

IN RE: PETITION FOR ADMIN. VARIANCE
NW side of Morgan Elis Way, at the SW side
of Trumps Mill Road
Election District
Councilmanic District
(101 Morgan Elis Way)

Anthony E. and Brenda A. Difabbio
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0111-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, Anthony E. and Brenda A. Difabbio for property located at 101 Morgan Elis Way. The variance request is from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

- To permit a proposed addition (attached garage) with a side building face to public street right-of-way setback of 3 feet in lieu of the minimum required 15 feet; and
- To permit a front building face to public street right-of-way setback of 14 feet in lieu of the minimum required 25 feet; and
- To amend the Final Development Plan for Trumps Mill Estates, Lot 29 only.

The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a two-story garage addition measuring approximately 22 feet x 26 feet in size. Petitioners are in need of additional storage space in the loft area of the garage. Access to the proposed garage will be from the side street which is Trumps Mill Road. The front of the garage will be in line with the front of the existing dwelling. A stormwater management reservation is located behind the Petitioners' property.

Petitioners were previously granted Administrative Variance approval in Case No. 05-496-A to permit an accessory structure (garage) to be located in the 1/3 rear yard closest to the road

11-4-09
m

and with a height of 20 feet in lieu of the required 1/3 rear yard farthest removed from the road and the required 15 feet height, respectively. For whatever reason, the proposed garage was not constructed. There is a second and smaller vinyl shed in the backyard.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 11, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioners filed the supporting affidavit as required by Section 32-3-303 of the Baltimore County Code.

In considering a request for variance, I must do so in accordance with the mandate of the Maryland Court of Special Appeals in the case of *Cromwell v. Ward*, 102 Md.App. 691 (1995) and their interpretation of Section 307 of the B.C.Z.R. In that case, the Court interpreted the regulation to require that a two-prong test be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. Secondly, upon the determination that the property is unique, it must then be considered whether strict compliance with the regulation would cause a practical difficulty upon the property owner and be unnecessarily burdensome.

Finally, I must also determine whether the request is within the spirit and intent of the zoning regulations and its impact, if any, on adjacent properties. Although I am certainly understanding and empathetic with Petitioners in their desire to construct a garage, in my view, the configuration of the subject property and the orientation of the dwelling does not lend itself to the construction of a garage addition as proposed on the site plan.

I believe the proposed structure and the attendant size will overcrowd the land and will have an adverse impact on the overall appearance and character of the neighborhood, especially vis-à-vis other properties nearby. Hence, the request is not within the spirit and intent of the Zoning Regulations. I cannot find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Thus, I am persuaded in this case to deny the variance.

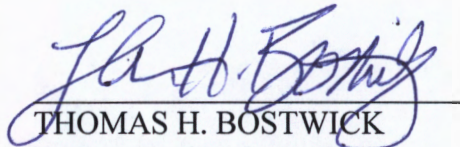
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be denied.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 4th day of November, 2009 that Variance from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

- To permit a proposed addition (attached garage) with a side building face to public street right-of-way setback of 3 feet in lieu of the minimum required 15 feet; and
- To permit a front building face to public street right-of-way setback of 14 feet in lieu of the minimum required 25 feet; and
- To amend the Final Development Plan for Trumps Mill Estates, Lot 29 only be and are hereby DENIED.

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

THB:pz


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 4, 2009

ANTHONY E. AND BRENDA A. DIFABBIO
101 MORGAN ELIS WAY
BALTIMORE MD 21206

Re: Petition for Administrative Variance
Case No. 2010-0111-A
Property: 101 Morgan Elis Way

Dear Mr. and Mrs. Difabbio:

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 dark ink, appearing to read "Thomas H. Bostwick", written over a printed name.

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 101 Morgan Ellis Way Bkto, Md 21206
which is presently zoned Residential DR3.5

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) 1B D1.2, C.1.a, BCZR, to permit a

proposed dwelling addition (attached garage) with a side building face to public street R-O-W setback of 3 feet in lieu of the minimum required 15 feet, to permit a front building face to public street R-O-W setback of 14 feet in lieu of the minimum required 25 feet, and to amend the Final Development Plan for Trumps Mill Estates, Lot 29 only.

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):

Anthony Emidio DiFabbio
Name - Type or Print _____

Anthony Emidio DiFabbio
Signature _____

Brenda Ann DiFabbio
Name - Type or Print _____

Brenda Ann DiFabbio
Signature _____

101 Morgan Ellis Way (410) 882-8290
Address _____ Telephone No. _____

Baltimore, MD. 21206
City _____ State _____ Zip Code _____

Representative to be Contacted:

Anthony Emidio DiFabbio
Name _____

101 Morgan Ellis Way (410) 882-8290
Address _____ Telephone No. _____

Baltimore, MD 21206
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. 2010-0111-A

Reviewed By JNP Date 9/29/09

REV 10/25/01

Estimated Posting Date 10/11/09

11-4-09

pm

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

101 Morgan Elis Way
Address
Baltimore BA, MD 21206
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):

Zoning regulations cannot be met because:

1) Entry to the property will be made from the side street of said property instead of the front of the (corner lot) property.

~~AND 2) The structure (garage) will be higher than allowed by normal zoning regulations.~~

2) The structure is to be built on the residence's property where Baltimore County has a prohibition. The current house size does not accommodate needed living space. The owner needs to obtain more living space in the house. Lot #29 is a corner lot and the owner wishes to enter into his property by way of the side street. Trumps Mill Rd is lightly traveled and has many private drive ways present in the neighborhood already. There is no residence to the rear of the property and nothing across Trumps Mill Rd. from the future construction site. The garage will have an upstairs loft because the owner needs more space as mentioned and so the structure will be 22 ft. high. Note that the structure will be attached to existing house.

AND 3) Due to the location of the existing structures, the garage will be placed at the aforementioned location.

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.

Anthony Emidio DiFabbio
Signature
Anthony Emidio DiFabbio
Name - Type or Print

Brenda Ann DiFabbio
Signature
Brenda Ann DiFabbio
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of September, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Anthony Emidio DiFabbio and Brenda Ann DiFabbio
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Lynda C Lubinski
Notary Public
My Commission Expires 02-01-2010

ZONING DESCRIPTION

Zoning description for 101 Morgan Elis Way Baltimore BA. Md. 21206

Beginning at a point on the north ^{west} ~~east~~ ~~intersection~~ side of Morgan Elis Way which is 50 feet wide at the ~~distance of 0 feet of the centerline of~~ intersection of the southwest side ~~the nearest improvement intersecting street~~ Trumps Mill Rd which is 50 feet wide. Being lot #29 in the subdivision of Trumps Mill Estate as recorded in Baltimore County plat # 72, folio # 104 containing **.17 acres**. Also known as 10117 and located in the 14th Election District, 6th Councilmanic District.

2010-0111-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010 0111 -A Address 101 Morgan Elis Way

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/29/09 Posting Date: 10/11/09 Closing Date: 10/26/09

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 0111 -A Address 101 Morgan Elis Way

Petitioner's Name Anthony & Brenda DiFabbio Telephone 410-882-8290

Posting Date: 10/11/09 Closing Date: 10/26/09

Wording for Sign: To Permit a proposed dwelling addition (attached garage) with a side building face to public street R-O-W setback of 3 feet in lieu of the minimum required 15 feet, to permit a front building face to public street R-O-W setback of 14 feet in lieu of the minimum required 25 feet and to amend the Final Development Plan for Trumps Mill Estates, Lot 29 only.

WCR - Revised 7/7/08

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

No. 45756

Date: 9/29/09

PAID RECEIPT

BUSINESS JOURNAL TIME BANK
 9/29/2009 9/29/2009 10:29:53 1

RECEIPT N 434860 9/29/2009 OFLN

5. 128 JOURNAL VERIFICATION

CR NO. 045756

Receipt Tot 1115.00

4115.00 CR 4.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
031	206	0000		6150				115.00

Total: 115.00

Rec From: Anthony D. Fabbio

For: Adm. Variance - 101 Morgan Ellis Way
2010-011-A (Di Fabbio)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Martin Ogle 10/11/09



CERTIFICATE OF POSTING

RE: Case No 2010-0111-A

Petitioner/Developer ANTHONY
BRENDA DIFABIO

Date Of Hearing/Closing: 10/26/09

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen

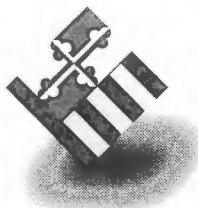
This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 101 MORGAN ELIS WAY

This sign(s) were posted on October 11, 2009
Month, Day, Year

Sincerely,

Martin Ogle 10/11/09
Signature of Sign Poster and Date
Martin Ogle

60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



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 27, 2009

Anthony & Brenda Difabbio
101 Morgan Elis Way
Baltimore, MD 21206

Dear: Anthony & Brenda Difabbio

RE: Case Number 2010-0111-A, 101 Morgan Elis Way

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 29, 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

INTEROFFICE CORRESPONDENCE

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

DATE: October 9, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2009
Item No.: 10-0111

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

A revertible slope easement exists along the Trumps Mill Road right-of-way. Submit engineering drawings to the Director of Public Works with request for permission to build in the revertible slope easement.

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC - Comments\ZAC-item no 2010-0111.10192009.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 21, 2009

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-111- 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

A handwritten signature in black ink, appearing to read "Curtis M. Gurney", written over a horizontal line.



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

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. 2010-0111-A
101 MORGAN EUG WAY
DIFABBIO 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. 2010-0111-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,

A handwritten signature in black ink, appearing to read "Michael P. Bailey", is written over the typed name of Steven D. Foster.

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.sha.maryland.gov

2010-0111-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

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

Account Identifier: District - 14 Account Number - 2300009434

Owner Information

Owner Name: DIFABBIO ANTHONY E **Use:** RESIDENTIAL
 DIFABBIO BRENDA A **Principal Residence:** YES
Mailing Address: 101 MORGAN ELIS WAY **Deed Reference:** 1) /15660/ 9
 BALTIMORE MD 21206 2)

Location & Structure Information

Premises Address **Legal Description**
 101 MORGAN ELIS WAY .168 AC
 101 MORGAN ELIS WAY ES
 TRUMPS MILL ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
81	23	46					29	3	Plat Ref: 72/ 104

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2001	1,722 SF	7,318.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments	
			As Of 07/01/2009	As Of 07/01/2010
Land	79,570	79,570		
Improvements:	206,780	182,360		
Total:	286,350	261,930	261,930	261,930
Preferential Land:	0	0	0	0

Transfer Information

Seller: GAMMA CONSTRUCTION COMPANY INC	Date: 10/16/2001	Price: \$182,645
Type: IMPROVED ARMS-LENGTH	Deed1: /15660/ 9	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 *

IN RE: PETITION FOR ADMIN. VARIANCE
NE/Corner Morgan Elis Way
and Trumps M Road
14th Electric District
6th Courgan Elis Way
(101)
Da A. & Anthony E. DiFabbio
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSION
OF BALTIMORE COUNTY
CASE NO. 05-496-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 Brenda A. and Anthony E. DiFabbio. The administrative variance is requested for property located at 101 Morgan Elis Way in Baltimore County. The administrative variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to be located in the 1/3 rear yard closest to the road and with a height of 20 feet in lieu of the required 1/3 rear yard farthest from the road and the required 15 ft. respectively. The subject property and requested relief are more particularly described in Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 9, 2005, and there being no request for a public hearing, the matter shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record and contain the following highlights: A ZAC comment was received from the Development Plans Review dated April 8, 2005, a copy of which is attached to this part hereof. In addition, a ZAC comment was received from the Planning Commission dated April 18, 2005, a copy of which is attached hereto and made a part of the record.

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The Petition.

Baltimore County

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Commissioner, the inform

that comply with the requi

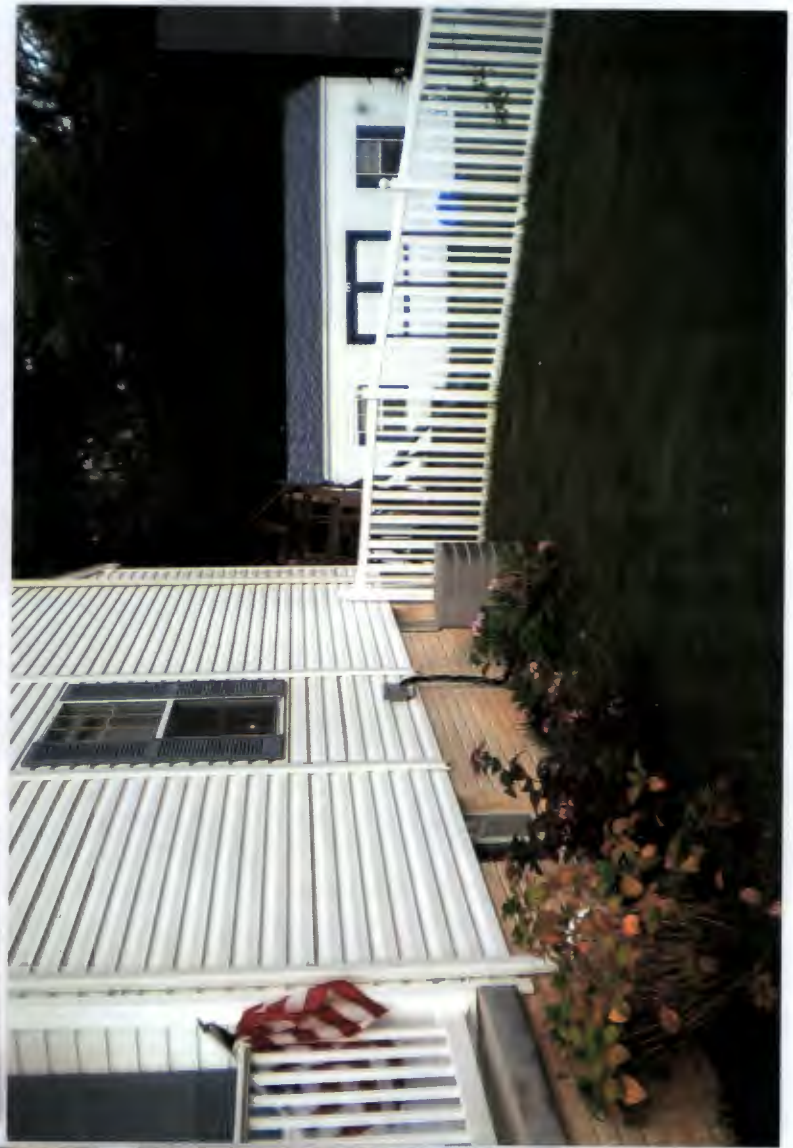
compliance with the B.C.Z.R. w

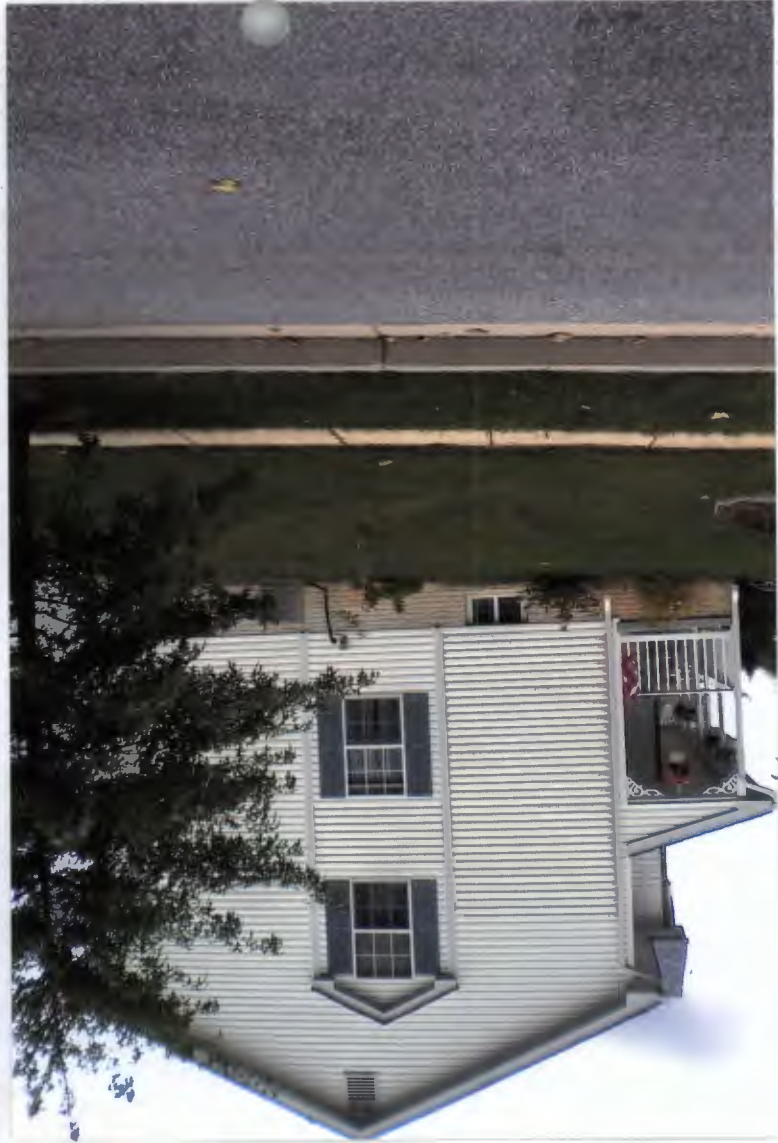
upon the Petitioners.

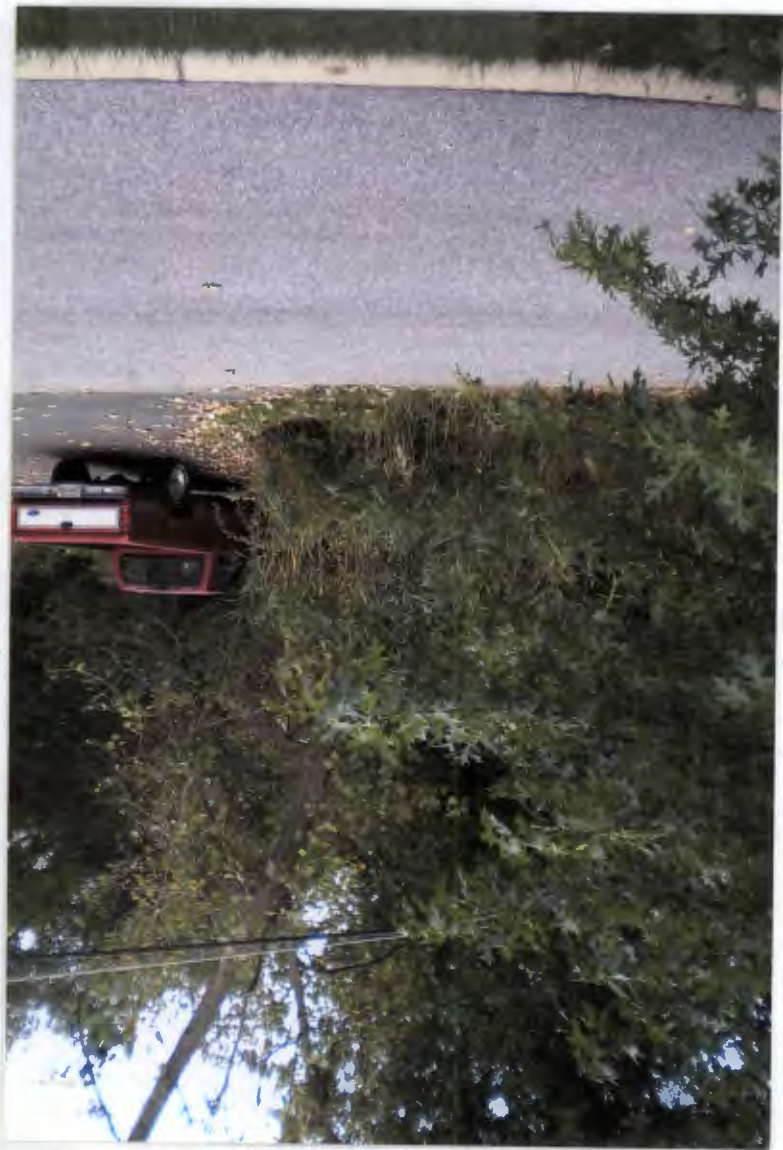
Pursuant to the posting of the

Code and the Baltimore County Zoning











☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 101 Morgan Ellis Way

SUBDIVISION NAME Trump Mill Estates

PLAT BOOK # 72 FOLIO # 104 LOT # 29 SECTION # N/A

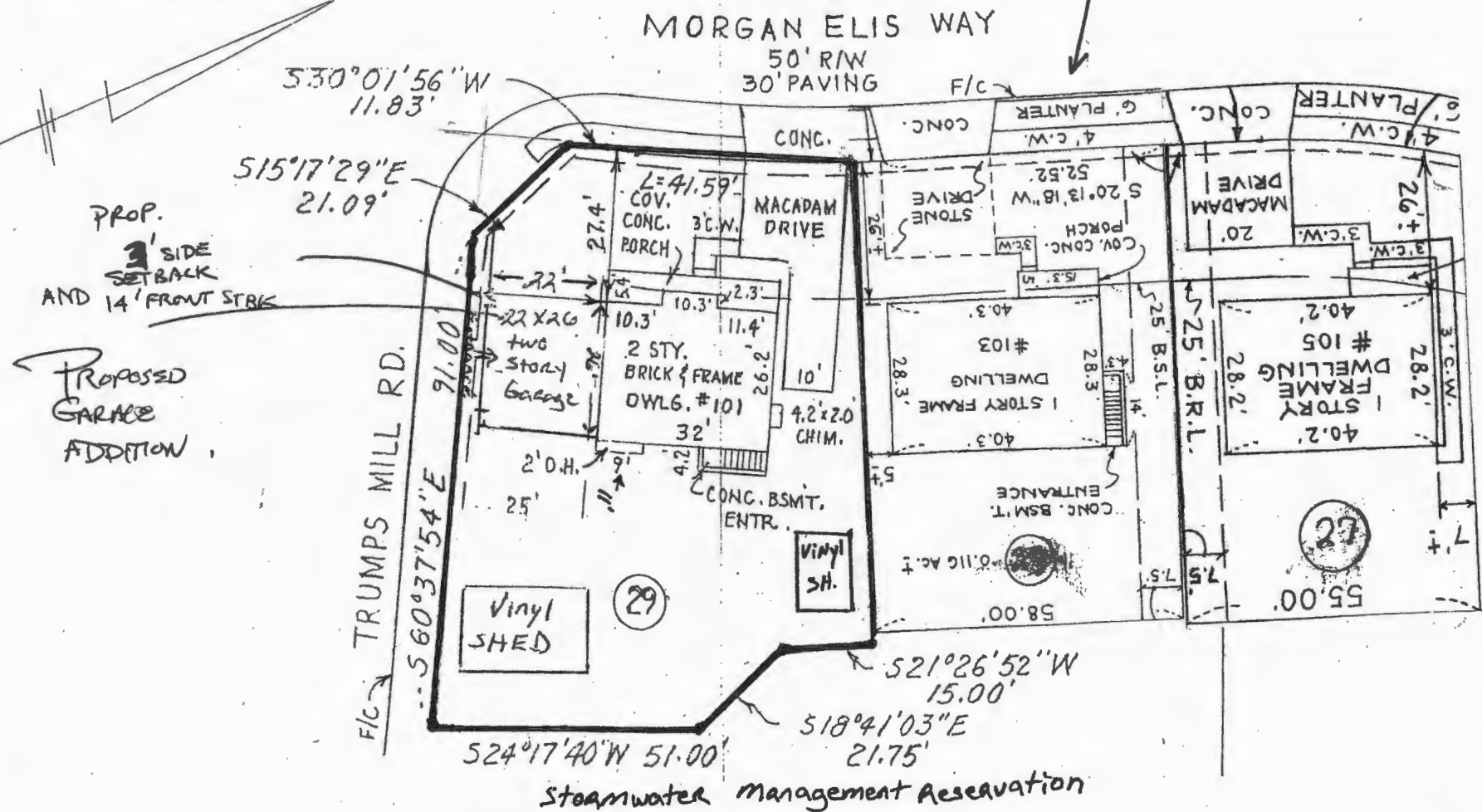
OWNER Anthony + Baenda DiFabbio

COMMUNITY PANEL NO. 240010 0410B

ZONE "C"

THIS PROPERTY IS NOT LOCATED
IN A FLOOD HAZARD ZONE

Robert Lewis Kaach
103 Morgan Ellis Way
Lot #28



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

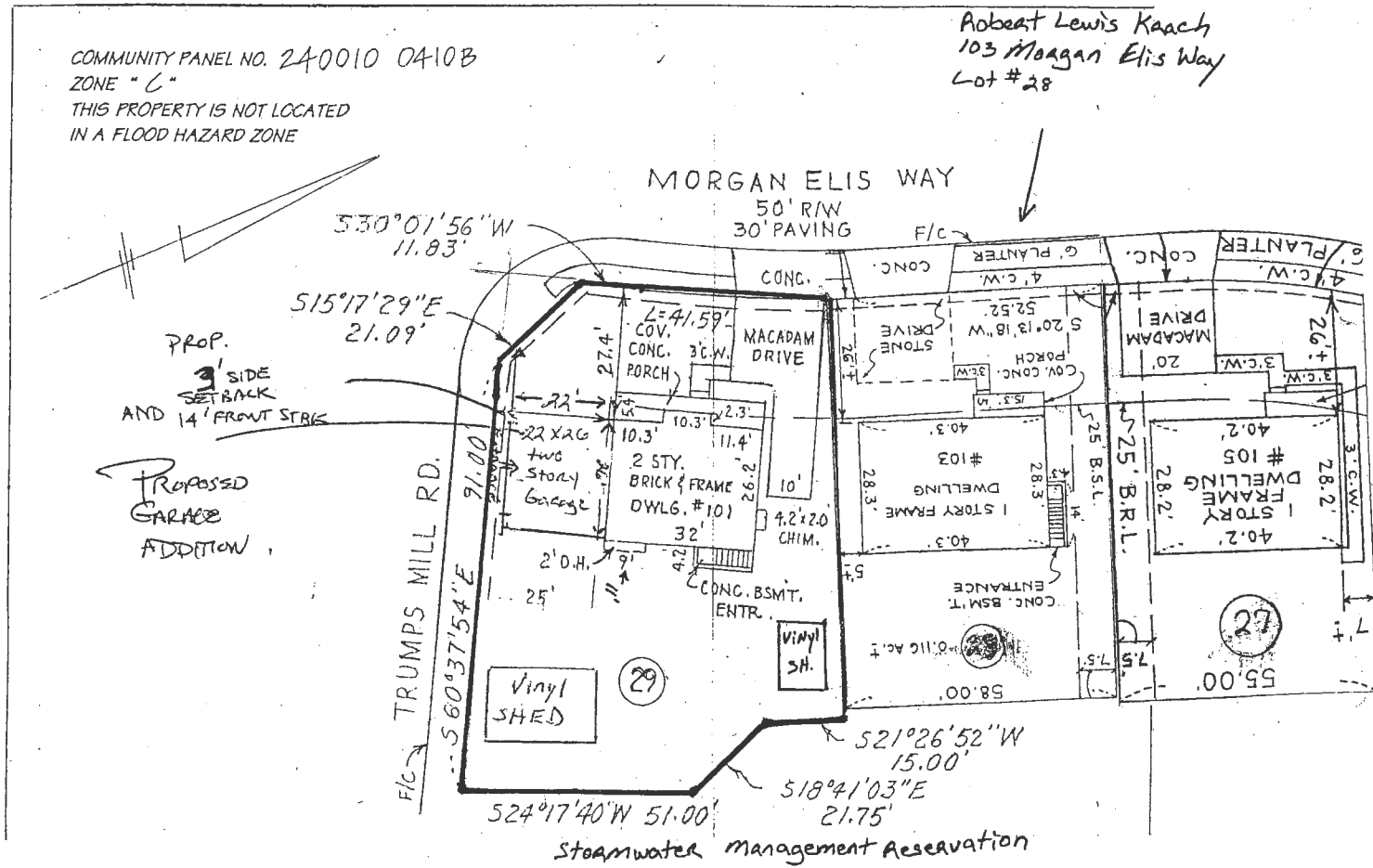
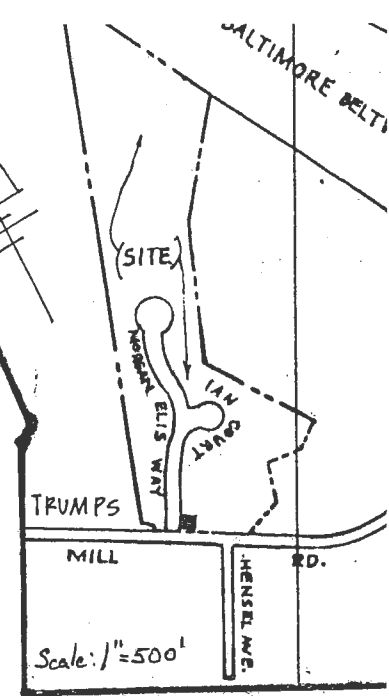
PROPERTY ADDRESS 101 Morgan Elis Way
SUBDIVISION NAME Tampa Mill Estates
PLAT BOOK # 72 FOLIO # 104 LOT # 29 SECTION # N/A
OWNER Anthony & Baenda DiFabbio

COMMUNITY PANEL NO. 240010 0410B

ZONE "C"

THIS PROPERTY IS NOT LOCATED
IN A FLOOD HAZARD ZONE

Robert Lewis Kaach
103 Morgan Ellis Way
Lot #28



PREPARED BY Anthony E. DiFabbio

SCALE OF DRAWING: 1" = 30'

2010-0111-A

LOCATION INFORMATION

ELECTION DISTRICT #14th

COUNCILMANIC DISTRICT 6th

1" = ~~200~~ SCALE MAP # 081C3

ZONING DR3.5

LOT SIZE 0.168 9583
ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING *2005-0446-A*
~~_____~~