

IN RE: PETITION FOR ADMIN. VARIANCE

N side Walnut Hill Lane, 800 feet from inter-
section of Walnut Hill Lane & Sherwood Ave.
9th Election District
2nd Councilmanic District
(1406 Walnut Hill Lane)

Robert T. and Kimberly H. Cashman
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-361-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, Robert T. and Kimberly H. Cashman for property located at 1406 Walnut Hill Lane. The variance request is from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side setback of 3 feet 6 inches in lieu of the required 15 feet and a rear setback of 23 feet and 37 feet in lieu of the required 40 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners desire to construct a mudroom, garage and family room for their growing family. The existing dwelling is on the crest of a hill and the lot falls dramatically on the front and rear of the property. The garage cannot be located on the front or the rear of the home. Side loading the garage is not an option as it would adversely affect the adjoining property. The location of the family room entrance and garage are in flow with the existing driveway. The immediately adjacent lot is also owned by the Petitioners and is unimproved which allows more than 300 feet to any existing structure. The proposed addition will not have a detrimental impact on adjacent properties or the surrounding locale. The addition will enhance the stately surroundings and have a positive impact. The subject property contains 1.25 acres zoned DR 2.

NOTED FOR FILING

3-12-08

PM

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 19, 2008 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 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 Petitioners.

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 12th day of March, 2008 that a variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side setback of 3 feet 6 inches in lieu of the required 15 feet and a rear setback of 23 feet and 37 feet in lieu of the required 40 feet 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

ORDER RECEIVED FOR FILING

3-12-08

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.

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

COPIES RECEIVED FOR FILE

3-12-08

PM



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1406 Walnut Hill Lane
which is presently zoned DR2

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) 1802.3.C TO PERMIT A

SIDE SETBACK OF 3'6" IN LIEU OF THE REQUIRED 15 FEET
AND REAR SETBACKS OF 23 FEET AND 37 FEET IN LIEU
OF THE REQUIRED 40 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Robert T. Cashman

Name - Type or Print

R.T. CL

Signature

Kimberly H. Cashman

Name - Type or Print

Kimberly H. Cashman

Signature

1406 Walnut Hill Lane (40) 821-9375

Address

Telephone No.

Baltimore MD 21204

City

State

Zip Code

Representative to be Contacted:

Peter W. Ratcliffe, AIA

Name

10404 Stewenson Rd 410 484-7010

Address

Telephone No.

Stewenson MD 21153

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 3 day of March, 2008, 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. DB-341-A

Reviewed By CM Date 3/27/08

REV 10/25/01

Estimated Posting Date 3/27/08

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 1406 Walnut Hill Lane
Address
Baltimore MD 21204-3602
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.

Robert T. Cashman
Signature
Robert T. Cashman
Name - Type or Print

Kimberly H. Cashman
Signature
Kimberly H. Cashman
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of February, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert T. Cashman and Kimberly H. Cashman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Patricia C. Bon Gue
Notary Public
My Commission Expires 9/5/2008

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

Address 1406 Walnut Hill Lane
City Baltimore State MD Zip Code 21204-3602

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.

Robert T. Cashman

Signature

Robert T. Cashman

Name - Type or Print

Kimberly H. Cashman

Signature

Kimberly H. Cashman

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of February, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert T. Cashman and Kimberly H. Cashman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Patricia C. Bon Gue
Notary Public

My Commission Expires 9/5/2008



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1406 Walnut Hill Lane
which is presently zoned DR2

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) 1702.3C TO PERMIT A SIDE

YARD SETBACK OF 3'6" IN LIEU OF THE REQUIRED 15 FEET AND
REAR SETBACKS OF 23 FEET AND 37 FEET IN LIEU OF THE
REQUIRED 40 FEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Robert T. Cashman

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Peter W. Ratcliffe, AIA

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 08-301-A day of August 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. 08-301-A

Reviewed By CM Date 2-12-08

REV 10/25/01

Estimated Posting Date 2-24-08

2-12-08 pm

The needs of our growing family have driven our requirement for a mudroom, garage and Family room. Having a serviceable utility entrance with weather protection is the foundation to our construction criteria.

The layout and location of the existing dwelling is on the crest of a hill. This is at the apex of the unlevelled lot that falls dramatically on the front and rear of the property. This is the reason that the garage cannot be located on the front or the rear of the home. Side loading the garage is not an option, as it would adversely affect the adjoining property. Furthermore, the proposed location of the Family entrance and garage is in flow with the existing driveway. The immediate connected lot is owned by myself and unimproved, allowing for upward of 300' to any existing structure. The proposed design and use will in no way have a detrimental impact to adjacent properties or the surrounding locale. I feel that the structure will enhance the stately surroundings and have a positive impact on the existing surroundings.

Strict compliance with the existing setback regulations would result in not allowing construction of the Family/mudroom entrance, which is a practical difficulty and an unreasonable hardship for my spouse and children.

It is with these parameters that I respectfully request relief from the current setback regulations, for a small portion of the proposed construction to encroach into the required side setback. We seek relief to permit a (east) side yard setback of 3'6" in lieu of the required 15' for the proposed addition.

08-361-A

ZONING DESCRIPTION

For
1406 Walnut Hill Lane

Beginning at a point on the North side of Walnut Hill Lane which is 30 feet wide at a distance of 800 feet from the centerline of the nearest improved intersecting street named Sherwood Avenue which is 30 feet wide and as recorded in Deed reference S.M. No. 11561, folio 142.

From the point of beginning go $N3^{\circ} 53'E$ for 236.0 feet, thence $N82^{\circ} 02'E$ for 192.5 feet, thence $S4^{\circ} 18'E$ for 128.8 feet, thence $S4^{\circ} 18'E$ for 38.8 feet, thence $S2^{\circ} 37'E$ for 185.7 feet, thence $N76^{\circ} 14'W$ for 214.0 feet, to the place of beginning

08-301-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 02/26/08

Case Number: 08-361-A

Petitioner / Developer: ROBERT CASHMAN~~PETER RATCLIFF, AIA

Date of Hearing (Closing): MARCH 10, 2008

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:
1406 WALNUT HILL ROAD

The sign(s) were posted on: 02/19/08



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 361 -A Address 1406 WALNUT HILL LN

Contact Person: CRAIG McGRAW Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-12-08 Posting Date: 2-24-08 Closing Date: 3-10-08

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 08- 361 -A Address 1406 WALNUT HILL LN
Petitioner's Name ROBERT T. CASHMAN Telephone 410-821-9375
Posting Date: 2-24-08 Closing Date: ~~2-24-08~~ 3-10-08
Wording for Sign: To Permit A SIDE YARD SETBACK OF 3'6" IN
LIEU OF THE REQUIRED 15 FEET AND REAR SETBACKS
OF 23 FEET AND 37 FEET IN LIEU OF THE REQUIRED 40 FEET

WCR - Revised 6/25/04



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

March 10, 2008

Robert T. Cashman
Kimberly H. Cashman
1406 Walnut Hill Lane
Baltimore, MD 21204

Dear Mr. and Mrs. Cashman:

RE: Case Number: 08-361-A, 1406 Walnut Hill Lane

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 12, 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
Peter W. Ratcliffe, AIA 10404 Stevenson Road Stevenson 21153

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 21, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For February 25, 2008
Item Nos. 08-337, 341, 348, 355, 356, 358,
359, 360, 361, 362, 363, 365, and 373

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-02212008.doc



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 2/21/2008

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

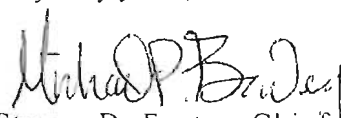
RE: Baltimore County
Item No. E-361-A
1406 WALNUT HILL LANE
CASLMAN PROPERTY
ADMINISTRATIVE VARIANCE

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. E-361-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,

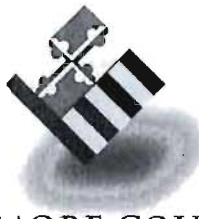

Steven D. Foster, Chief
Engineering Access Permits
Division

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
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 25, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 18, 2008

Item Number: 337, 348, 355, 356, 357, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369
373

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.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 26, 2008

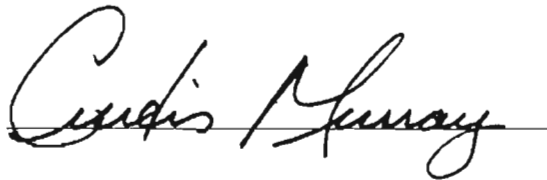
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-361- Administrative 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 Diana Itter in the Office of Planning at 410-887-3480.

Prepared By:

A handwritten signature in cursive script, appearing to read "Curtis Murray", written over a horizontal line.

CM/LL



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 09 Account Number - 0907580490

Owner Information

Owner Name:	CASHMAN ROBERT T CASHMAN KIMBERLY H	Use:	RESIDENTIAL
Mailing Address:	1406 WALNUT HILL LN BALTIMORE MD 21204-3662	Principal Residence:	YES
		Deed Reference:	1) /16339/ 317 2)

Location & Structure Information

Premises Address	Legal Description
1406 WALNUT HILL LN	1.25 AC NS WALNUT HILL LN 950FT E OF BELLONA AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
69	4	135						2	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1940	5,303 SF	1.25 AC	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	358,750	358,750		
Improvements:	1,452,000	1,998,460		
Total:	1,810,750	2,357,210	1,810,750	1,992,903
Preferential Land:	0	0	0	0

Transfer Information

Seller: GREENE JOSEPHINE C,ETAL,TRUSTEES	Date: 04/22/2002	Price: \$940,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /16339/ 317	Deed2:
Seller: OCONNELL ZOE CAREY	Date: 05/02/1996	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /11561/ 142	Deed2:
Seller: GREENE NORMAN D	Date: 04/25/1991	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8769/ 117	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



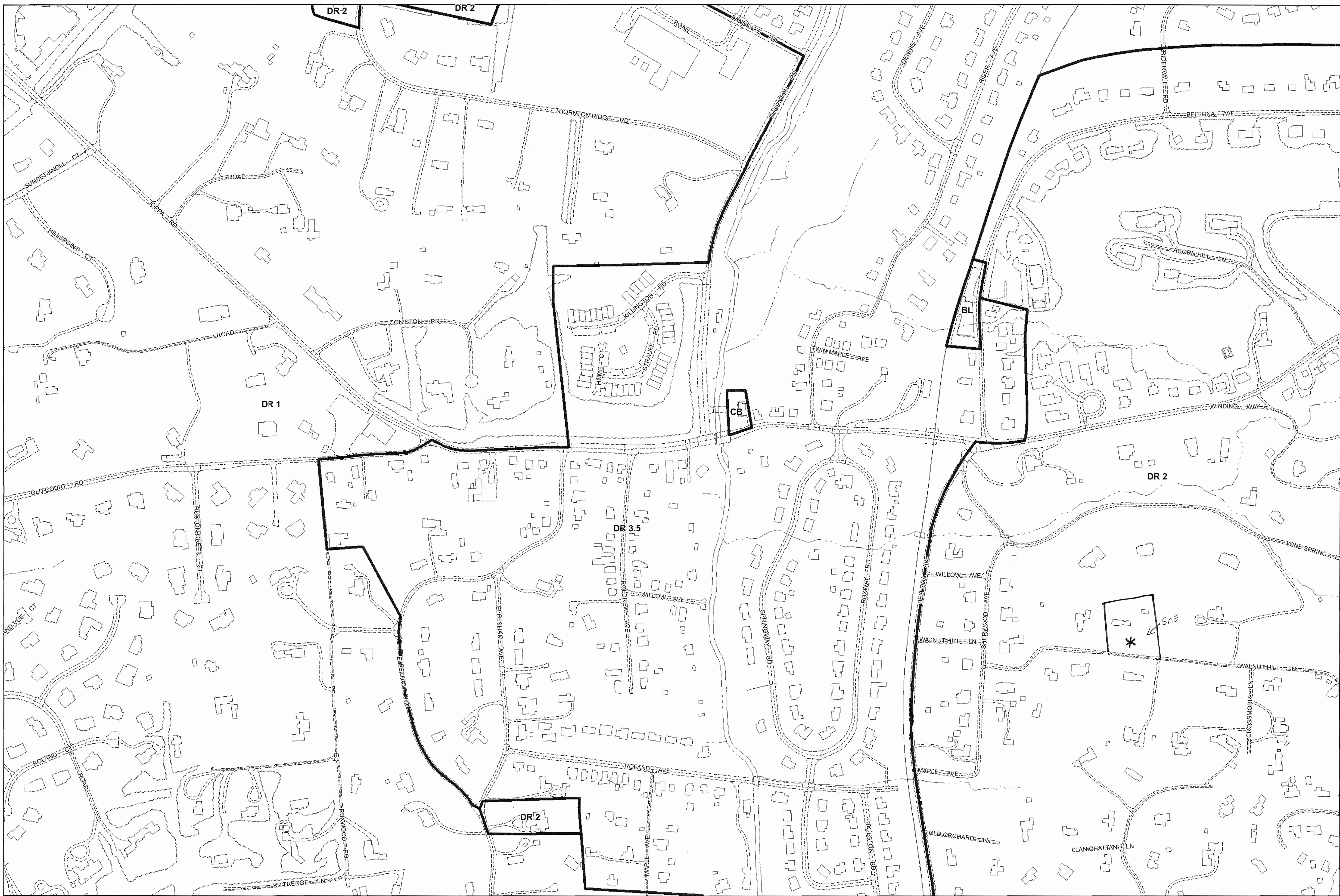
08-301-A



08-361-A



08-361-A



Plan Sheet: 069B1

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

- Zoning
- Streams
- Vegetation
- Buildings
- Roads
- Rail Lines

Baltimore County Office of Planning and Zoning Official Zoning Map

059C3	060A3	060B3	060C3	061A3
068C1	069A1	069B1	069C1	070A1
068C2	069A2	069B2	069C2	070A2

Scale

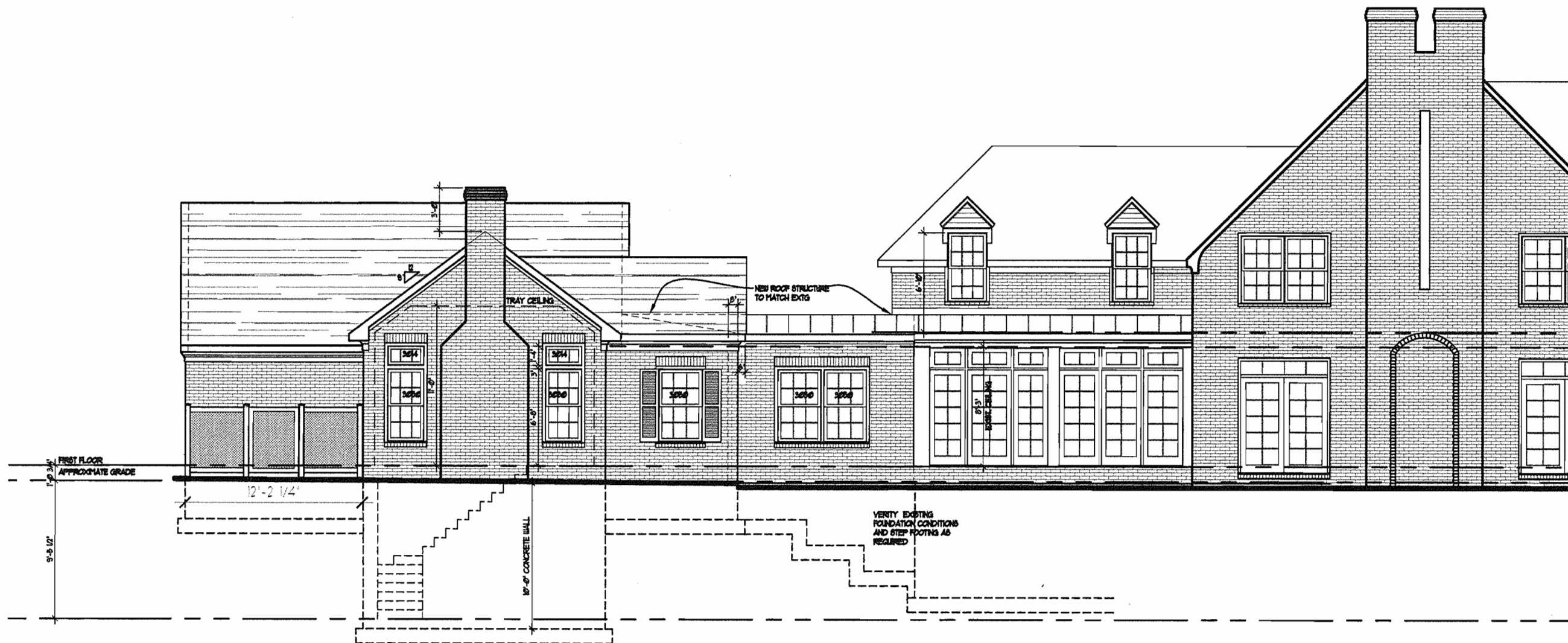
1" = 200'

0 100 200 400
Feet

1

08-301-A

Data Sources:
Planimetric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004



REAR ELEVATION

PETER W. RATCLIFFE, A.I.A.
ARCHITECTS

10404 Stevenson Road
Stevenson, Maryland 21153
410-484-7010 Fax 410-484-3819 PWRARCHITECT@AOL.COM

THE CASHMAN RESIDENCE
1406 WALNUT HILL LANE
RUXTON, MD 21204

DATE:
02-12-08

SCALE:
1/8"=1'-0"

A4

08-361-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

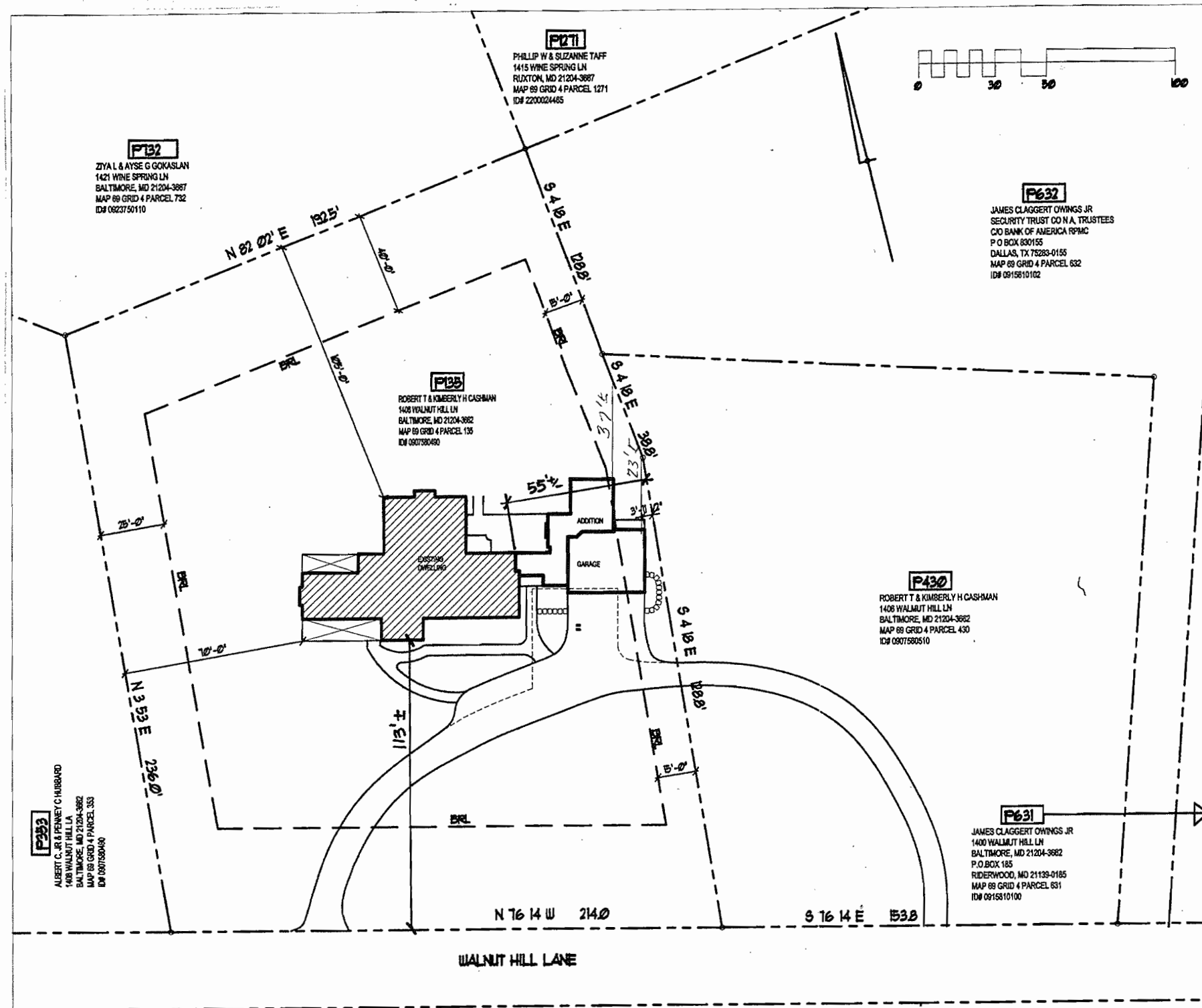
PROPERTY ADDRESS 1406 WALNUT HILL LANE

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

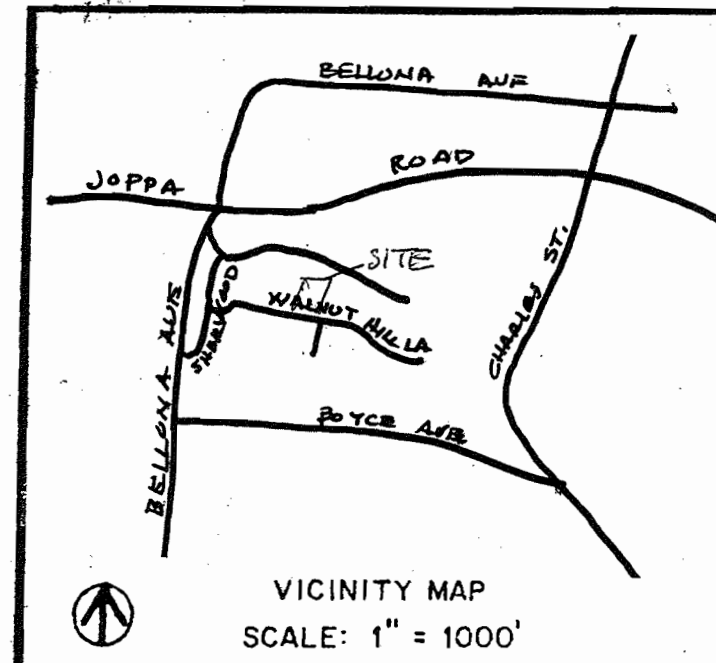
PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER ROBERT T & KIMBERLY H. CASHMAN



PREPARED BY PETER W. RAYCLIFFE, AIA

SCALE OF DRAWING: 1" = 50'-0"



LOCATION INFORMATION

ELECTION DISTRICT 9
COUNCILMANIC DISTRICT 2
1" = 200' SCALE MAP # 069B1

ZONING DR2

LOT SIZE 1.25 54450
ACREAGE SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE
WATER ☒ ☐

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

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

CM | 301 | 08-301-A

PLANNING DATA

EXISTING GROSS AREA

TOTAL ENCLOSED AREA

5303 GGF

PROPOSED GROSS AREA ADDED

BASEMENT ADDED

289 GGF

FIRST FLOOR ADDED

692 GGF

NEW GARAGE

711 GGF

TOTAL ADDED GROSS AREA

1692 GGF (32% OF EXISTING)

ATTESTMENT:

WHEREAS THIS SUBJECT PROPERTY IS SITUATED IN THE RUXTON/RIDERWOOD/LAKE ROLAND AREA, THE OWNER ATTESTS THAT ALL PROPOSED ADDITIONS SHOWN HEREIN SHALL NOT EXCEED 50 % OF THE EXISTING RESIDENCE GROSS AREA AS SHOWN ABOVE

OWNER SIGNATURE

DATE

PRINT OWNER NAME

WITNESS SIGNATURE

DATE

PRINT WITNESS NAME

Prepared by Peter W. Ratcliffe, PA Architects from survey by Gerhold, Cross & Eitel - March 6, 2002

COUNCILMANIC DISTRICT

2

CONGRESSIONAL DISTRICT

3

MAP 06981

ZONING	MIN FRONT	MIN REAR	MIN SIDE	MIN SUM OF SIDES
DR2	40'	40'	5'	40'

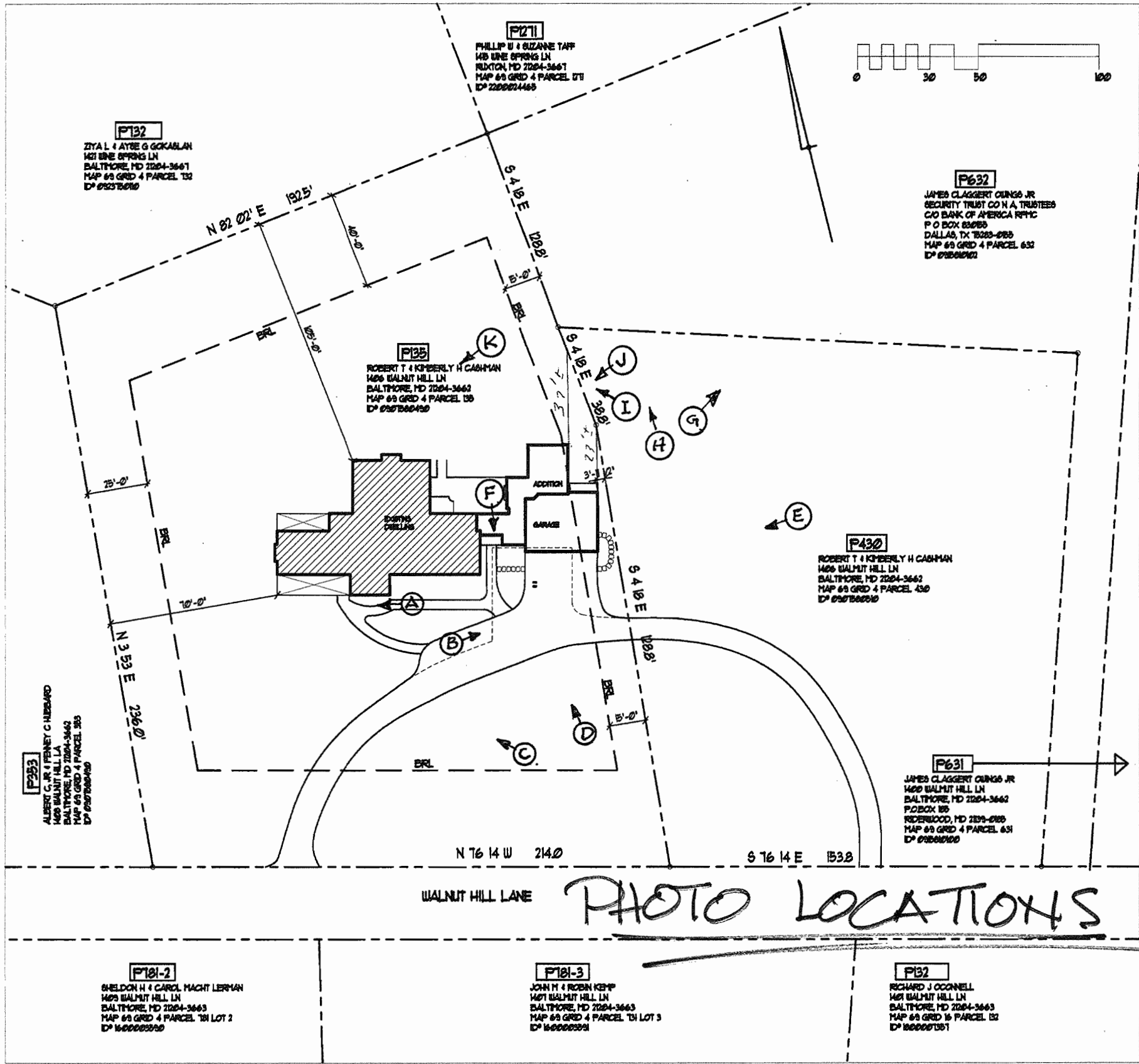


PHOTO LOCATIONS

FOR USE WITH PERMIT

PETER W. RATCLIFFE, A.I.A.
ARCHITECTS
10404 Stevenson Road
Stevenson, Maryland 21153
410-484-7010 Fax 410-484-3819 PWRARCHITECT@AOL.COM

THE CASHMAN RESIDENCE
1406 WALNUT HILL LANE
RUXTON, MD 21204

DATE:
01-31-08

SCALE:
1"=50'

SP

08-361-A

