

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Hillrise Road; 150 feet S of the c/l
of Lacy Lane
11th Election District
3rd Councilmanic District
(5464 Hillrise Road)

Dan Sheahan and Larissa Shimoda
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0060-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, Dan Sheahan and Larissa Shimoda for property located at 5464 Hillrise Road. The variance request is from Sections 400.1 and 400.3 to permit an accessory structure (garage) be located in the front yard with a height of 24 feet in lieu of the required rear yard and 15 feet height, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct an accessory building measuring 34 feet x 30 feet. Topography in the rear yard prevents the structure from being constructed in that location. Petitioners' property is also encumbered with a drainage and utility easement, forest buffer easement and forest conservation easement. The property contains 3.74 acres zoned RC 2 and is served by private sewer and water systems.

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 September 9, 2009, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area or kitchen facilities, and not be used for commercial purposes.

~~STAMP REMOVED FOR FILING~~
9-17-09
pm

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 30, 2009 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.

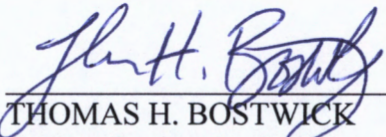
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 17th day of September, 2009 that a variance from Sections 400.1 and 400.3 to permit an accessory structure (garage) be located in the front yard with a height of 24 feet in lieu of the required rear yard and 15 feet height, respectively is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area or kitchen facilities.
3. The accessory structure shall not be used for commercial purposes.

FORWARDED FROM FILE
9.17.09
Bj

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
9.17.09
PJ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 17, 2009

DAN SHEAHAN AND LARISSA SHIMODA
5464 HILLRISE ROAD
GLEN ARM MD 21057

Re: Petition for Administrative Variance
Case No. 2010-0060-A
Property: 5464 Hillrise Road

Dear Mr. Sheahan and Ms. Shimoda:

Enclosed please find the decision rendered in the above-captioned case.

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 "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5464 HILLRISE ROAD GLEN ARM, MD
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)

see attached

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

DAN SHEAHAN

Name - Type or Print

Signature

LARISSA SHIMODA

Name - Type or Print

Signature

5464 HILLRISE ROAD

410-817-9634

Address Telephone No.
GLEN ARM, MARYLAND 21057

City State Zip Code

Representative to be Contacted:

DAN SHEAHAN

Name

5464 HILLRISE ROAD

410-817-9634

Address

GLEN ARM, MARYLAND

21057 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 _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2010-0060-A

Reviewed By Bu Date 8/21/09

REV 10/25/01

Estimated Posting Date 8/30/09

9.17.09

pm

400.1 and 400.3 to permit an accessory structure (garage) be located in the front yard with a height of 24 ft. in lieu of the required rear yard and 15 ft. height., respectively.

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

5464 HILLRISE ROAD
Address
GLEN ARM MARYLAND 21057
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 are requesting a zoning variance based on practical difficulty. We cannot locate the proposed building behind our house because of the topography. There is a steep hill behind our house which would hinder construction. In addition, locating the building behind the house would require construction of an additional driveway, which would need to go over the septic field or through the wetland conservation buffer. In addition, the height of the structure will exceed 15ft due to the fact that the structure will have 14ft ceilings plus the pitch of the roof will result in a total height of 24ft

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.

Dan Sheahan
Signature

DAN SHEAHAN
Name - Type or Print

Larissa Shimoda
Signature

LARISSA SHIMODA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of August, 2009, before me, a Notary Public of the State Md of Maryland, in and for the County aforesaid, personally appeared

DAN SHEAHAN & LARISSA SHIMODA
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Diana J. Dolan
Notary Public

My Commission Expires 6/10/12

ZONING DESCRIPTION FOR 5464 HILLRISE ROAD
(address)

Beginning at a point on the WEST side of
(north, south, east or west)

HILLRISE ROAD which is 50 FEET
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 150 SOUTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street LACY LANE
(name of street)

which is 8 FT wide. *Being Lot # 1
(number of feet of right-of-way width)

Block -, Section # - in the subdivision of TOWNES PROPERTY (MS)
(name of subdivision)

as recorded in Baltimore County Plat Book # SM 1, Folio # 146,

containing 3.74 ACRES. Also known as 5464 HILLRISE ROAD
(square feet or acres) (property address)

and located in the 11 Election District, 3 Councilmanic District.

Certificate of Posting

RE: Case NO. 2010-0060-A

Petitioner/Developer Dan Sheahan &

Larissa Shimoda-Sheahan

Date of Hearing/Closing 9/14/09

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

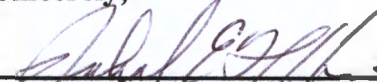
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign(s) as required by law, were posted conspicuously on the property located at _____

5464 Hillrise Road

The sign(s) were posted on 8/30/09
(Month, Day, Year)

Sincerely,

 8/30/09
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

See Attached
Photograph

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2010-0060-A

Petitioner/Developer: _____

Dan Sheahan & Larissa Shimoda-
Sheahan

Date of Hearing/Closing: 9/14/09



5464 Hillrise Road

Posting Date: 8/30/09

Dan Sheahan 8/30/09
(Signature and date of sign poster)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. _____

Date: _____

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount

Total: _____

Rec
From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2000- 0060 -A Address 5464 Hillrise Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/21/09 Posting Date: 8/30/09 Closing Date: 9/14/09

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, 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.
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 2000- 0060 -A Address 5464 Hillrise Rd.
Petitioner's Name Dan Sheahan & Larissa Shimoda Telephone 410-817-7634
Posting Date: 8/30/09 Closing Date: 9/14/09
Wording for Sign: To Permit an accessory structure (garage) be located in the front yard with a height of 24 ft. in lieu of the required rear yard and 15 ft. height, respectively.

WCR - Revised 7/7/08

**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: 2010-0060-A

Petitioner: Dan Sheahan

Address or Location: 5464 Hillrise Rd Glen Arm Md 21057

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dan Sheahan

Address: 5464 Hillrise Rd
Glen Arm Md 21057

Telephone Number: 410-817-9634

Revised 7/11/05 - SCJ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 15, 2009

Dan Sheahan & Larissa Shimoda
5464 Hillrise Rd.
Glen Arm, MD 21057

Dear: Dan Sheahan & Larissa Shimoda

RE: Case Number 2010-0060-A, 5464 Hillrise 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 21, 2009. 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.

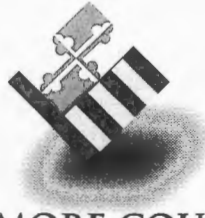
Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

September 10, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 31, 2009

Item Numbers 0103, 0056, 0057, 0058, 0059, 0060, 061, 0062, 0063 and 0064

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 9, 2009

RECEIVED

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

SEP 10 2009

ZONING COMMISSIONER

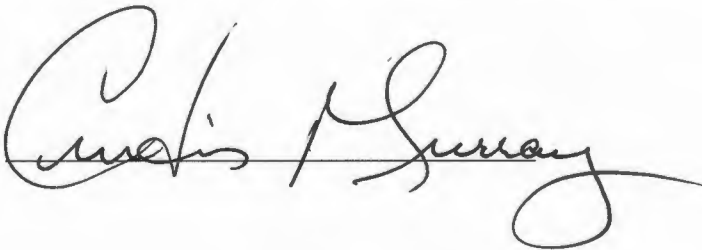
SUBJECT: 10-060 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 24 feet in lieu of the maximum permitted 15 feet and to be located in the front yard in lieu of the required rear yard provided the following conditions are met:

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

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

Prepared by:
AFK/LL: CM





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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 3, 2009

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

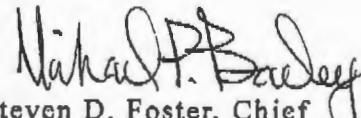
RE: Baltimore County
Item No. 2010-0060-A
3464 HILLDAISE RD
SHEADAN/SKIMONDA PROPERTY
ADN.W. VARIANCE

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. 2010-0060-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 4, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For response date September 14, 2009
Item Nos. 2008-103, 2010-056, 057, 058,
059, 060, 061, 062, 064, 065, 066

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-09142009 -NO COMMENTS.doc



View of Proposed building Site from the House

#0060



View of Proposed building site from 5464 Hillrise
driveway

#0060



A View from Hillrise up 5464 Hillrise's driveway

#0060



View of Proposed building site from the South
facing North

#0060

Pt. Bk. 34 Folio 97 1119033253

PDM # 111067
1102037050

LACY LN

NE 15-G

3 CD

RC 2 5464

11 ED 054A3

1108069170

2200029114

TOWNES, JULIA PROPERTY (PDM File/Project #)

PDM # 110779

5460

NE 14-G

2200029115

HILLRISE RD

1123015125

1116015700

#0060

SOILS LIMITATION CHART				
SYM. SERIES	W/BASEMENT	W/O BASEMENT	STREETS/PARKING	TYPE
B2B	SEVERE	SEVERE	SEVERE	D
B2C	MODERATE	MODERATE	MODERATE	C
B2D	SEVERE	SEVERE	SEVERE	C

FOREST BUFFER EASEMENT

① S 68° 30' 00" W 113.01'

② N 100.00' L: 470.40'

③ N 62° 54' 10" W 52.44'

④ S 26° 50' 21" W 99.15'

⑤ S 10° 52' 16" W 225.60'

⑥ S 10° 35' 40" E 93.25'

⑦ S 31° 30' 57" E 89.60'

FOREST CONSERVATION EASEMENT

⑧ S 76° 35' 45" W 137.23'

⑨ S 65° 56' 05" W 116.39'

⑩ S 69° 11' 36" W 98.07'

⑪ S 45° 15' 28" W 126.35'

⑫ S 60° 02' 18" W 267.12'

CHAMP C. HATCHETT
DORIS D. HATCHETT
TAX. ACCT. No. 1108003551
3140 / 134

DRAINAGE AND UTILITY EASEMENT

⑬ N 44° 11' 54" E 84.31'

⑭ N 20° 11' 34" E 314.00'

⑮ N 32° 36' 34" E 48.00'

⑯ N 55° 51' 34" E 114.00'

⑰ N 40° 36' 34" E 70.00'

⑱ N 56° 36' 34" E 194.00'

⑲ S 26° 36' 34" W 121.13'

⑳ S 40° 36' 34" W 60.02'

㉑ S 55° 51' 34" W 121.01'

㉒ S 32° 36' 34" W 60.10'

㉓ S 20° 11' 34" W 305.81'

㉔ S 44° 11' 54" W 72.20'

LEGEND

EXISTING CONTOUR 430

EXISTING STREAM

SOILS LINE

BOUNDARY LINE

FENCE -x-x-

EXISTING PAVING =====

PASSING PERC. TEST ○

FAILING PERC. TEST ●

PERC. TEST LOCATION (NOT DEG) ○

DISCLAIMER NOTE:

BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAT TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS OR TO OPEN OR EXCAVATE THE AFORESAID PRIVATE RIGHT OF WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS, BUT NOT LIMITED TO, WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TELEVISION.

GENERAL NOTES

1. THERE ARE NO HAZARDOUS MATERIAL SITES ON THIS PROPERTY.
2. THERE ARE NO UNDERGROUND STORAGE TANKS ON THIS PROPERTY.
3. THERE ARE NO HISTORICAL BUILDINGS OR LANDMARKS ON THE PROPERTY.
4. THERE ARE NO ARCHEOLOGICAL SITES ON THIS PROPERTY.
5. IN ACCORDANCE WITH BILL NO. 56-82, DREDGING, FILLING OR CONSTRUCTION IN WETLANDS IS PROHIBITED.
6. ALL SITE RUN-OFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING BODY OF WATER, WATER COURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
7. HOUSE DOWNSPOUTS ARE TO BE DISCHARGED INTO PERVIOUS AREAS OR INTO DRYWELLS WHERE FEASIBLE.
8. PUBLIC WATER IS NOT AVAILABLE TO SERVE THIS PROPERTY. A PRIVATE WELL SYSTEM MUST BE PROVIDED IN CONFORMANCE WITH D.E.P.R.M. REQUIREMENTS. A WATER APPROPRIATION PERMIT MUST BE APPROVED PRIOR TO SIGNATURE ON THE RECORD PLAT.
9. PUBLIC SEWERS ARE NOT AVAILABLE TO SERVE THIS PROPERTY. PRIVATE SEWER SYSTEMS MUST BE PROVIDED. SOIL TEST HAVE BEEN CONDUCTED FOR BOTH LOTS AND APPROVED BY D.E.P.R.M. GROUND WATER MANAGEMENT SECTION.
10. THIS PROPERTY HAS BEEN HELD INTACT SINCE DECEMBER, 1960. THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA HAS EVER BEEN UTILIZED, REDUCED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
11. THERE IS NO PREVIOUS ZONING CASE HISTORY FOR THIS PROPERTY.
12. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER / FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY BALTIMORE COUNTY D.E.P.R.M.
13. ANY FOREST BUFFER / FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
14. ACCESS TO THE FOREST BUFFER / FOREST CONSERVATION EASEMENT SHALL BE DIRECTLY FROM HILLRISE ROAD.
15. THE EXISTING 10' DRIVEWAY WILL BE PAVED WITH A DURABLE AND DUST-FREE SURFACE TO A 12' WIDTH.
16. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE EXISTING DWELLING ON-SITE IS RAZED.



VICINITY MAP
SCALE: 1"=2000'

SITE DATA

AREA GROSS 7.4 AC±
NET 7.4 AC±

TAX ACCT. No. 1103023125

TAX MAP 54 GRID 19 PARCEL 69

DEED REFERENCE 74-23 / 132

EXISTING ZONING RC-2

CENSUS TRACT 4112.02

COUNCILMANIC DISTRICT 6

WATERSHED 3

SUBSEWER SHED 81

SCHOOL DISTRICT MINE GROVE ELEM. LOCH RAVEN HIGH. 310

REGIONAL PLAN. DIST. 1 LOT

EXISTING USE SINGLE FAMILY

PROPOSED USE 2 LOTS
SINGLE FAMILY

PLAT RECORDING 15.8

TOTAL 15.8

Rest # 8401 Rept # 27697

SM BC Bk # 2971

Mar 26, 1997 11:49

S.M. 1-146

Filed for record
S.M. 1 FOLIO 146
Date MAR 26 1997

Test:
Signature
Clerk



BALTIMORE COUNTY MINOR SUBDIVISION	
Project No. 95-204-M	
DEVELOPMENT REGULATIONS	
☒ Exempt from Division 2	
☐ Parhandle, exempt from Sections 26-202 & 25-206	
PDM CERTIFICATION	
☒ Approved ☐ Disapproved	
By: <i>Signature</i>	Date: 3/25/97
APPROVED, <i>Signature</i>	Date: 3/25/97

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 109, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

OWNER / DEVELOPER
JULIA TOWNES % TOM CHASE
3418 ESSEX ROAD
BALTIMORE, MARYLAND 21207

MINOR SUBDIVISION OF
TOWNES PROPERTY
HILLRISE ROAD
No. 95-204-M

ELECTION DISTRICT 11 BALTIMORE COUNTY, MD

SCALE: 1"=100' DES. BY: SHT. 1 OF 1
DATE: OCT. 13, 1995 DRN. BY: P.M.N.

89007 1-146

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

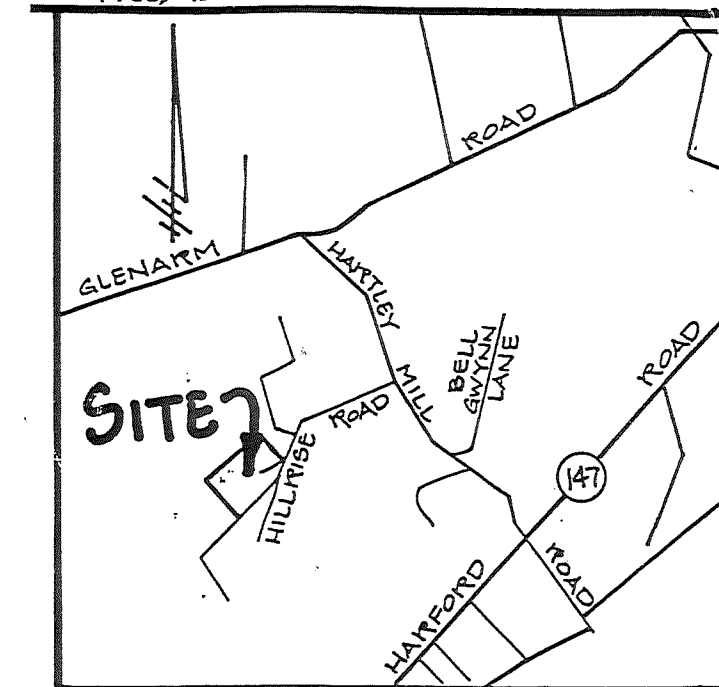
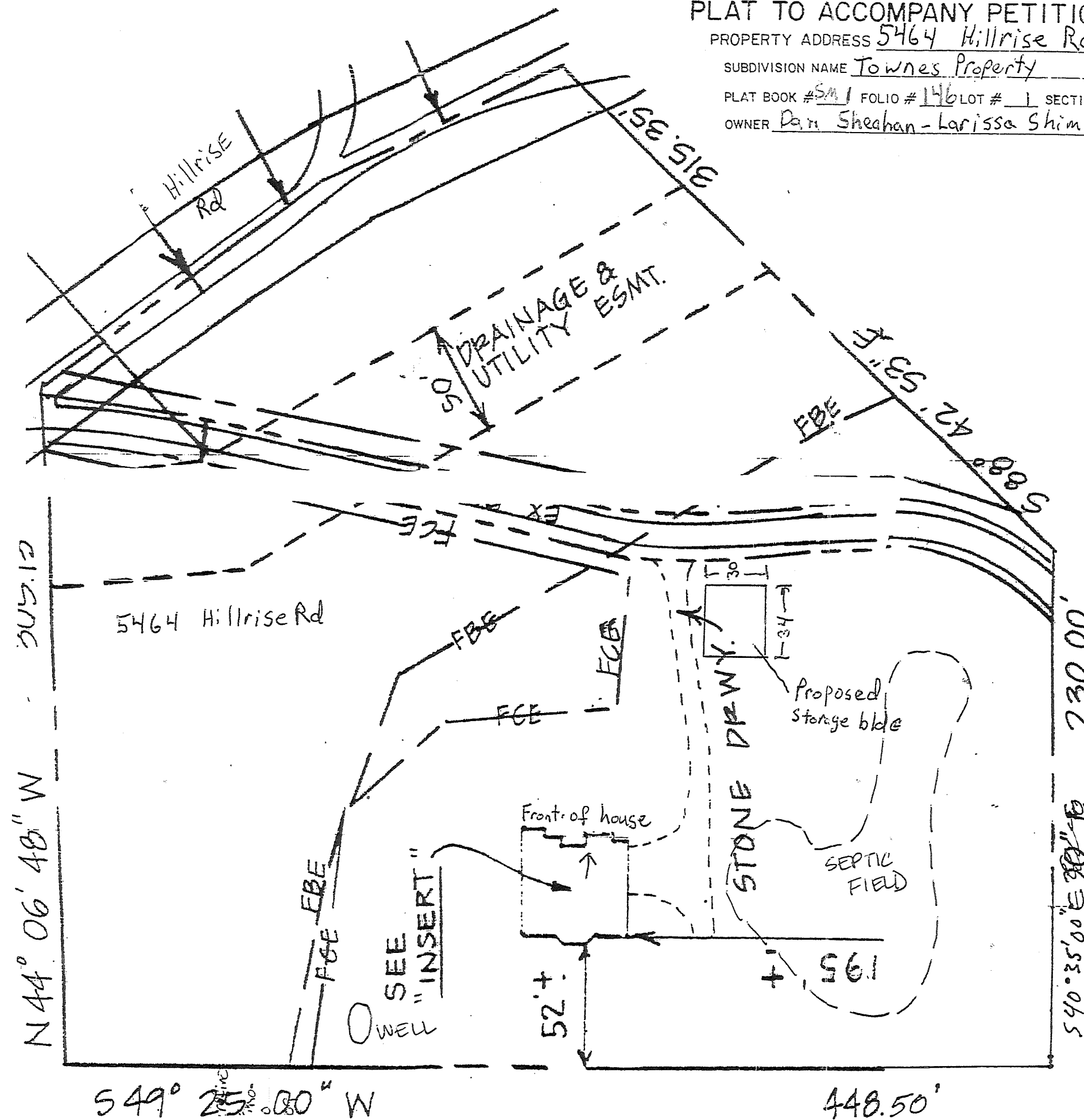
PROPERTY ADDRESS 5464 Hillrise Rd

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

SUBDIVISION NAME Townes Property

PLAT BOOK # SM 1 FOLIO # 146 LOT # 1 SECTION # 1

OWNER Dan Sheehan - Larissa Shimoda



VICINITY MAP
SCALE: 1"=2000'

LOCATION INFORMATION

ELECTION DISTRICT 11
COUNCILMANIC DISTRICT 3
1"=200' SCALE MAP # 054A3
ZONING RC-2
LOT SIZE 3.74 ACREAGE SQUARE FEET
SEWER PUBLIC ☐ PRIVATE ☒
WATER PUBLIC ☐ PRIVATE ☒
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
100 YEAR FLOOD PLAIN YES ☐ NO ☒
HISTORIC PROPERTY/BUILDING YES ☐ NO ☒
PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

GR 0060 200-0060-A



PREPARED BY

SCALE OF DRAWING: 1" = 50'