

IN RE: PETITION FOR ADMIN. VARIANCE

SW corner of Moales Land and Greenspring
Valley Road
3rd Election District
2nd Councilmanic District
(3 Moales Lane)

Charles and Pamela Ward
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0074-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, Charles and Pamela Ward for property located at 3 Moales Lane. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 18.5 feet in lieu of the required 35 feet for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct an addition behind and to the east of their dwelling. This addition will connect a proposed side entrance, mudroom and garage to their existing home. As shown on the site plan, floor plan and elevation plans, the addition would be rectangular in shape (24 feet, 6 inches wide by 47 feet, 6 inches long) and house approximately three (3) vehicles as well as a mudroom and new side entry. The Petitioners approached their neighbors who do not object and are supportive of the proposed addition. The property contains 1.35 acres (58,895 square feet) and is zoned R.C.2.

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 October 14, 2008, which does not oppose the Petitioners request. The comment further indicates that the existing vegetation at the rear of the property shall remain, as it will create a natural buffer for the property

CASE FILED FOR FILING
Date 10-17-08
By [Signature]

on the south side. Comments were also received from the Department of Environmental Protection and Resource Management (DEPRM) dated October 16, 2008 which indicates that prior to building permit approval, the location of the well and septic system must be shown on the site plan, an evaluation of the septic system may be required, soil evaluations may be required, and to contact the Ground Water Management Section of DEPRM for more information.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 18, 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.

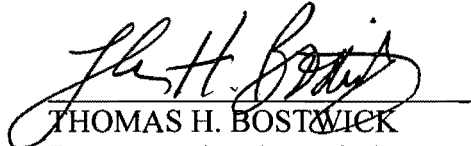
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 17th day of October, 2008 that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 18.5 feet in lieu of the required 35 feet for an addition is hereby GRANTED, subject to the following:

ORDER RECEIVED FOR FILING
Date 10-17-08
By [Signature]

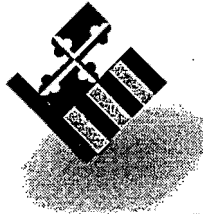
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Preservation of the existing vegetation at the rear of the property shall remain, as it will create a natural buffer for the property on the south side.
3. Prior to building permit approval, the location of the well and septic system must be shown on the site plan, an evaluation of the septic system may be required, soil evaluations may be required, and to contact the Ground Water Management Section of DEPRM for more information.

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

ORDER RECEIVED FOR FILING
Date 10-17-08
By 123



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 17, 2008

CHARLES AND PAMELA WARD
3 MOALES LANE
OWINGS MILLS, MD 21117

Re: Petition for Administrative Variance
Case No. 2009-0074-A
Property: 3 Moales Lane

Dear Mr. and Mrs. Ward:

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 black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: People's Counsel; Office of Planning; DEPRM



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3 MOALES LANE, DWINGS MILLS, MD 21117
which is presently zoned RC-2

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)

1A01.3.B.3; BCZR, TO
PERMIT A REAR SETBACK OF 18.5ft IN LIEU OF
THE REQUIRED 35ft. FOR AN ADDITION.

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):

CHARLES RUSSELL WARD

Name - Type or Print

Signature

Name - Type or Print

Signature

3 MOALES LANE 410.363.6271

Address

Telephone No.

DWINGS MILLS, MD 21117

City

State

Zip Code

Representative to be Contacted:

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 10-17-08 day of October 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. 2009-0074-A

Reviewed By [Signature]

Date 9-11-08

REV 10/25/01

ORDER RECEIVED FOR FILING

Estimated Posting Date 10-17-08

Date

By [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 3 MOALES LANE
Address
OWINGS MILLS, MD 21117
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):

WE WOULD LIKE TO BUILD A GARAGE + TIE IT INTO A SMALL ADDITION. THE ONLY LOCATION THAT WILL WORK IS BEHIND + EAST OF THE HOUSE. WE HAVE ALREADY APPROACHED THE NEIGHBOURS, AND THEY ARE SUPPORTIVE + FINE WITH THE PROPOSED LOCATION. IF WE CAN NOT GET APPROVED FOR THE VARIANCE, WE WILL NOT PROCEED WITH THE PROJECT. WE WOULD NEED TO ENCRACH SLIGHTLY INTO THE SET-BACK. PLEASE FEEL FREE TO CONTACT US WITH ANY QUESTIONS.

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.

Charles Russell Ward
Signature

CHARLES RUSSELL WARD
Name - Type or Print

Pamela Petry Ward
Signature

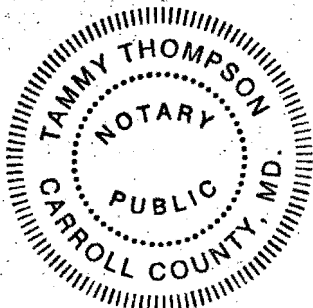
Pamela Petry Ward
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of August, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles Russell Ward & Pamela Petry Ward
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Tammy Thompson
Notary Public

My Commission Expires 4/26/2012

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

3 MOALES LANE
Address
OWINGS MILLS, MD 21117
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):

WE WOULD LIKE TO BUILD A GARAGE + TIE IT INTO A SMALL ADDITION. THE ONLY LOCATION THAT WILL WORK IS BEHIND + EAST OF THE HOUSE. WE HAVE ALREADY APPROACHED THE NEIGHBOURS, AND THEY ARE SUPPORTIVE + FINE WITH THE PROPOSED LOCATION. IF WE CAN NOT GET APPROVED FOR THE VARIANCE, WE WILL NOT PROCEED WITH THE PROJECT. WE WOULD NEED TO ENCRACH SLIGHTLY INTO THE SET-BACK. PLEASE FEEL FREE TO CONTACT US WITH ANY QUESTIONS.

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.

Charles Russell Ward
Signature

CHARLES RUSSELL WARD
Name - Type or Print

Pamela Petry Ward
Signature

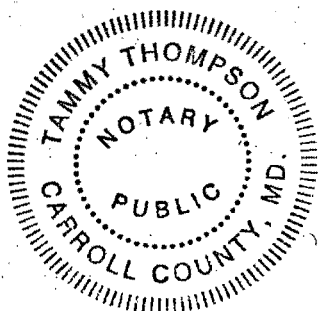
Pamela Petry Ward
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of August, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles Russell Ward & Pamela Petry Ward
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Tammy Thompson
Notary Public

My Commission Expires 4/26/2012

PROPERTY DESCRIPTION
3 MOALES LANE

Exhibit A

BEGINNING for the same at a point on the westernmost side of the Greenspring Valley Road and at the beginning of a parcel of land which by a Deed dated July 16, 1962, and recorded among the Land Records of Baltimore County in Liber WJR No. 4018, folio 229 was conveyed by Osborne P. Beall and wife to William G. Fastie and wife and running thence with and binding on a part of the first line of said parcel of land and binding on the westernmost side of the Greenspring Valley Road, as surveyed in 1966, South 17 degrees 45 minutes West 316.06 feet to the beginning of a parcel of land which by a Deed dated December 31, 1965, and recorded among the Land Records of Baltimore County in Liber OTG No. 4567 folio 373, was conveyed by William G. Fastie and wife to M. Tyler Kohler and wife, thence leaving said road and binding reversely on the last line of said parcel of land North 74 degrees 47 minutes West 205.94 feet to a pipe, thence leaving said outline and running for lines of division the two following courses and distances viz: North 13 degrees 36 minutes East 144 feet to a pipe and North 46 degrees 59 minutes East 198.32 feet to a point in the center of Moales Lane and to intersect the last line of the aforesaid parcel of land which was conveyed by Beall to Fastie and thence running with and binding on a part of said last line and binding in the center of Moales Lane South 76 degrees 19 minutes East 119.61 feet to the place of beginning. Containing 1.35 acres of land more or less. The improvements thereon being known as 3 Moales Lane.

BEING the same property described in a Deed dated April 22, 1985 and recorded among the Land Records of Baltimore County in Liber 6910 folio 540, which was granted and conveyed by John P. Ward and Helen Z. Ward, his wife, unto the said parties of the first part.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 09/22/08

Case Number: 2009-0074-A

Petitioner / Developer: C. WARD~PETER W. RATCLIFFE, AIA

Date of Hearing (Closing): OCTOBER 6, 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:
3 MOALES LANE

The sign(s) were posted on: SEPTEMBER 18, 2008



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, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 23700

Date: 7-11-08

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	006	000		6070						65.00
										65.00

Total: 65.00

Rec

From: C. WAZO

For: 2009-0074-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0074 -A Address 3 MOALES CANE

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9-11-08 Posting Date: 9/21 Closing Date: 10/6

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, usually within 10 days of the closing date if all County agencies' comments are received, 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.

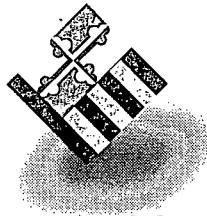
(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2009- 0074 -A Address 3 MOALES CANE
Petitioner's Name C- WARD Telephone 410-363-6271
Posting Date: 9/21/08 Closing Date: 10/6/08
Wording for Sign: A VARIANCE
To Permit A REAR YARD SETBACK OF 18.5ft
IN LIEU OF THE REQUIRED 35ft. for AN
ADDITION.

WCR - Revised 7/7/08



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

October 6, 2008

Charles R. & Pamela P. Ward
3 Moales Ln.
Owings Mills, MD 21117

Dear: Charles R. & Pamela P. Ward

RE: Case Number 2009-0074-A, 3 Moales Ln.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 11, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

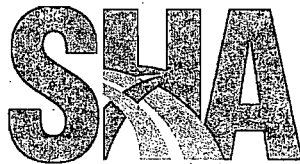
DATE: September 23, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For September 29, 2008
Item Nos. 2009-0065, 0066, 0067, 0068,
0070, 0072, 0073, 0074, and 0076

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

DAK:CEN:lrk
cc: File
ZAC-09232008 -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. 23, 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 2009-0074-A
3 MOALES LANE
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. 2009-0074-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,

FOD¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: October 16, 2008
SUBJECT: Zoning Item # 09-074-A
Address 3 Moales Lane
(Ward Property)

RECEIVED
OCT 16 2008

BY:.....

Zoning Advisory Committee Meeting of September 22, 2008

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

 X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Prior to building permit approval: The location of the well and septic system must be shown on the site plan. An evaluation of the septic system may be required. Soil evaluations may be required. Contact GWM for more information.

Reviewer: S.Farinetti

Date: 9/26/08

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 14, 2008

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

RECEIVED
OCT 14 2008

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-074- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. The existing vegetation at the rear of the property shall remain, as it will create a natural buffer for the property on the south side.

For further questions or additional information concerning the matters stated herein, please contact Jeff Mayhew in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



Patricia Zook - Administrative Variances that closed October 6 - comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 10/7/2008 10:52 AM
Subject: Administrative Variances that closed October 6 - comments needed
CC: Bostwick, Thomas; Wiley, Debra

Curtis -

Below are the descriptions for the administrative variance cases that were just delivered to our office. None of these folders have comments from the Planning Office.

CASE NUMBER: 2009-0069-A
9501 Dawnvale Road
Location: E side of Dawnvale Road, 36 feet N of Walter Avenue.
11th Election District, 5th Councilmanic District
Legal Owner: Louis J. and Deborah A. Sellmayer
Closing Date: 10/6/2008

ADMINISTRATIVE VARIANCE to allow a fence height of 72 inches in lieu of the allowed 42 inches.

CASE NUMBER: 2009-0068-A
1041 Mace Avenue
Location: N side of Mace Avenue, 100 feet +/- N of centerline of Essex Avenue.
15th Election District, 7th Councilmanic District
Legal Owner: Jonathan M. and Judy A. Goff
Closing Date: 10/6/2008

ADMINISTRATIVE VARIANCE to permit a side setback of 1.5 feet for an attached garage in lieu of the required 10 feet.

CASE NUMBER: 2009-0074-A
3 Moales Lane
Location: SW corner of Moales Lane and Greenspring Valley Road.
3rd Election District, 2nd Councilmanic District
Legal Owner: Charles and Pamela Ward
Closing Date: 10/6/2008

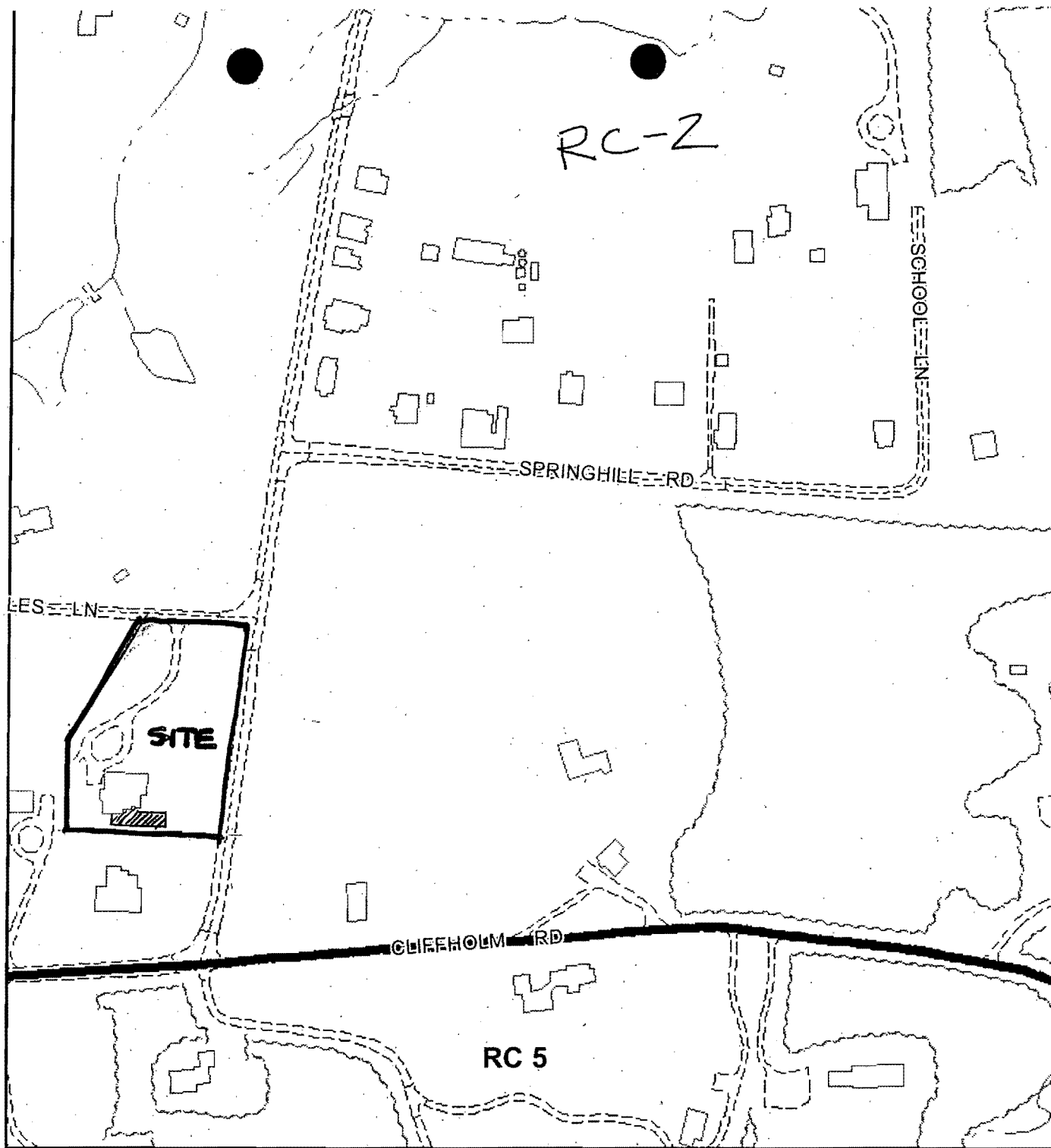
ADMINISTRATIVE VARIANCE to permit a rear setback of 18.5 feet in lieu of the required 35 feet for an addition.

Please respond to Debbie as I am heading for the Islands later today.

Thanks for checking into this for us.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103

105 West Chesapeake Avenue
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



Plan Sheet: 068A1

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	
	Buildings	



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

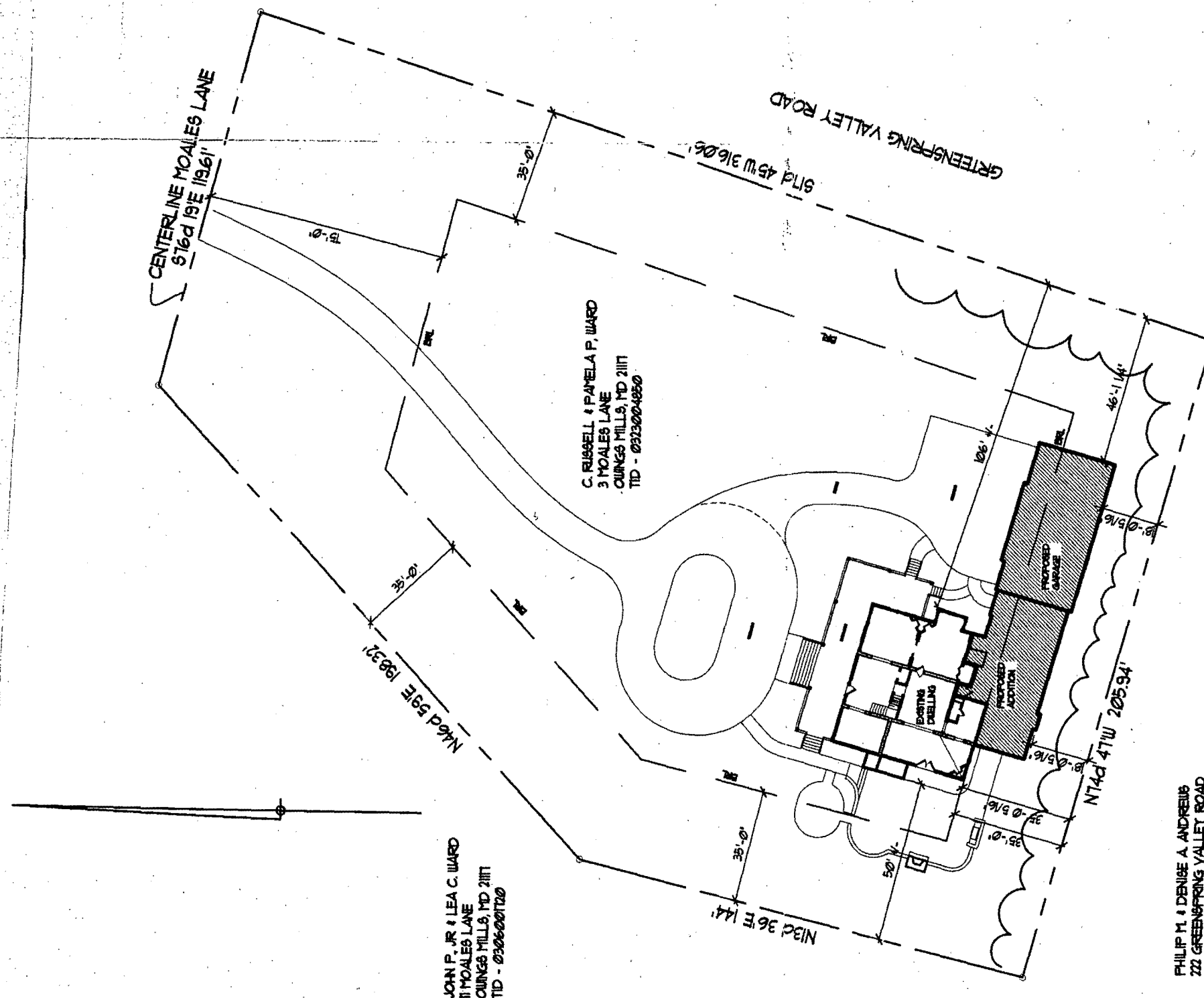
PROPERTY ADDRESS 3 MOALES LANE

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

SUBDIVISION NAME _____

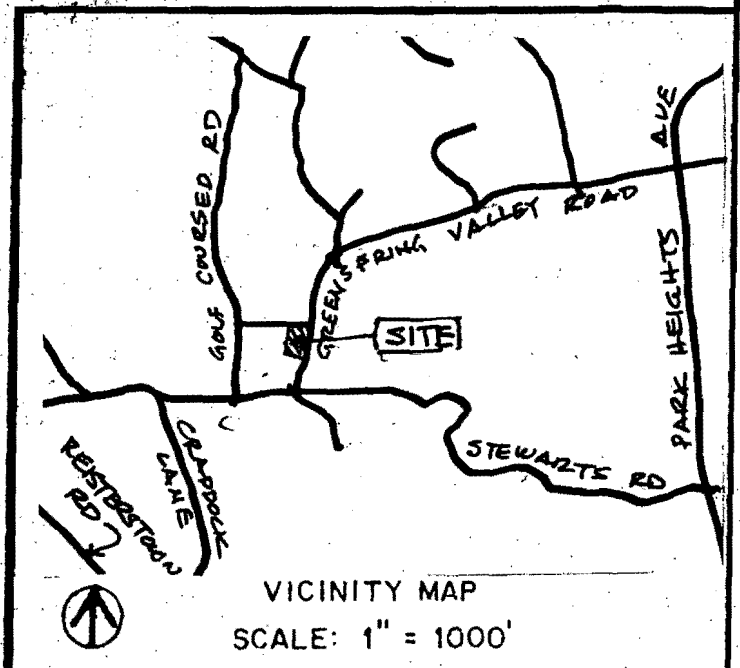
LIBER
PLAT BOOK # 6910 FOLIO # 540 LOT # _____ SECTION # _____

OWNER C. RUSSELL & PAMELA P. WARD



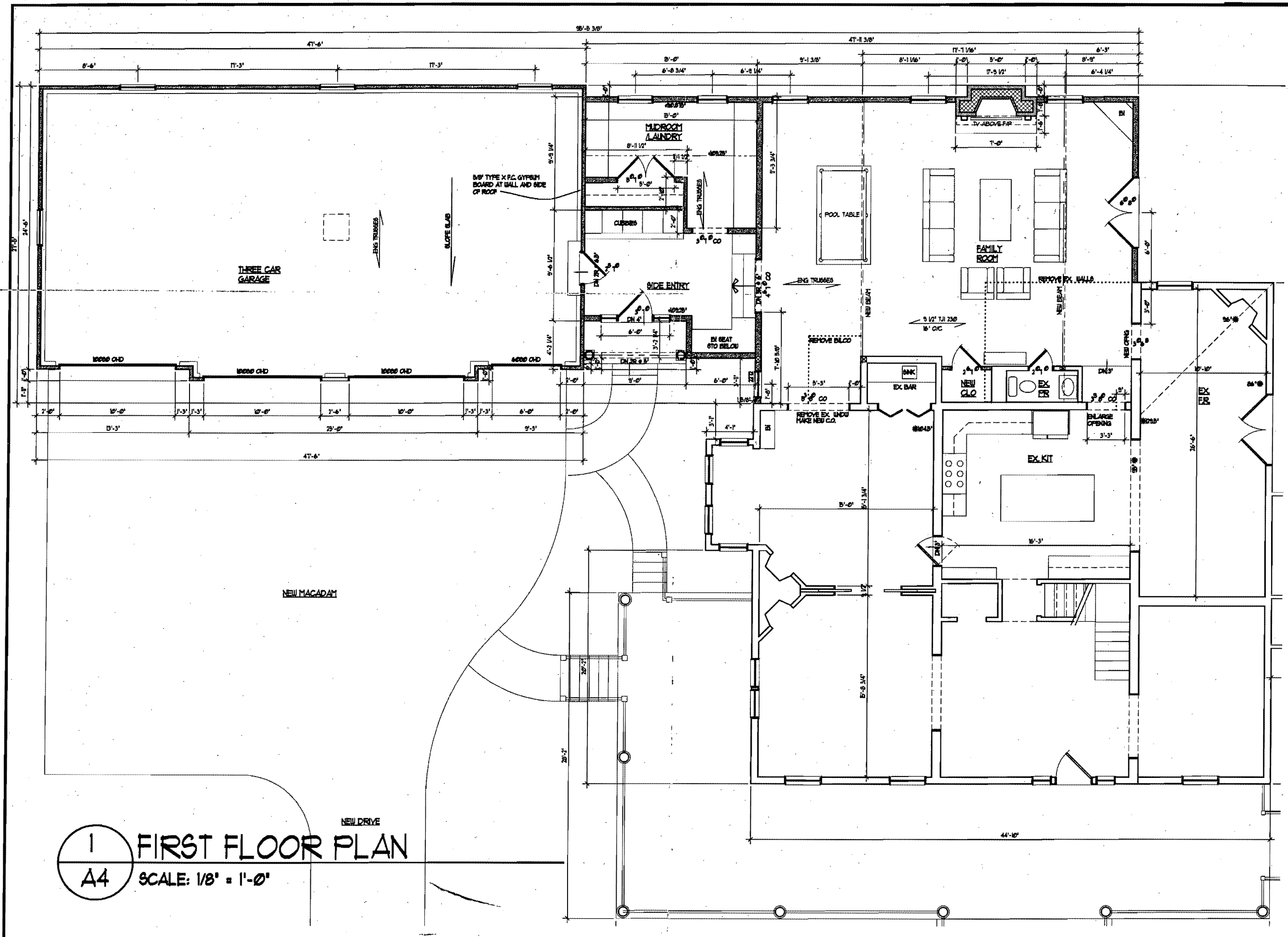
PREPARED BY DAN BURSI

SCALE OF DRAWING: 1" = 30'-0"



LOCATION INFORMATION			
ELECTION DISTRICT	<u>3</u>		
COUNCILMANIC DISTRICT	<u>2</u>		
1" = 200' SCALE MAP #	<u>06841</u>		
ZONING	<u>RC2</u>		
LOT SIZE	<u>1.35</u> ACREAGE	<u>58,895</u> SQUARE FEET	
	PUBLIC	PRIVATE	
SEWER	☐	☒	
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 # _____



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

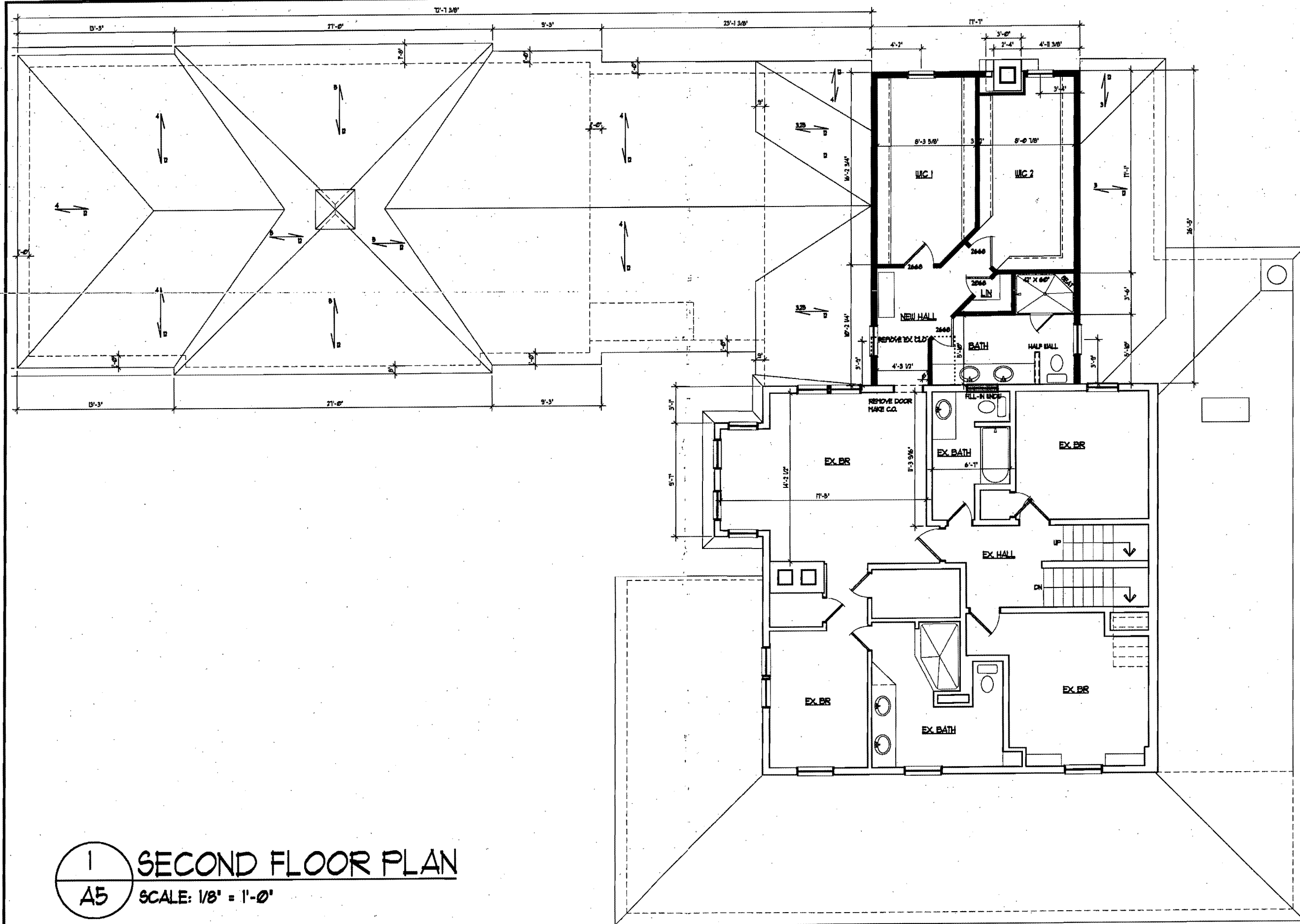
10404 Stevenson Road
Stevenson, Maryland 21153
410-484-7010 Fax 410-484-3819 PWRARCHITECT@AOL.COM

THE WARD FAMILY
3 MOALES LANE
QUINGS MILLS, MD 21117

DATE:
08-11-08

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

A4



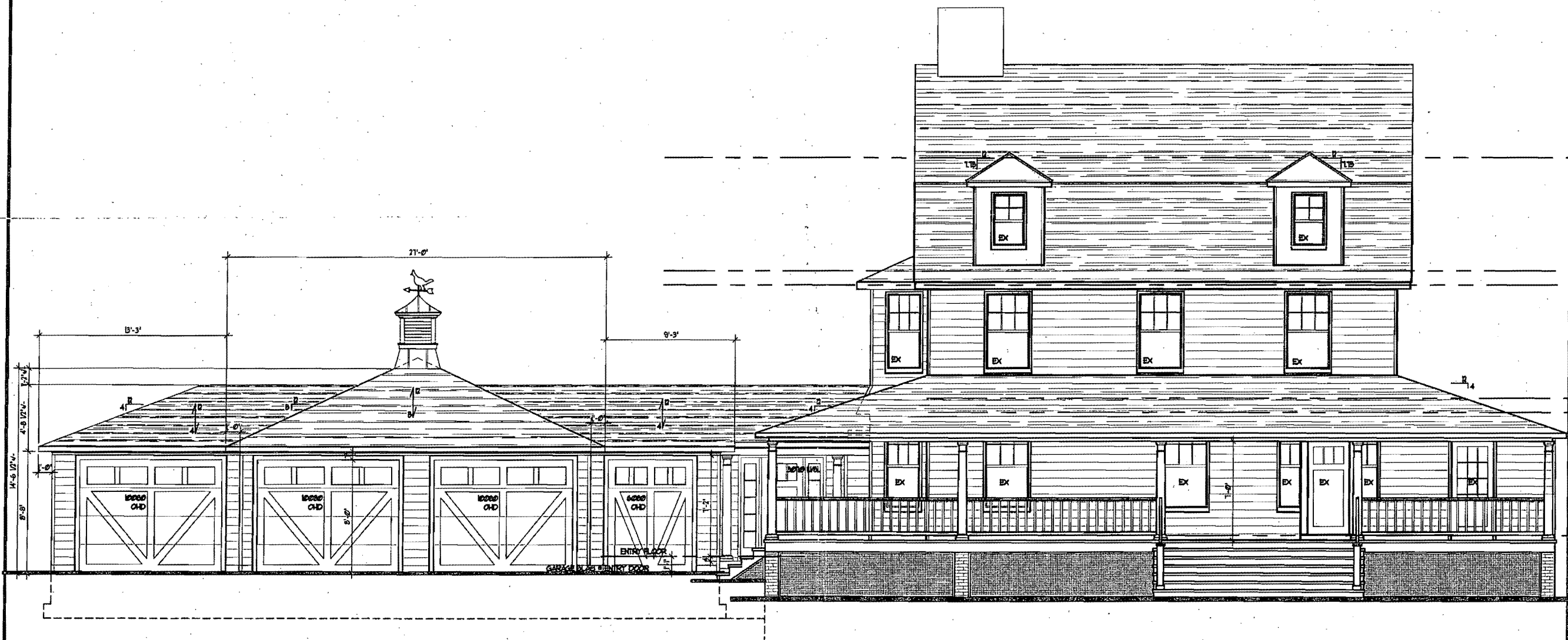
SECOND FLOOR PLAN

PETER W. RATCLIFFE, A.I.A.
A R C H I T E C T S

THE WARD FAMILY

DATE:
08-11-08

A5



1 FRONT ELEVATION
A8 SCALE: 1/8" = 1'-0"

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

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

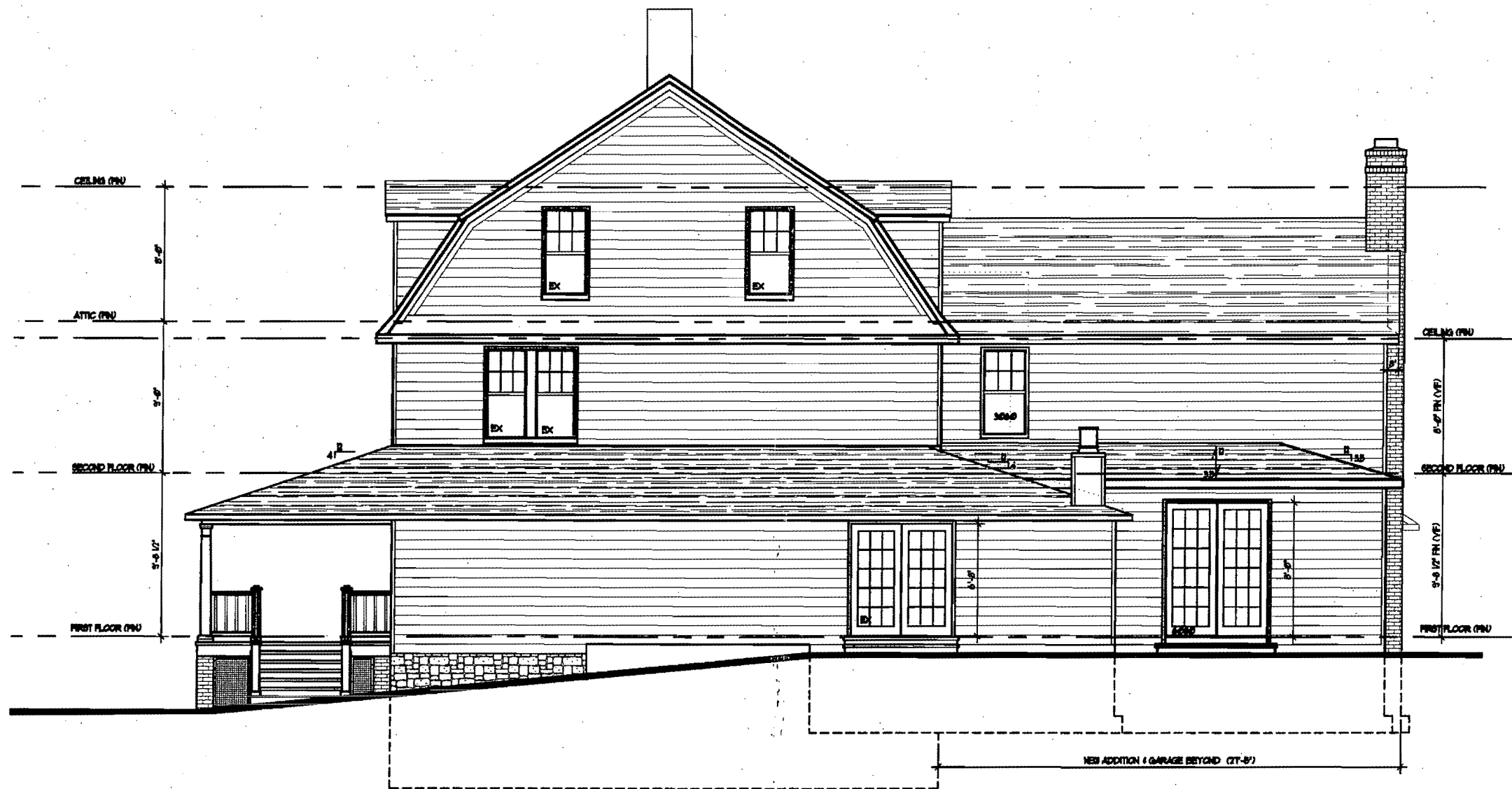
THE WARD FAMILY

3 MOALES LANE
QWINGS MILLS, MD 21117

DATE:
08-11-08

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

A8



1
A9 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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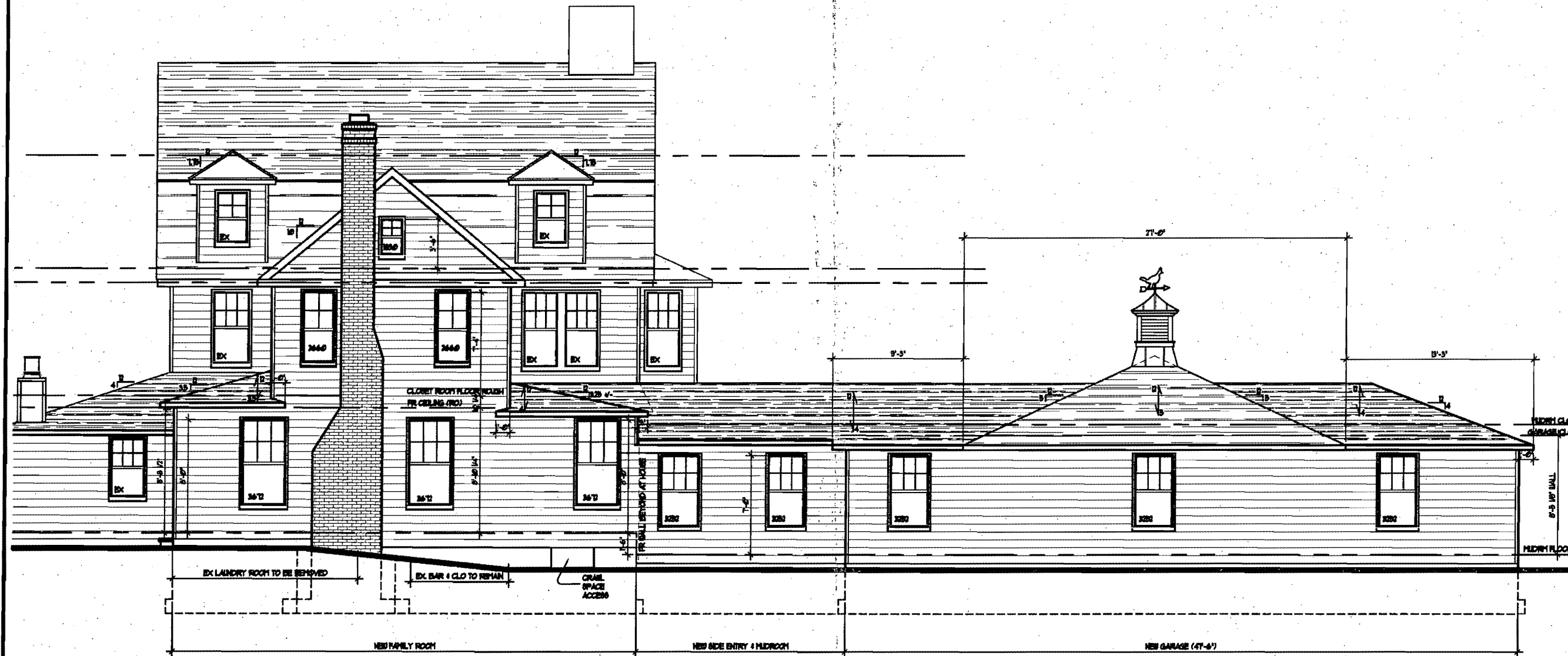
3 MOALES LANE

QUINGS MILLS, MD 21117

DATE:
08-11-08

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

A9



1 REAR ELEVATION
A10 SCALE: 1/8" = 1'-0"

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QUININGS MILLS, MD 21117

DATE:
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SCALE:
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A10



1 LEFT ELEVATION
All SCALE: 1/8" = 1'-0"

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A11