

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W side of Dubbs Road, 2420 feet +/- E		
of c/l of Yeoho Road	*	DEPUTY ZONING
5 th Election District		
3 rd Councilmanic District	*	COMMISSIONER
(16510 Dubbs Road)		
	*	FOR BALTIMORE COUNTY
Neal Rumley		
<i>Petitioner</i>	*	Case No. 2009-0057-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Neal Rumley for property located at 16510 Dubbs Road. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with addition (attached carport and garage) to have a side yard setback of 20 feet in lieu of the required 35 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Due to the unique characteristics of the property, the location and configuration of the existing dwelling and driveway, the proposed garage addition and carport must be placed in the proposed location. Without the requested relief, the Petitioner will suffer practical difficulty and undue hardship due to the necessity to reconfigure the existing dwelling and driveway to accommodate the proposed addition. The subject property contains 16.40 acres of land zoned RC 2 and is served by private well and septic system.

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.

2009 RECEIVED FOR FILING
 9-23-08
 [Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 7, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Petitioner.

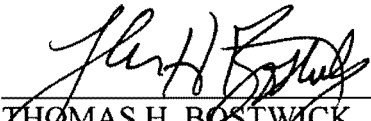
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 23rd day of September, 2008 that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing single family dwelling with addition (attached carport and garage) to have a side yard setback of 20 feet in lieu of the required 35 feet is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit 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, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING
9-23-08
[Signature]

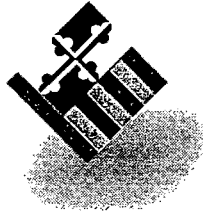
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILING
9-23-08



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 23, 2008

NEAL RUMLEY
PO BOX 14
MANCHESTER MD 21102-0724

Re: Petition for Administrative Variance
Case No. 2009-0057-A
Property: 16510 Dubbs Road

Dear Mr. Rumley:

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 dark ink, appearing to read "Thomas H. Bostwick", written over a horizontal line.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Guy Ward, McKee & Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville MD 21030

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property

located at 16510 Dubbs Road

which is presently zoned RC-2

Deed Reference: 14997 / 232 Tax Account # 2200027598

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)

Please see attached.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

Neal Rumley

Name - Type or Print

Signature

Name - Type or Print

Signature

P.O. Box 14

410-472-0724

Address

Telephone No.

Manchester

MD

21102-0014

City

State

Zip Code

Representative to be Contacted:

Guy Ward c/o McKee & Associates, Inc.

Name

5 Shawan Rd., Suite 1

410-527-1555

Address

Telephone No.

Cockeysville

MD

21030

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 9 day of September 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. 2009-0057-A

Reviewed By [Signature]

Date

8.27.08

REV 7/20/07

Estimated Posting Date

9.7.08

9.23.08

[Signature]

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 16510 Dubbs Road
Address
Sparks MD 21152
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

PLEASE 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.

Neal Rumley 8-21-08
Signature Signature

Neal Rumley
Name - Type or Print Name - Type or Print

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~, to wit: Carroll 

I HEREBY CERTIFY, this 21st day of August, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

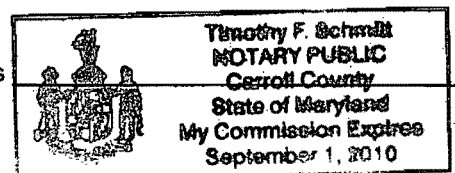
Neal Rumley

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

AS WITNESS my hand and Notarial Seal

Timothy F. Schmidt
Notary Public

My Commission Expires



Attachment 1
Petition for Variance

Case Number :

Address: 16510 Dubbs Road

Legal Owner(s): Neal Rumley

Petitioner: Neal Rumley

Present Zoning: RC-2

Prior Zoning Case: N/A

Request for Variance:

To determine whether or not the Zoning Commissioner should approve:

A variance to Section 1A01.3.B.3 (BCZR) ; to permit an existing single family dwelling with addition (attached carport and garage) to have a side yard setback of twenty (20) feet in lieu of the required 35 feet.

Reason for Request

Due to the unique characteristics of the subject property, the location and configuration of the existing dwelling and driveway, the proposed garage addition must be placed in the proposed location. Without the requested relief, the Petitioner will suffer practical difficulty and undue hardship due to the necessity to reconfigure the existing dwelling and driveway to accommodate the proposed addition.

FOR ADDITIONAL INFORMATION ON THIS PETITION PLEASE CONTACT:

Guy C. Ward, R.S., Associate

McKee & Associates, Inc

Engineering, Surveying, Land Planning, Real Estate Development

Shawan Place, 5 Shawan Road, Suite 1, Hunt Valley, MD 21030

Tel: (410) 527-1555 Fax: (410) 527 1563 E-Mail : mckee@qis.net

Zoning Description for 16510 Dubbs Road

Commencing at point located on the west side of Dubbs Road which is 60 feet wide, +/-, wide at a distance of 2,420 feet, +/- east of the centerline of the nearest improved intersecting street Yeoho Rd., which is 20 feet wide, +/-, thence running the following two courses and distances as now surveyed :

1. South 83° 07' 29" West 565.91 feet, and
2. South 67° 32' 11" West 275.09 feet,

to the point of beginning for the zoning description thence running following forty nine (49) courses and distances :

1. South 31 ° 08' 24" East 49.05 feet ,
2. South 00° 38' 02" East 97.83 feet,
3. South 18° 10' 42" East 56.29 feet,
4. South 12° 31' 02" West 52.88 feet,
5. South 27° 14' 17" East 76.01 feet,
6. South 02° 41' 17" East 73.14 feet,
7. South 49° 08' 49" East 57.98 feet,
8. South 15° 19' 30" East 78.91 feet,
9. South 28° 55' 53" East 58.55 feet,
10. South 02° 25' 32" West 79.41 feet,
11. South 33° 40' 28" East 74.18 feet,
12. South 04° 25' 23" West 18.97 feet,
13. South 45° 34' 41" West 94.29 feet,
14. South 25° 16' 49" West 64.22 feet,
15. South 45° 22' 02" East 64.88 feet,
16. South 08° 41' 50" East 21.21 feet,
17. South 31° 32' 21" West 24.08 feet,
18. South 69° 21' 31" West 60.13 feet,
19. South 69° 21' 31" West 56.45 feet,
20. North 16° 56' 31" West 1837.89 feet,
21. North 21° 33' 01" East 149.00 feet,
22. North 45° 17' 11" East 264.00 feet,
23. North 39° 17' 11" East 346.45 feet,
24. South 84° 43' 34" East 239.36 feet,
25. South 84° 43' 17" East 219.48 feet,
26. South 25° 45' 18" West 164.07 feet,
27. South 04° 55' 43" West 131.87 feet,
28. South 31° 20' 45" West 49.00 feet,
29. North 88° 55' 35" West 34.02 feet,
30. South 48° 17' 52" West 42.48 feet,
31. South 21° 47' 11" West 82.92 feet,
32. South 54° 00' 52" West 76.60 feet,

33. South 03° 47' 45" West 40.30 feet,
34. South 71° 28' 25" West 57.67 feet,
35. South 58° 38' 09" West 53.49 feet,
36. South 08° 14' 43" West 46.31 feet,
37. South 70° 37' 29" West 67.53 feet,
38. South 40° 54' 49" West 59.63 feet,
39. South 60° 04' 28" West 60.83 feet,
40. South 07° 28' 30" West 36.44 feet,
41. South 70° 58' 12" West 52.04 feet,
42. South 20° 34' 27" West 42.88 feet,
43. South 20° 40' 36" West 95.00 feet,
44. South 03° 58' 41" East 175.79 feet,
45. South 31° 25' 04" East 78.08 feet,
46. South 04° 08' 31" East 37.95 feet,
47. South 27° 52' 54" East 99.01 feet,
48. South 18° 15' 48" West 87.27 feet, and
49. South 31° 08' 24" East 38.19 Feet to the point of beginning.

As recorded in deed liber 14997 folio 232, containing 16.389 acres or 714,210 square feet, also known as 16510 Dubbs Road and located in the 5th Election District and 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18587**

Date: **8-27-08**

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006	000		6150				65.00

Total: **65.00**

Rec From: **McKee & Assoc.**

For: **2009-0057-A**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Department of Permits & Development Management
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

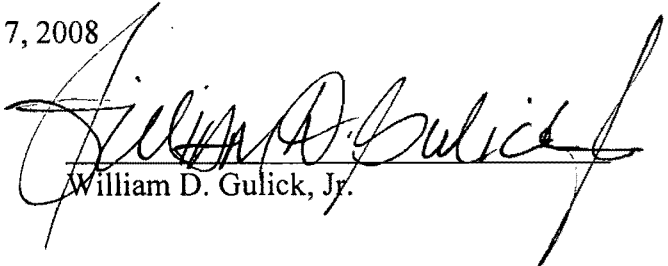
Date: September 9, 2008

Attention: Ms. Kristen Matthews/ Mr. Joseph Merrey

Re: Case Number: 09-0057-A
Petitioner/Developer: Neal Rumley
Date of Hearing/Closing: September 22, 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: 16510 Dubbs Road Baltimore County, MD 21152.

The sign (s) were posted on: September 7, 2008



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 09-0057-A

A VARIANCE TO PERMIT A
SIDEYARD SETBACK FOR AN
ADDITION OF 20 FT. IN LIEU OF
THE REQUIRED 35 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON SEPT. 22, 2008

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 09-0057 -A Address 16510 DUBBS Rd.
 Contact Person: J. Meppay Phone Number: 410-887-3391
 Planner, Please Print Your Name

Filing Date: 8-27-08 Posting Date: 9-7-08 Closing Date: 9-22-08

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 09-0057 -A Address 16510 DUBBS Rd.
 Petitioner's Name Neal Rumley Telephone 410-472-0724
 Posting Date: 9-7-08 Closing Date: 9-22-08
 Wording for Sign: A VARIANCE To Permit A SIDEYARD SETBACK FOR
 AN ADDITION of 20ft IN LIEU OF THE
 REQUIRED 35ft.

WCR - Revised 6/25/04

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

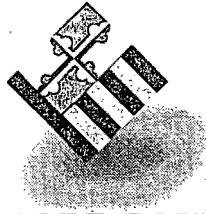
For Newspaper Advertising:

Item Number or Case Number: 0057
Petitioner: NEAL RUMLEY
Address or Location: #16510 DUBBS ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: NEAL RUMLEY
Address: P.O. Box 14
MANCHESTER, MD. 21022

Telephone Number: 410-472-0724



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

September 22, 2008

Neal Rumley
P.O. Box 14
Manchester, MD 21102

Dear: Neal Rumley

RE: Case Number 2009-0057-A, Address: 16510 Dubbs Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 27, 2008, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Guy Ward: McKee & Associates, Inc., 5 Shawan Rd. Ste. 1, Cockeysville, MD 21030

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 9, 2008

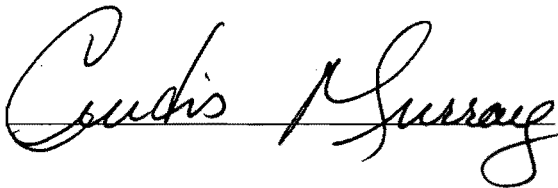
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-057- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 28, 2008

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For September 9, 2008
Item Nos. 09-0051, 0052, 0053, 0054,
0055, 0056, 0057

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:lrk
cc: File
ZAC-08282008-NO COMMENTS



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: SEPT. 8, 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 2009-0057-A
16510 DUBBS ROAD
RUMLEY PROPERTY
ADMIN. 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. 2009-0057-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,

Foster
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: September 9, 2008

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

RECEIVED
SEP 11 2008

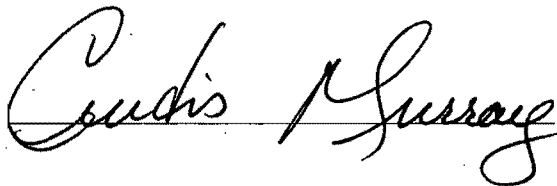
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-057- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



William D. Gulick, Jr.
Baltimore County Approved Sign Poster
Notary Public
2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

LETTER OF TRANSMITTAL

Department of Permits & Development Management
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Attention: Ms. Kristen Matthews/ Mr. Joseph Merrey

Re: Case Number: 09-0057-A
Petitioner/Developer: Neal Rumley
Date of Hearing/Closing: September 22, 2008

ITEMS LISTED BELOW ARE: ☒ Attached ☐ Sent Under Separate Cover

☐ Correspondence ☒ Prints ☐ Documents ☐ Other ☐

No. of Copies	Date	Item Description
1	SEPT. 9, 08	CERTIFICATE OF POSTING
2	SEPT. 7, 08	SITE PHOTOS

PURPOSE OF SUBMITTALS:

☒ For approval ☒ For your use ☐ As requested ☐ For review & comment

☐ Other ☐

REMARKS:

cc: MCKEE & ASSOC. INC
MR. GUY WARD

PHOTOGRAPHIC EXHIBIT

TO ACCOMPANY

ADMINISTRATIVE ZONING
VARIANCE PETITION

16510 DUBBS ROAD

NEAL RUMLEY PROPERTY

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NOTES:
1. OWNER INFO:
NEAL RUMLEY
P.O. BOX 14
MANCHESTER, MD 21102-0014
DEED REFERENCE: 14997/232 & 14978/560
TAX ACCT.# 2200027598
TAX MAP 26, GRID 6, PARCEL 15

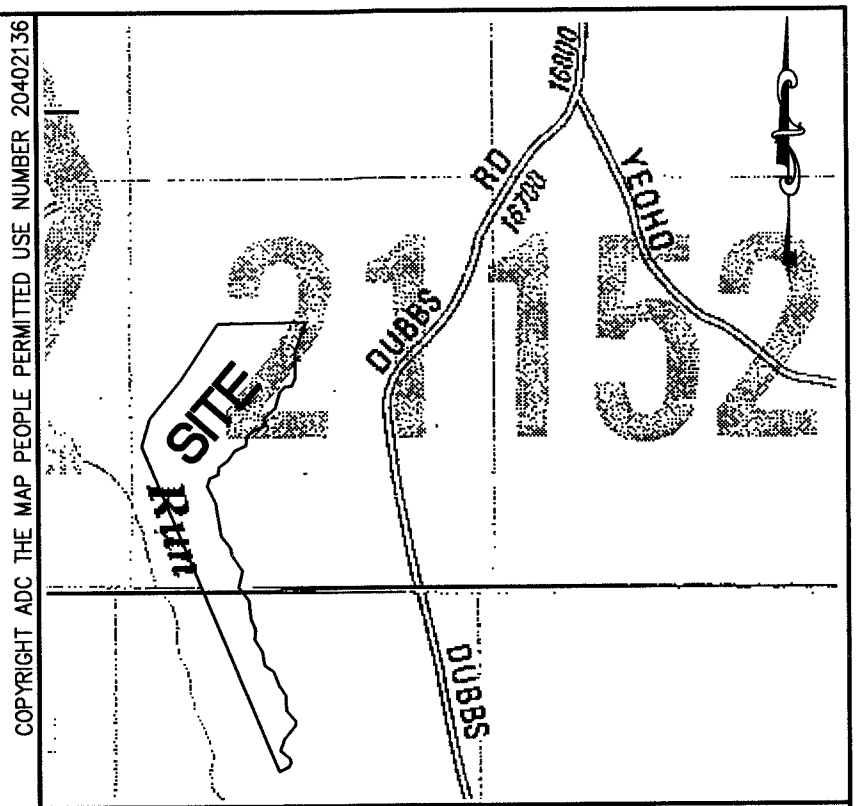
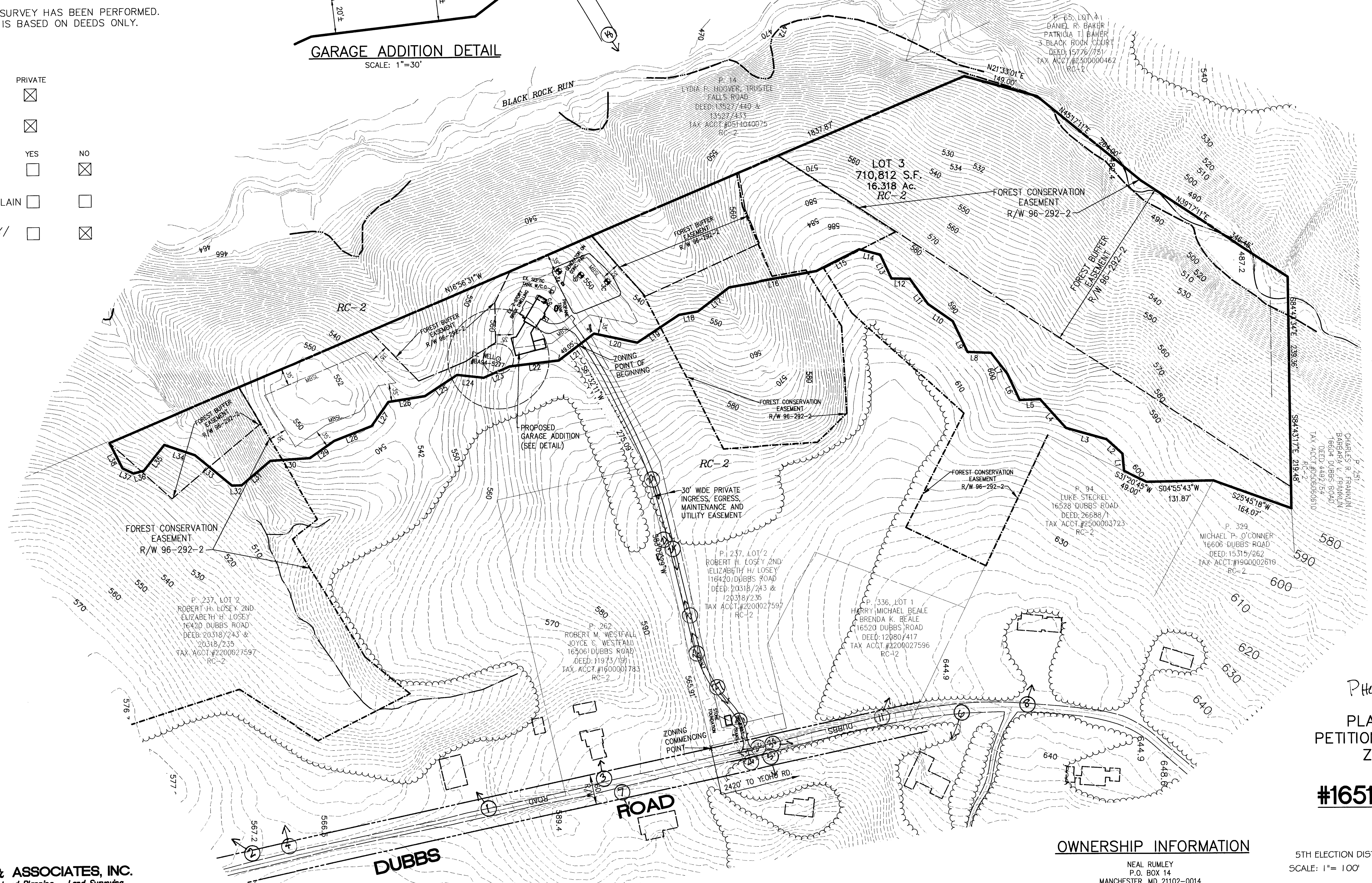
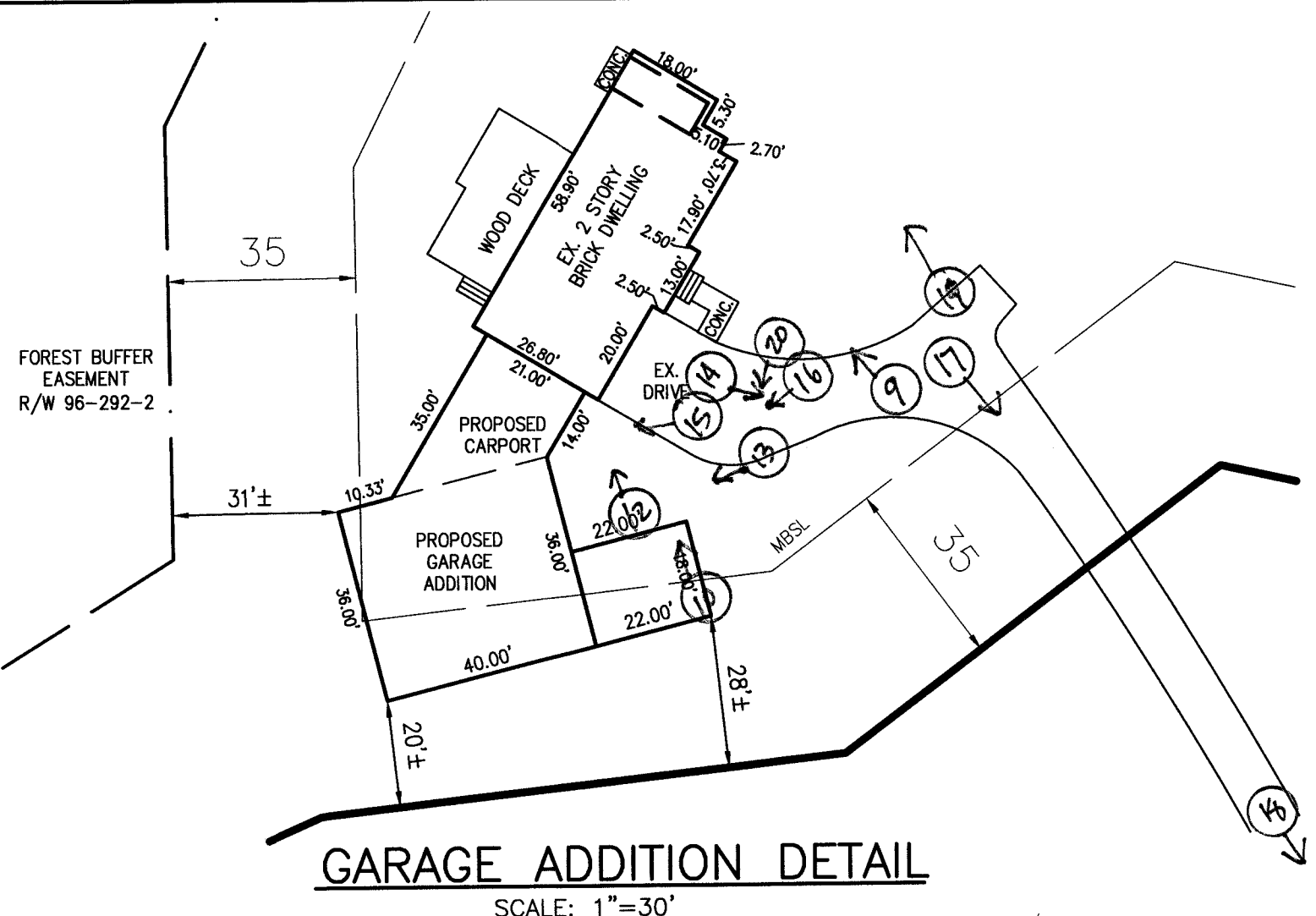
2. TO THE BEST OF OUR KNOWLEDGE THERE
HAVE BEEN NO PRIOR ZONING HEARINGS FOR THIS
SITE.

3. THIS LOT IS SERVED BY PRIVATE WELL AND
SEPTIC SYSTEMS.

4. TOPOGRAPHY SHOWN IS TAKEN FROM
BALTIMORE COUNTY GIS TILE 026C1 & 27A1.

5. NO BOUNDARY SURVEY HAS BEEN PERFORMED.
PROPERTY OUTLINE IS BASED ON DEEDS ONLY.

SEWER	☐	☒
WATER	☐	☒
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☐
HISTORIC PROPERTY/ BUILDING	☐	☒



VICINITY MAP		
SCALE: 1"=1000'		
LINE TABLE		
LINE	LENGTH	BEARING
L1	34.02	N88°55'35"W
L2	42.48	S48°17'52"W
L3	82.92	S21°47'11"W
L4	76.60	S54°00'52"W
L5	40.30	S03°47'45"W
L6	57.67	S71°28'25"W
L7	53.46	S58°38'09"W
L8	46.31	S08°14'43"W
L9	67.53	S70°37'29"W
L10	59.36	S40°54'49"W
L11	60.83	S60°04'28"W
L12	36.44	S07°28'30"W
L13	52.04	S70°58'12"W
L14	42.88	S20°35'27"W
L15	95.00	S20°40'36"E
L16	175.79	S03°58'41"E
L17	78.08	S31°25'04"E
L18	37.95	S04°08'31"E
L19	99.01	S27°52'54"E
L20	87.27	S18°15'48"W
L21	87.42	S31°08'24"E
L22	97.83	S00°38'02"E
L23	56.29	S18°10'42"E
L24	52.88	S12°31'02"W
L25	76.01	S27°14'17"E
L26	73.14	S02°41'17"E
L27	57.98	S49°08'49"E
L28	79.81	S15°19'30"E
L29	58.55	S28°55'53"E
L30	79.41	S02°25'32"W
L31	74.18	S33°40'28"E
L32	18.97	S04°25'23"W
L33	94.29	S45°35'41"W
L34	64.22	S25°16'49"W
L35	64.88	S45°22'02"E
L36	21.21	S08°41'50"E
L37	24.08	S31°32'21"W
L38	56.43	S69°21'31"W

PHOTOGRAPHIC EXHIBIT
PLAT TO ACCOMPANY
PETITION FOR ADMINISTRATIVE
ZONING VARIANCE

#16510 DUBBS ROAD

OWNERSHIP INFORMATION

NEAL RUMLEY
P.O. BOX 14
MANCHESTER, MD 21102-0014
DEED REFERENCE: 14997/232 & 14978/560
TAX ACCT.# 2200027598
TAX MAP 26, GRID 6, PARCEL 15

3RD COUNCILMANIC DISTRICT
5TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"= 100'
DATE: AUGUST 11, 2008

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying
Natural Resource Planning - Real Estate Development
5 SHAWAN ROAD, Suite 1
COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555
FACSIMILE: (410) 527-1563

NOTES:
1. OWNER INFO:
NEAL RUMLEY
P.O. BOX 14
MANCHESTER, MD 21102-0014
DEED REFERENCE: 14997/232 & 14978/560
TAX ACCT.# 2200027598
TAX MAP 26, GRID 6, PARCEL 15

2. TO THE BEST OF OUR KNOWLEDGE THERE
HAVE BEEN NO PRIOR ZONING HEARINGS FOR THIS
SITE.

3. THIS LOT IS SERVED BY PRIVATE WELL AND
SEPTIC SYSTEMS.

4. TOPOGRAPHY SHOWN IS TAKEN FROM
BALTIMORE COUNTY GIS TILE 026C1 & 27A1.

5. NO BOUNDARY SURVEY HAS BEEN PERFORMED.
PROPERTY OUTLINE IS BASED ON DEEDS ONLY.

- SEWER

☐

☒
- WATER

☐

☒
- CHESAPEAKE BAY
CRITICAL AREA

☐

☒
- 100 YEAR FLOOD PLAIN

☐

☐
- HISTORIC PROPERTY/
BUILDING

☐

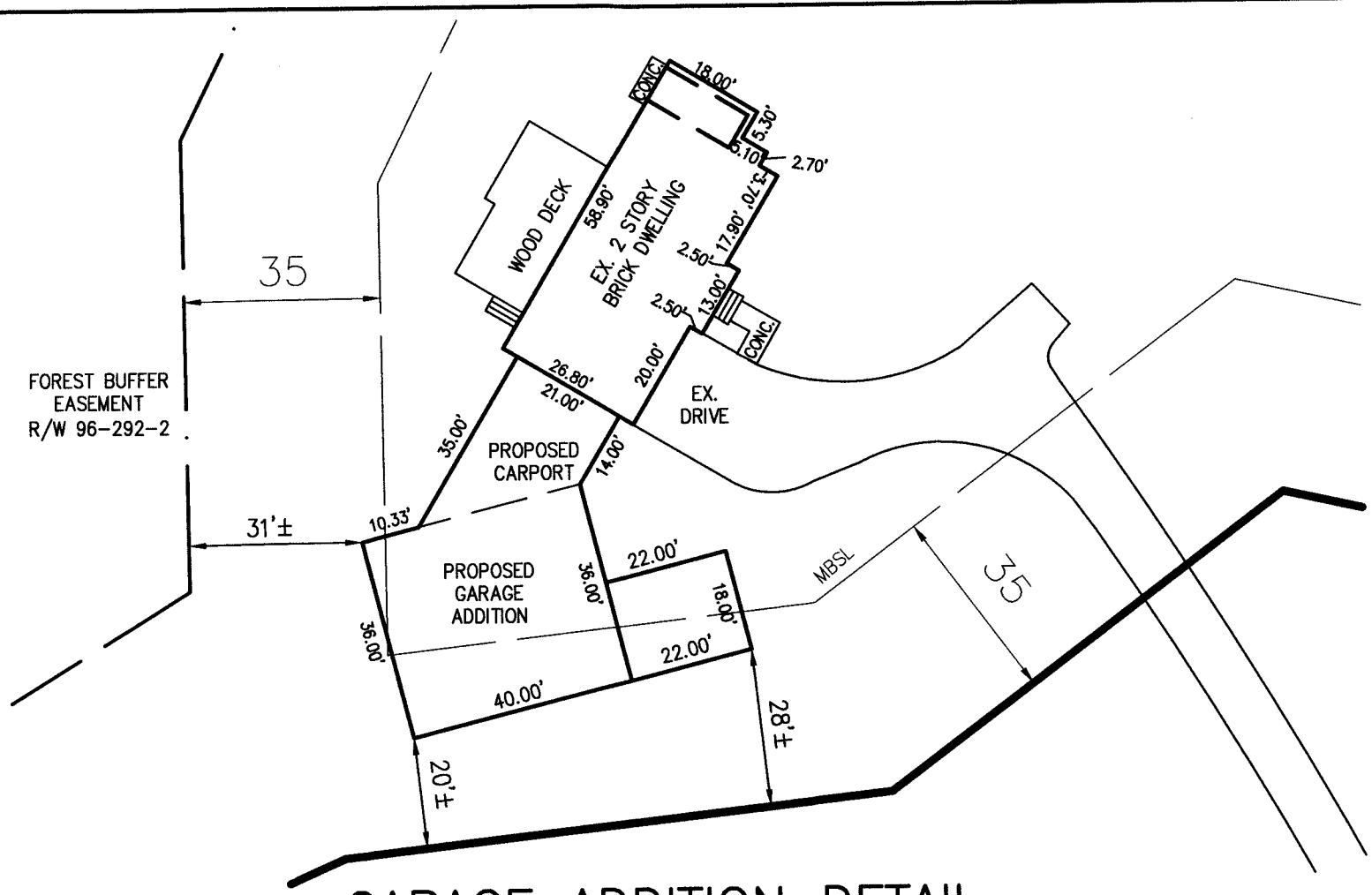
☒
- PUBLIC

☐
- PRIVATE

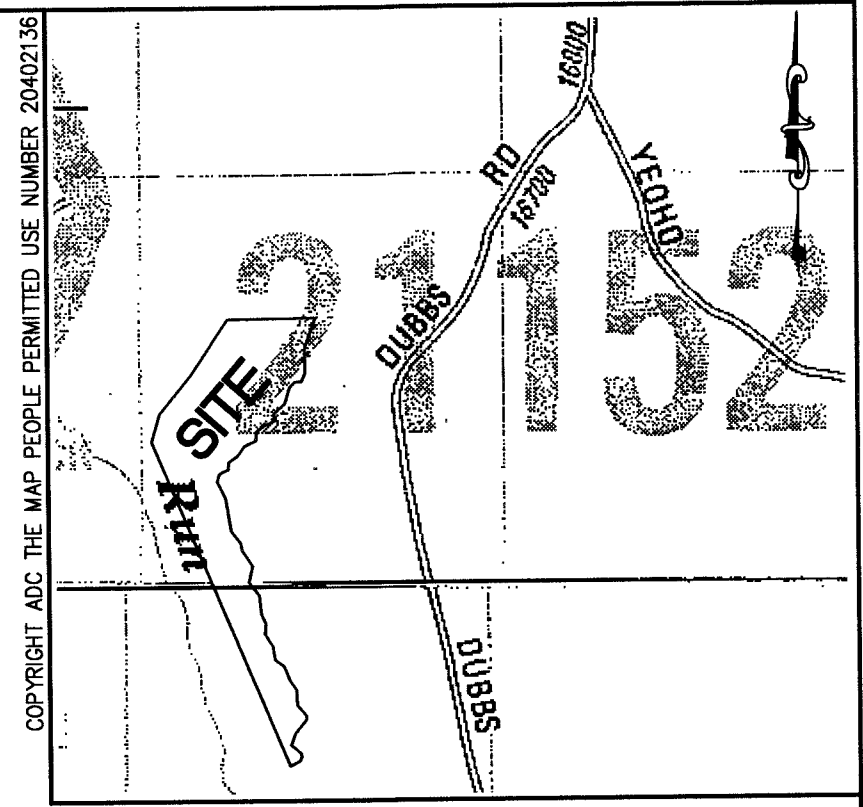
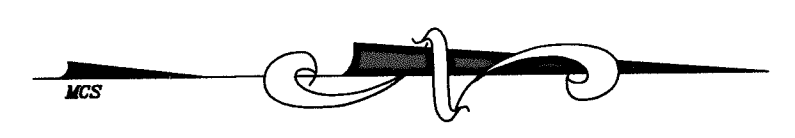
☒
- YES

☐
- NO

☒



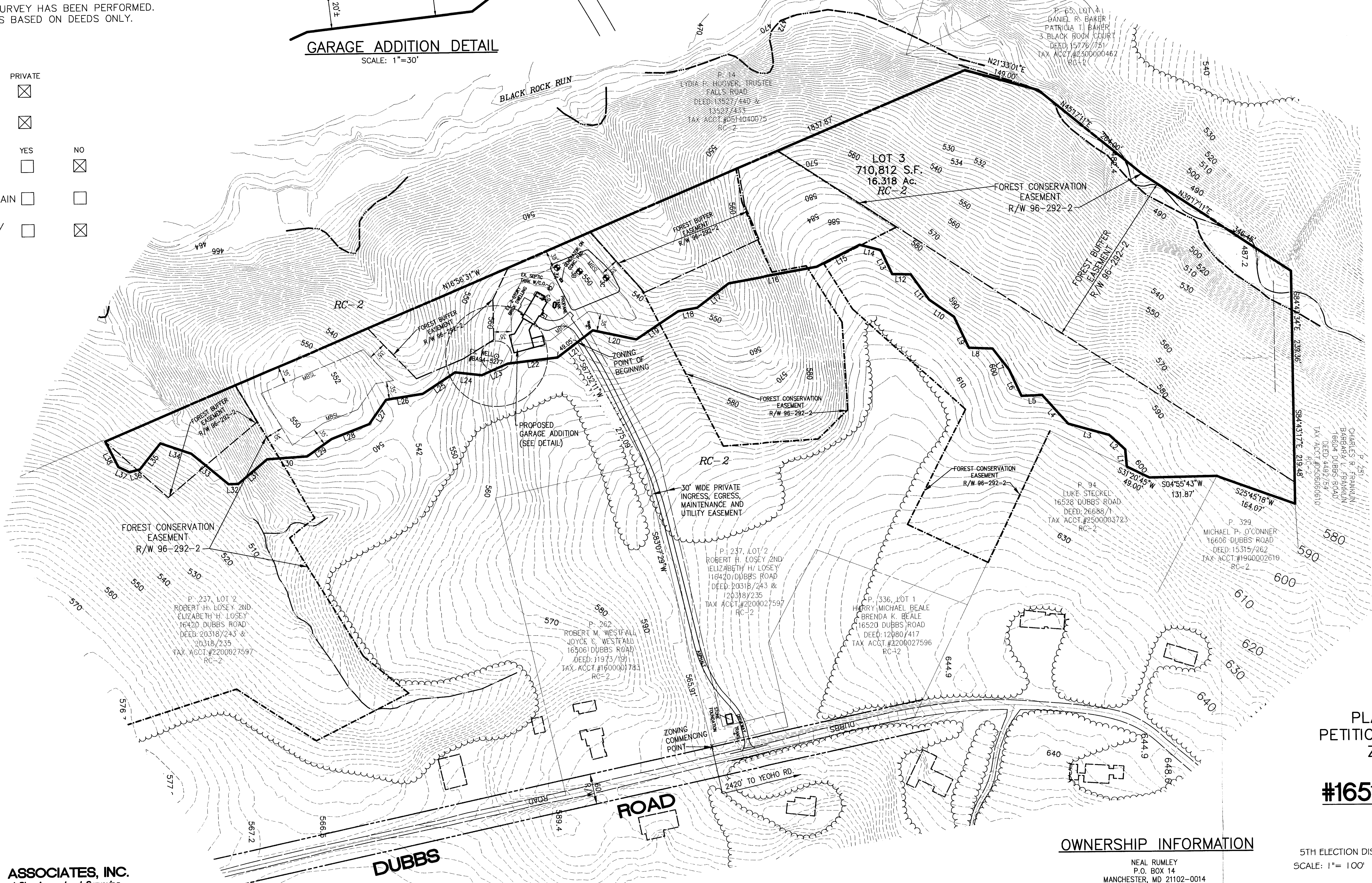
GARAGE ADDITION DETAIL
SCALE: 1"=30'



VICINITY MAP
SCALE: 1"=1000'

LINE TABLE

LINE	LENGTH	BEARING
L1	34.02	N88°55'35"W
L2	42.48	S48°17'52"W
L3	82.92	S21°47'11"W
L4	76.60	S54°00'52"W
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L29	58.55	S28°55'53"E
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L31	74.18	S33°40'28"E
L32	18.97	S04°25'23"W
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L34	64.22	S25°16'49"W
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L36	21.21	S08°41'50"E
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PLAT TO ACCOMPANY
PETITION FOR ADMINISTRATIVE
ZONING VARIANCE

#16510 DUBBS ROAD

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MAP 020C3

MAP 021A3

RC 2

RC 2

BLUEROCK CT

BLUEROCK CT

#16510 DUBBS RD.
SUBJECT PROPERTY

DUBBS RD

DUBBS RD

RC 2

RC 2

MAP 026C1

MAP 027 A1

#16510 DUBBS RD.
ZONING MAP EXHIBIT
1"=200'