from many of the existing dwellings that were constructed in the 1940's and 1950's. The Planning Office will review the design of the new homes for compatibility with the neighborhood. Therefore, I find allowing construction of the new dwellings will not adversely affect the community.

In my judgment, Petitioner's plans are appropriate and will not be detrimental to the health, safety, or general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered by Petitioner, I find that the Petitioner's requests for special hearing should be granted with conditions.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 4th day of March, 2008 that the Petitioner's requests for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

Case No. 08-289-SPH for 1922 Putty Hill Road - Special Hearing relief to permit an undersized lot for a single-family dwelling with contiguous lot ownership is hereby GRANTED; and

Case No. 08-290-SPH for 1924 Putty Hill Road - Special Hearing relief to permit an undersized lot for a single-family dwelling with contiguous lot ownership is hereby GRANTED, subject to the following restrictions which are conditions precedent to the relief granted herein:

1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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2. Submit building elevations to the Office of Planning for review and approval prior to the issuance of any building permits. The proposed dwellings shall be compatible in size, exterior building materials, color and architectural detail as that of the existing dwellings in the area.
3. Provide landscaping along the public road if consistent with the existing streetscape.
4. Petitioner shall provide the Office of Planning with an alternative plan to providing a looped driveway with cross easements for both properties to avoid cars backing onto Putty Hill Road. If the Office of Planning is satisfied with Petitioner's alternative, then that plan shall be incorporated herein as a condition of relief. If Petitioner and the Office of Planning are unable to reach an agreement as to an alternative plan for avoiding having cars backing into Putty Hill Avenue, then Petitioner shall provide the looped driveway with cross easements for both properties as requested by the Office of Planning.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

STAMP RESERVED FOR PLANNING
34.08
MB



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1922 PUTTY HILL 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve AN UNDERSIZED LOT

FOR A SINGLE FAMILY DWELLING WITH CONTIGUOUS LOT OWNERSHIP (F 304, B622).

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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):

Raymond J. Hinchliffe, Jr.

Name - Type or Print

Signature

Name - Type or Print

Signature

7132 Greenbank Rd 410-967-3592

Address

Telephone No.

Baltimore

MD

21220

City

State

Zip Code

Representative to be Contacted:

Scott Chilton

Name

27 Neptune Dr 443-220-6588

Address

Telephone No.

Joppa

MD

21085

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By J. C. Date 1.7.08

REV 9/15/98

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ZONING DESCRIPTION

Zoning description for: 1922 PUTTY HILL RD
Beginning at a point on the NORTH side of PUTTY HILL RD.
which is 25' FEET wide at the distance of 550' EAST
of the centerline of the nearest improved intersecting street PERRINE PARKWAY
which is 80' FEET wide. *Being Lot # B 1922 PUTTY HILL RD.
Block _____, Section # _____ in the subdivision of HILLANDALE FARMS
as recorded in Baltimore County Plat Book # 8. Folio # 92-93,
containing 5924⁰¹. Also known as 1922 PUTTY HILL RD.
and located in the 9TH Election District, 5TH Councilmanic District.

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #08-289-SPH

1922 Putty Hill Road
N/side of Putty Hill Road,
550 feet +/- east of Perring
Parkway

9th Election District
5th Councilmanic District
Legal Owner(s): Raymond
Hinchcliffe, Jr.

Special Hearing: to permit
an undersized lot for a sin-
gle family dwelling with
contiguous lot ownership.

**Hearing: Monday, March
3, 2008 at 10:00 a.m. in
Room 407, County Courts
Building, 401 Bosley
Avenue, Towson 21204.**

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

2/228 Feb. 14 163687

CERTIFICATE OF PUBLICATION

2/14/, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 2/14/, 2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **09717**

Date: **1-4-08**

PAID RECEIPT

BUSINESS ACTUAL TIME DM
 1/14/2008 1/04/2008 08:25:09 T

REC 001 WALTON JRC JHR
 >>RECEIPT N 340138 1/04/2008 OFLJ
 Dept S 528 ZONING VERIFICATION
 009717

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00

Total: **65.00**

Rec From: **R. Hinchliffe**

For: **08-287 5041**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Recpt Tot 65.00
 \$130.00 CK \$1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 08-289-SPH

Petitioner/Developer: _____

RAYMOND HINCHLIFFE, JR.

Date of Hearing/Closing: 3-3-08
3-3-08

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:

1922 PUTTY HILL RD

The sign(s) were posted on _____

2-16-08

(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

2-18-08
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

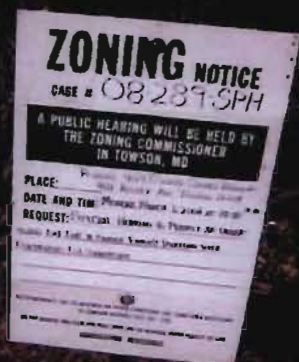
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

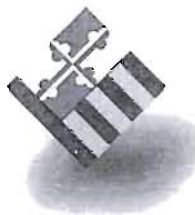
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 289
Petitioner: RAYMOND Hinchliffe, JR.
Address or Location: 1922 PUTTY HILL Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Raymond Hinchliffe, JR.
Address: 7132 GREENBANK Rd.
BALTO. Md. 21220
Telephone Number: 410-967-3592



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 16, 2008
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-289-SPH

1922 Putty Hill Road

N/side of Putty Hill Road, 550 ft.' +/- east of Perring Parkway

9th Election District – 5th Councilmanic District

Legal Owners: Raymond Hinchliffe, Jr.

Special Hearing to permit an undersized lot for a single family dwelling with contiguous lot ownership.

Hearing: Monday, March 3, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read 'Timothy Kotroco'.

Timothy Kotroco
Director

TK:klm

C: Raymond Hinchliffe, Jr., 7132 Greenbank Road, Baltimore 21220
Scott Chilton, 27 Neptune Drive, Joppa 21085

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 16, 2008**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 14, 2008 Issue - Jeffersonian

Please forward billing to:
Raymond Hinchliffe, Jr.
7132 Greenbank Road
Baltimore, MD 21220

410-967-3592

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-289-SPH

1922 Putty Hill Road
N/side of Putty Hill Road, 550 ft.' +/- east of Perring Parkway
9th Election District – 5th Councilmanic District
Legal Owners: Raymond Hinchliffe, Jr.

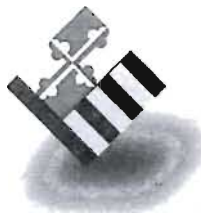
Special Hearing to permit an undersized lot for a single family dwelling with contiguous lot ownership.

Hearing: Monday, March 3, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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 27, 2008

Raymond J. Hinchliffe, Jr.
7132 Greenbank Road
Baltimore, MD 21220

Dear Mr. Hinchliffe:

RE: Case Number: 08-289-SPH, 1922 Putty Hill Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 4, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Scott Chilton 27 Neptune Drive Joppa 21085

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 15, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For January 21, 2008
Item Nos. 08-288, 289, 290, 291, 293,
294, 295, 296, and 297

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-01152008.doc

TB 3/3 10AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 1, 2008

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

RECEIVED
FEB 05 2008

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 8-289 and 8-290- Variance**

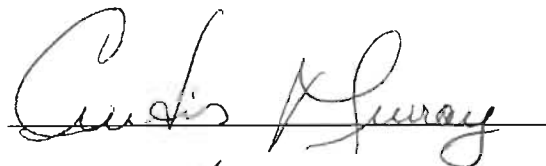
The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road, if consistent with the existing streetscape.
3. Provide a looped driveway with cross easements for both properties to avoid cars backing onto Putty Hill Road.

For further questions or additional information concerning the matters stated herein, please contact Donnell Zeigler with the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1922 Putty Hill Road; N/S Putty Hill Road, *
550' E of Perring Parkway * ZONING COMMISSIONER
9th Election & 5th Councilmanic Districts *
Legal Owner(s): Raymond Hinchliffe, Jr. * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-289-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of January, 2008, a copy of the foregoing Entry of Appearance was mailed to, Scott Chilton, 27 Neptune Drive, Joppa, MD 21085, Representative for Petitioner(s).

RECEIVED

JAN 22 2008

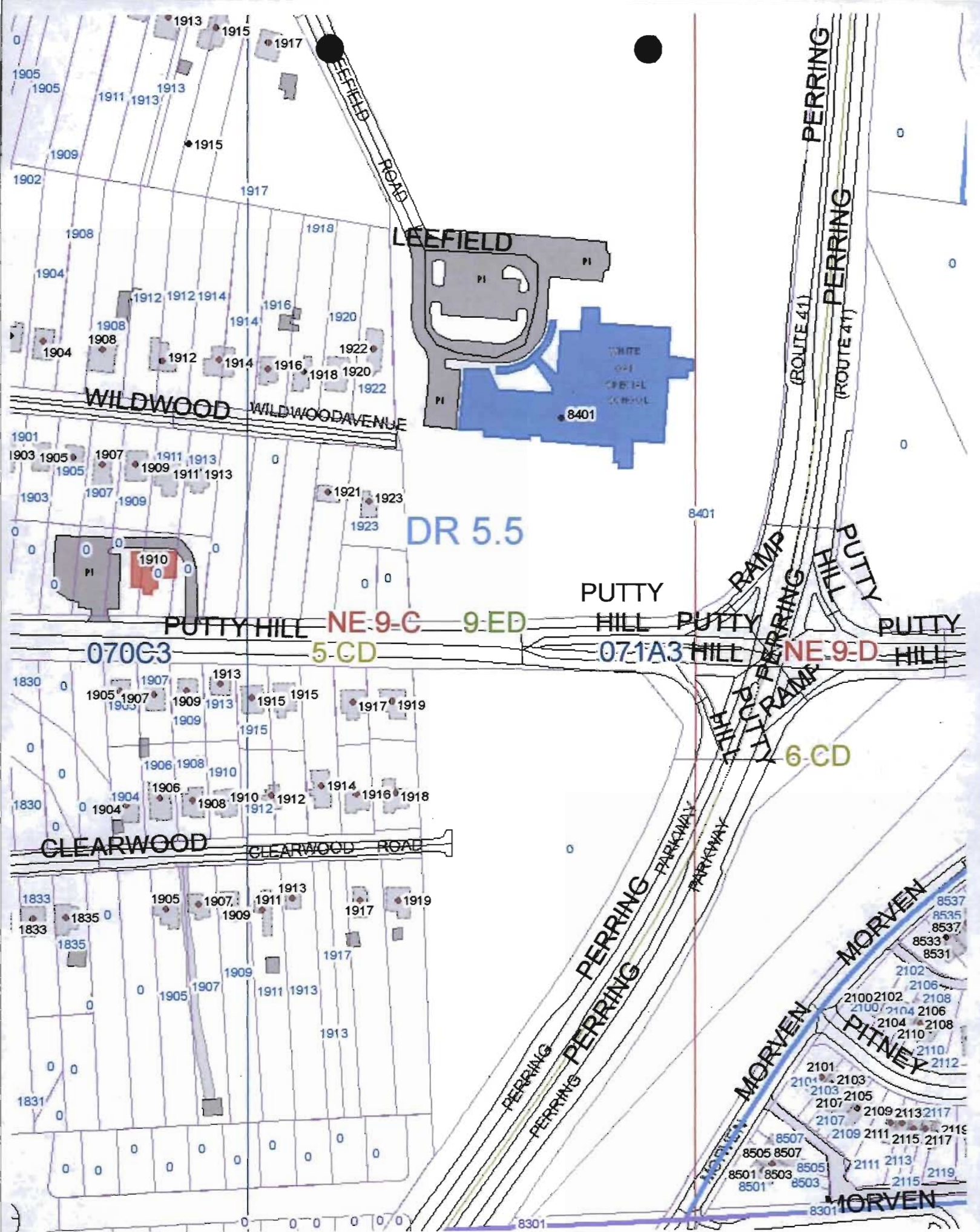
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 08-289-504 1902
DATE 3/3/08 Dist. 1111

[illegible]



HILLENDALE FARMS
WPC 8, 92493

145

111.60'

N 6° 10' 17" E

S 89° 07' 10" E

48.63'

112.08'

S 1° 47' 40" W

LOT C
0.136 AC.

LOT B

BEGINNING 1288° 10' 43" W 57.15'

PUTTY HILL ROAD
(70')



Tax ID
2000006603
DR 5.5.

LOT C
PART OF LOT 149
(WPC 8, 92493)

"HILLENDALE FARMS"

9TH ELECT. DIST. BALD. CO. MD.
SCALE 1"=50' MAY 30, 1985

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 Carroll Lane
Towson, Maryland 21204





PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

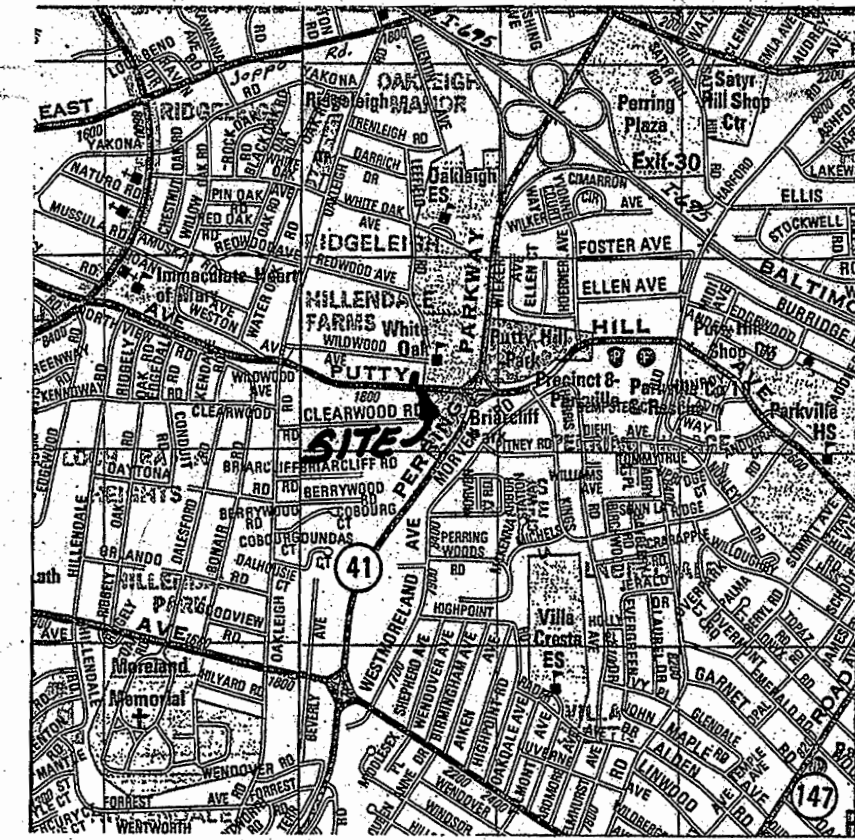
PROPERTY ADDRESS - LOT "C" PUTTY HILL ROAD.

SUBDIVISION NAME - HILLENDALE FARMS

PLAT BOOK #8, FOLIO #92&93, LOT P/O.149, SECTION

OWNER: RAYMOND J. HINCHLIFFE JR.

TAX NO. 20-00-006603



LOCATION MAP

SCALE: 1"=2000'

LOCATION INFORMATION

ELECTION DISTRICT 9TH

COUNCILMANIC DISTRICT 5 TH..

1"=200 SCALE MAP # 071A3

ZONING DR5.5

LOT SIZE 0.136 ACRES 5,924 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

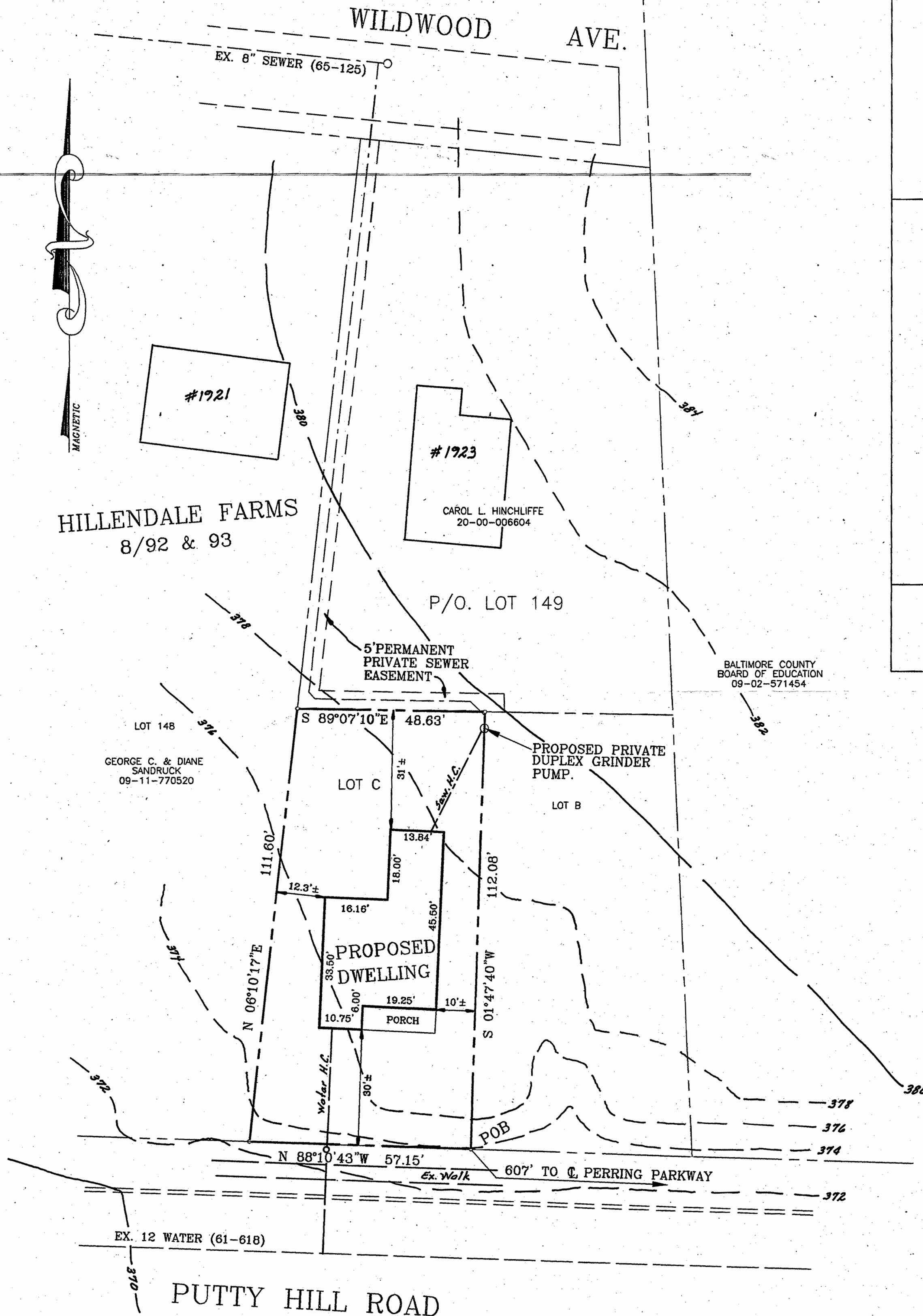
	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

	YES	NO
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING: NONE

ZONING OFFICE USE ONLY

REVIEWED BY:	ITEM #	CASE #



SITE PLAN

1922 FOR
LOT "C" PUTTY HILL ROAD

9TH. ELECTION DISTRICT
5TH. COUNCILMANIC DISTRICT
BALTIMORE COUNTY MARYLAND
SCALE: 1"=20' - DATE: Dec 3, 2007

PREPARED BY: LGB SURVEYS LLC

SCALE OF DRAWING: 1"=20'

9432 BELLMALL DR
NOTTINGHAM MD. 21236
410-256-3135

PETITIONER'S

EXHIBIT NO. 1A

08-289-SPH

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

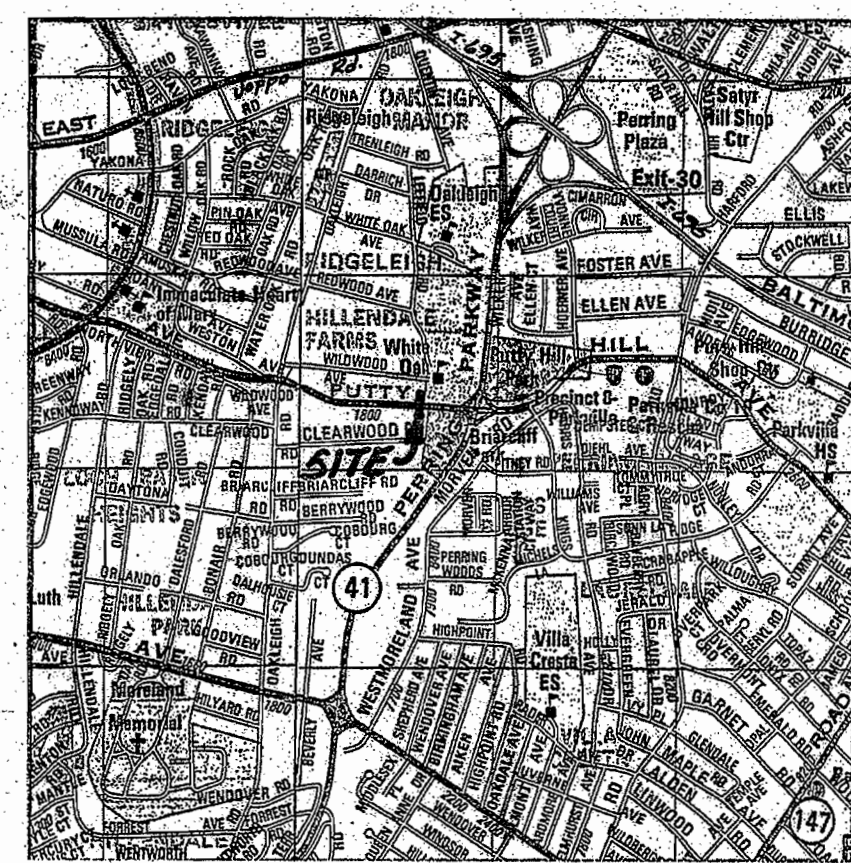
PROPERTY ADDRESS - LOT "B" PUTTY HILL ROAD.

SUBDIVISION NAME - HILLENDALE FARMS

PLAT BOOK #8, FOLIO #92&93, LOT P/O.149, SECTION

OWNER: RAYMOND J. HINCHLIFFE JR.

TAX NO. 20-00-006605



LOCATION MAP

SCALE: 1"=2000'

LOCATION INFORMATION

ELECTION DISTRICT 9TH

COUNCILMANIC DISTRICT 5 TH..

1"=200. SCALE MAP # 071A3

ZONING DR5.5

LOT SIZE 0.136 ACRES 5,924 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

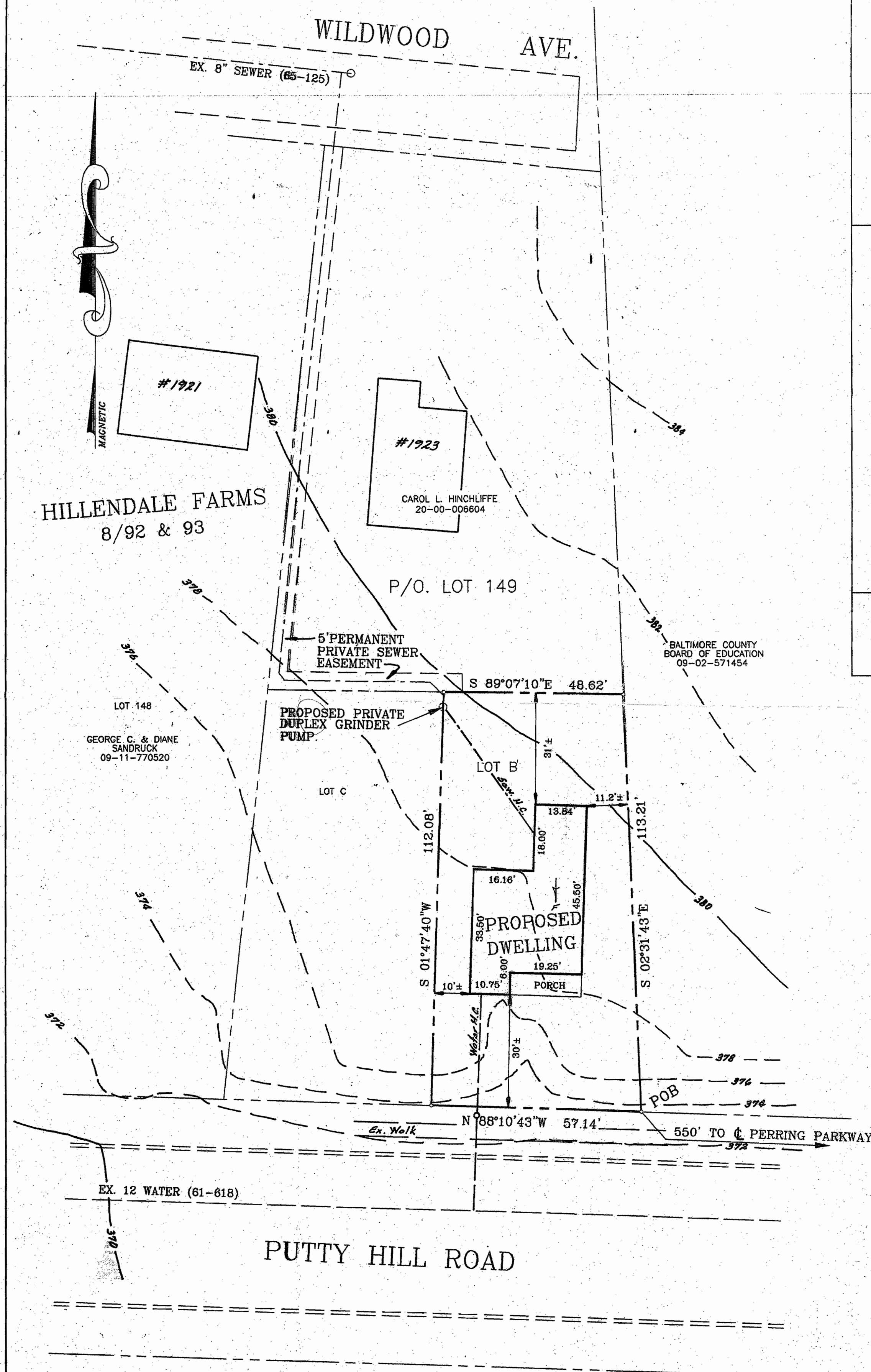
	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

	YES	NO
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING: NONE

ZONING OFFICE USE ONLY

REVIEWED BY:	ITEM #	CASE #



SITE PLAN
FOR
LOT "B" PUTTY HILL ROAD
9TH. ELECTION DISTRICT
5TH. COUNCILMANIC DISTRICT
BALTIMORE COUNTY MARYLAND
SCALE: 1"=20' - DATE: DEC 3, 2007

PREPARED BY: LGB SURVEYS LLC
9432 BELLMALL DR
NOTTINGHAM MD. 21236
410-256-3135

SCALE OF DRAWING: 1"=20'

PETITIONER'S

EXHIBIT NO. 1B

08290-SPH