

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Piney Hill Road; 3,192 feet SE of
the c/l of Hereford Road
8th Election District
3rd Councilmanic District
(949 East Piney Hill Road)

Nicholas Markakis
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0100-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, Nicholas Markakis, for property located at 949 East Piney Hill Road in the Monkton area of Baltimore County. The Variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 24 feet in lieu of the required 15 feet from the highest point at grade. The subject property and requested relief are more particularly described on the site plan that was filed with the Petition for Variance. Petitioner wishes to construct a detached garage with a proposed footprint measuring approximately 45 feet wide by 32 feet deep, measuring 1,400 square feet in size. The ground level of the garage would have space for vehicles and storage, and the second floor would contain an exercise room. According to his Affidavit in support of the variance request, Petitioner is a professional athlete and the exercise room is necessary due to the physical requirements demanded by his job. It is essential that he have an area in which to train and work out during the winter months. There is no other place available in the home for a designated work out area. The property contains 1.72 acres and is served by private well and septic systems.

10-22-09
B

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 13, 2009, which does not oppose the request, but recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 3, 2009 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.

It is also worth noting, in the context of this request, that the Petitioner is a well-known local professional athlete in the midst of a promising career as an outfielder with the Baltimore Orioles professional baseball team. The team has presently made Petitioner a cornerstone of the franchise and it appears Petitioner desires to maintain his high level of play by keeping in top physical condition. The Petitioner is moving to the residence where he will live during the off-season to train. As such, he will need a comprehensive facility for his use and convenience. I find that allowing the Petitioner to have a bathroom in the training facility located on the second floor of the garage, as shown on the site plan, is also appropriate in this instance. Therefore, I will only

10-22-09

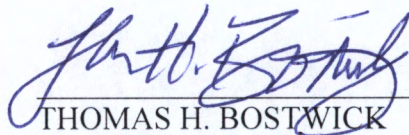
impose conditions that the Petitioner not convert the subject accessory structure into a dwelling unit or apartment, and the accessory structure shall not be used for commercial purposes.

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 22nd day of October, 2009 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 24 feet in lieu of the required 15 feet be and 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.
2. The Petitioner or subsequent owner shall not convert the subject accessory structure into a dwelling unit or apartment.
3. The accessory structure shall not be used for commercial purposes.

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
10-22-09
pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 22, 2009

NICHOLAS MARKAKIS
7002 HUNTERS RIDGE
WOODSTOCK GA 30189

Re: Petition for Administrative Variance
Case No. 2010-0100-A
Property: 949 East Piney Hill Road

Dear Mr. Markakis:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Beverly True, 3920 London Bridge Road, Sykesville MD 21784



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 949 E Piney Hill Rd
which is presently zoned RC 2 / RC 7

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)

400.3 to permit an accessory structure (garage) with a height of 24 ft. in lieu of the required 15 ft. from the highest point at grade.

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):

Nicholas W. Markakis

Name - Type or Print

Signature

Name - Type or Print

Signature

7002 Hunters Bridge - 443-797-2845

Address

Telephone No.

Woodstock

City

GA

State

30189

Zip Code

Representative to be Contacted:

Beverly True

Name

3920 London Bridge Rd - 443-398-0988

Address

Telephone No.

Sykesville

City

MD

State

21784

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 10-22-09 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. 2010-0100-A

Reviewed By PK Date 9/21/09

REV 10/25/01

Estimated Posting Date 10/4/09

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 949 E. Piney Hill Rd
City Monkton State MD Zip Code 21111

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 to build a detached garage with an exercise room above. The location of our existing driveway and grade of my lot would make this difficult to place this anywhere else on our lot. It would connect into the existing driveway. The garage would house our vehicles from the weather elements in the winter and the exercise room above is necessary due to requirements demanded by my job, so I can work out in the winter months and stay in shape to play ball for the Baltimore Orioles, I have no where else in my existing home I could accommodate a designated area for this.

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.

Signature [Signature]

Name - Type or Print Nicholas W. Markakis

Signature _____

Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of September, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Ellyn S. Nelson
Notary Public
State of Maryland
Baltimore County

My Commission Expires June 5, 2012

[Signature]
Notary Public

My Commission Expires June 5, 2012

ZONING DESCRIPTION FOR 949 E PINEY HILL ROAD

Beginning at a point on the South side of Piney Hill Road which is 50' wide at the distance of 3192' South East of the centerline of the nearest improved intersecting street Hereford Road. which is 60' wide. Being Lot # 1, Block 4, in the subdivision of Piney Hill as recorded in Baltimore County Plat Book # 36, Folio # 36, and containing 1.72 Acres. Also known as 949 E Piney Hill Road and located in the 8th Election District, 3rd Councilmanic District.

**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: 2010-0100-A
Petitioner: Nicholas MARKAKIS
Address or Location: 949 E. Piney Hill Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Beverly True
Address: 3920 Landon Bridge Rd
Cykerville, MD 21784
Telephone Number: 410-795-4840.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010 0100 -A Address 949 E. Piney Hill Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/21/09 Posting Date: 10/4/09 Closing Date: 10/19/09

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

- 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 2010 0100 -A Address 949 E. Piney Hill Rd.

Petitioner's Name Nicholas Markakis Telephone 443-797-2845

Posting Date: 10/4/09 Closing Date: 10/19/09

Wording for Sign: To Permit an accessory structure (garage) with a height of
24 ft. in lieu of the required 15 ft. from the highest point
of grade.

WCR - Revised 7/7/08

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

No. _____

Date: _____

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/ Obj	Rev/ Sub Obj				

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

Date: 10-3-09RE: Case Number: 2010-0100-APetitioner/Developer: Nickolas MarkakisDate of Hearing/Closing: 10-19-09

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 949 E. Piney Hill Rd

The signs(s) were posted on 10-3-09

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

410-343-1443

(Telephone Number of Sign Poster)





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 19, 2009

Nicholas Markakis
7002 Hunters Ridge
Woodstock, GA 30189

Dear: Nicholas Markakis

RE: Case Number 2010-0100-A, 949 Piney Hill Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 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
Beverly True; 3920 London Bridge Rd.; Skyville, MD 21784

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 13, 2009

RECEIVED

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

OCT 14 2009

ZONING COMMISSIONER

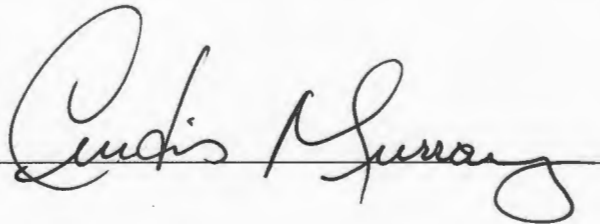
SUBJECT: 10-100 – Administrative Variance

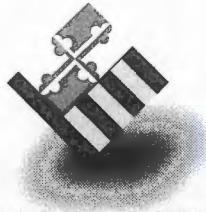
The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 26 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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





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

October 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 5. 2009

ItemNumbers

0006,0034,0088,0096,0097,0098,0099,0100,0102,0103,0104,0106,0107,0108,0109,0111,0113 and 0115

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
INTEROFFICE CORRESPONDENCE

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

DATE: October 9, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2009
Item Nos. 10-006, 034, 096, 097, 098, 099, 100, 101,
102, 103, 104, 105, 106, 107, 108, 109, 113 and 115

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-10192009.b -NO COMMENTS.doc



State Highway
Administration

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 7, 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. 2010-0100-A
949 E. PINEY HILL RD
MARKAKIS 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. 2010 . 0100-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

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.sha.maryland.gov

2010-0100-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3d)

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

Account Identifier: District - 08 Account Number - 1900006814

Owner Information

Owner Name: MARKAKIS NICHOLAS W **Use:** RESIDENTIAL
Mailing Address: 7002 HUNTERS RIDGE **Principal Residence:** NO
 WOODSTOCK GA 30189-2529 **Deed Reference:** 1) /26823/ 377
 2)

Location & Structure Information

Premises Address **Legal Description**
 949 PINEY HILL RD 1.72 AC
 MONKTON 21111-1426 949 PINEY HILL RD
 PINEY HILL

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
28	4	22					1	2	Plat Ref: 36/ 36

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2006	3,600 SF	1.72 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	214,400	214,400		
Improvements:	413,840	493,650		
Total:	628,240	708,050	681,446	708,050
Preferential Land:	0	0	0	0

Transfer Information

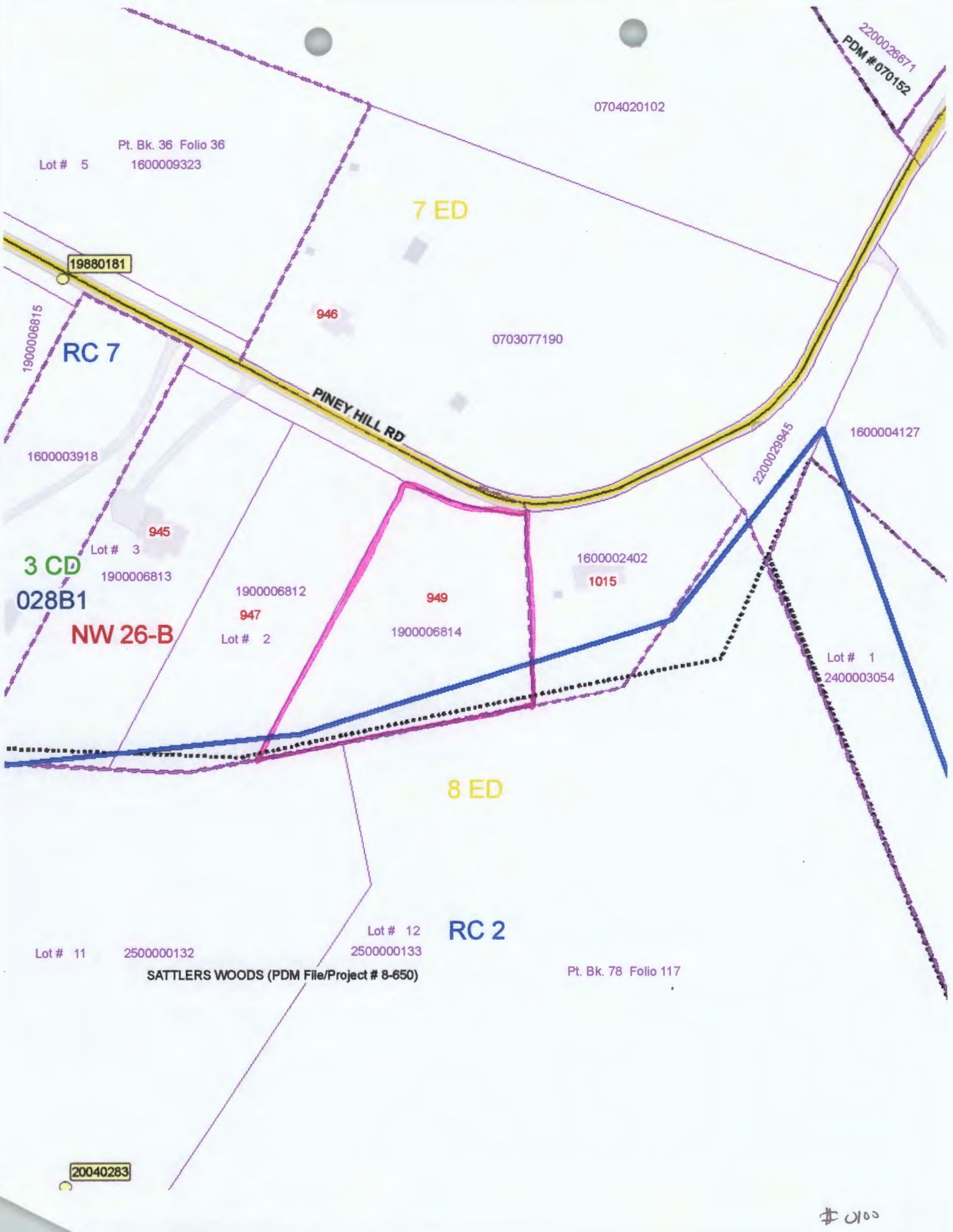
Seller: WOOD BROTHERS INC	Date: 03/28/2008	Price: \$750,000
Type: IMPROVED ARMS-LENGTH	Deed1: /26823/ 377	Deed2:
Seller: PASCAL SUE ELIZABETH	Date: 02/10/2006	Price: \$335,000
Type: NOT ARMS-LENGTH	Deed1: /23376/ 698	Deed2:
Seller:	Date: 10/04/1982	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5370/ 803	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

PROPERTY ADDRESS 949 E Piney Hill Rd.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR AD

SUBDIVISION NAME Piney Hill

PLAT BOOK # 36 FOLIO # 36 LOT # 1 SECTION #

OWNER Nicholas Markakis

Ernest + Ann Bures

Tax # 16-0000 2402

1015 - Existing
E Piney Hill
Front

Nicholas Markakis
Tax # 190000 6814

451
Proposed
Garage

← New

Stephen +
Sheila Borer
Tax # 190000 0812

947
Existing
House
Front

949 -
Existing
House
Front

Driveway

Driveway



NORTH

— Piney Hill Rd — 3100 Ft to Hereford Rd.

PREPARED BY Box True

SCALE OF DRAWING: 1" = 50'

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

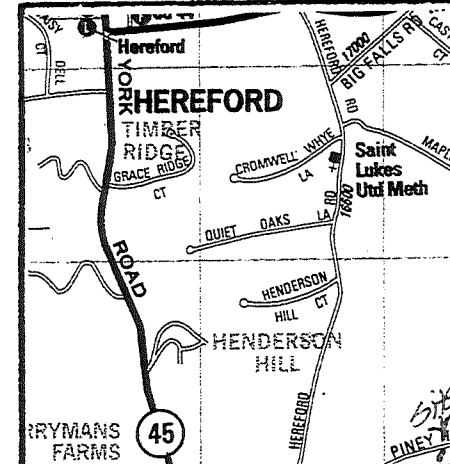
PROPERTY ADDRESS 949 E Piney Hill Rd.

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

SUBDIVISION NAME Piney Hill

PLAT BOOK # 36 FOLIO # 36 LOT # 1 SECTION #

OWNER Nicholas Markakis



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP #

ZONING RC2/RC7

LOT SIZE 1.73 AC. SQUARE ACREAGE

SEWER ☐ PUBLIC ☐ PRIVATE ☒

WATER ☐ PUBLIC ☐ PRIVATE ☒

CHESAPEAKE BAY CRITICAL AREA ☐

100 YEAR FLOOD PLAIN ☐

HISTORIC PROPERTY/ BUILDING ☐

PRIOR ZONING HEARING No

ZONING OFFICE USE ON REVIEWED BY ITEM #

Ernest + Ann Bures
Tax# 16-0000 2402
1015 - Existing
E Piney Hill
Front

Nicholas Markakis
Tax# 190000 6314

Stephen +
Sheila Bonar
Tax# 190000 0812

949 - Existing
House
Front

451
Proposed
Garage

#947
Existing
House
Front



NORTH

— Piney Hill Rd — 3100 Ft to Hereford Rd.

PREPARED BY Bar True

SCALE OF DRAWING: 1" = 50'

AR

0100

2010

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

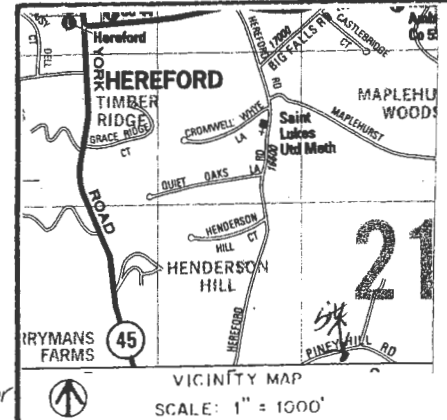
PROPERTY ADDRESS 949 E Piney Hill Rd

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

SUBDIVISION NAME Piney Hill

PLAT BOOK # 34 FOLIO # 34 LOT # 1 SECTION # 21

OWNER Nicholas Markakis



LOCATION INFORMATION			
ELECTION DISTRICT	8		
COUNCILMANIC DISTRICT	3		
1" = 200' SCALE MAP #			
ZONING	RC2/RC7		
LOT SIZE	1.73 AC.		
	ACREAGE	SQUARE FEET	
	PUBLIC	PRIVATE	
SEWER	☐	☒	
WATER	☐	☒	
CHESAPEAKE BAY CRITICAL AREA	☐	YES	NO ☒
100 YEAR FLOOD PLAIN	☐	☒	
HISTORIC PROPERTY/BUILDING	☐	☒	
PRIOR ZONING HEARING	No		

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

SH 0120 2010-0100-A

Ernest + Ann Bures
Tax# 16-0000 2402

1015 - Existing
E Piney Hill
Front

Nicholas Markakis
Tax# 190000 6814

451
Proposed
Garage

949 - Existing
House
Front

Driveway

Stephen +
Sheila Borer
Tax# 190000 0812

#947
Existing
House
"Front"

Driveway



Piney Hill Rd — 3100 Ft to Hereford Rd.

PREPARED BY Bar True

SCALE OF DRAWING: 1" = 50'