

**IN RE: PETITION FOR ADMIN. VARIANCE**

E side of Hanover Road; 465 feet S of the  
c/l of Emory Road  
4<sup>th</sup> Election District  
34d Councilmanic District  
**(15217 Hanover Pike)**

Allen C. and Danielle M. Keeney  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 2010-0169-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, Allen C. and Danielle M. Keeney for property located at 15217 Hanover Pike. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) to be located in the front yard in lieu of the required rear. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a shed measuring 10 feet x 18 feet to provide a platform for photovoltaic panels to provide power for the home. It would also serve to store and season firewood and store lawn equipment. The north rear yard is covered substantially by a septic field and a rainwater swale and the remainder of the rear yard and side yards are shaded by trees located in a forest conservation easement. The selected location is the only location on the entire property that has significant solar exposure as the entire south and west of the yard is in a forest conservation easement. There are few practical places to build this structure and there is no other location that provides the solar exposure needed for photovoltaic cells to function properly. This property is irregular in size with the dwelling constructed far back on the property. The subject property contains 1.96 acres zoned RO CR and is served by private sewer and water.

**RECEIVED FOR FILING**

1-5-10

*ms*

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 December 12, 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.

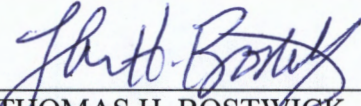
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 5<sup>th</sup> day of January, 2010 that a Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) to be located in the front yard in lieu of the required rear 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.

~~REMOVED FOR FILING~~  
1-5-10  
pm

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

ORIGINAL FILED FOR FILED  
1-5-10  
[Signature]



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

January 5, 2010

ALLEN C. AND DANIELLE M. KEENEY  
15217 HANOVER PIKE  
UPPERCO MD 21155

Re: Petition for Administrative Variance  
Case No. 2010-0169-A  
Property: 15217 Hanover Pike

Dear Mr. and Mrs. Keeney:

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,

Handwritten signature of 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 15217 Hanover Pike  
which is presently zoned RET RO CR

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) 400.1; BCZR, to permit

a shed in the front yard in lieu of the required rear.

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):

Allen C. Keeney  
Name - Type or Print

Signature

Danielle M. Keeney  
Name - Type or Print

Signature

15217 Hanover Pike 443 975 5336  
Address Telephone No.

Upperco MD 21155  
City State Zip Code

### Representative to be Contacted:

Name

Same 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 1-5-10 day of January 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. 2000-0169-A

REV 10/25/01

Reviewed By [Signature] Date 12/4/09

Estimated Posting Date 12-13-09

# 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 15217 Hanover Pike  
City Upperco State MD Zip Code 21155

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):

This administrative variance request is to allow erection of a small shed (10' X 18') in the front yard of the property. The shed's primary purpose is to provide a platform for photovoltaic panels to provide power to the home. It also would serve to store and season firewood and to store some lawn equipment.

Locating the shed in the rear yard causes a practical difficulty as the north rear yard is covered substantially by a septic field and a rainwater swale and the remainder of the rear yard and side yards are shaded by trees located in a forest conservation easement. For the first two purposes (photovoltaic power and firewood seasoning), solar exposure is essential. The selected location is the only location on the entire property that has significant solar exposure, as the entire south (and west) of the yard is in a forest conservation easement. As such, there are few practical places to build this structure and there is no other location that provides the solar exposure needed for photovoltaic cells to function properly or to properly season firewood.

The selected location is in the side yard but in front of the foundation of the home. It is off to the side and not visible from the front yard or home on any other property. The shed will be located behind the rear yard of the adjacent property (5307 Emory Rd.) and more than 20 feet from the side property line that makes the side yard of 15213 Hanover Pike. In addition, the view of this location from other yards is blocked by several evergreen trees.

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 Allen C Keeney  
Name - Type or Print Allen C Keeney

Signature Danielle M Keeney  
Name - Type or Print Danielle M Keeney

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1 day of December, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

JODI MARIE McKENNIE  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires January 16, 2010

## Zoning Description for 15217 Hanover Pike

Beginning at a point on the east side of Hanover Pike (Maryland State Route 30), which is 66 feet wide (R/W) at the distance of 465 feet south of the centerline of the nearest improved intersecting street Emory Rd, which is 20 feet wide (no county R/W width). Being known and designated as lot #3 on a plat entitled, "Plat of the Razco Property", which plat is recorded among the land records of Baltimore County in Plat Book S.M. 68, Folio 77, containing 1.96833 acres. Also known as 15217 Hanover Pike and located in the 4<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District.

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2010- 0169 -A Address 15217 HANOVER PIKE  
Contact Person: J. Merrey Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 12.4.09 Posting Date: 12/13 Closing Date: 12/28

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- 0169 -A Address 15217 HANOVER PIKE  
Petitioner's Name ALLEN KECNEY Telephone 443-975-5336  
Posting Date: 12/13 Closing Date: 12/28  
Wording for Sign: TO PERMIT A SHED IN THE FRONT YARD IN  
LIEU OF THE REQUIRED REAR YARD.

Revised 8/20/09

# 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

2010-0169-A

✓ Petitioner: Allen Keeney

✓ Address or Location: 15217 Hanover Pike

PLEASE FORWARD ADVERTISING BILL TO

Name:

Address

Telephone Number

✓ 443 975 5336

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

No. 47489  
 Date: 12/4/09

| Fund | Dept | Unit | Sub Unit | Rev<br>Source/<br>Obj | Sub<br>Rev/<br>Obj | Dept | Obj | BS Acct | Amount |
|------|------|------|----------|-----------------------|--------------------|------|-----|---------|--------|
| 001  | 806  | 0000 |          | 6150                  |                    |      |     |         | 65. -  |
|      |      |      |          |                       |                    |      |     |         |        |
|      |      |      |          |                       |                    |      |     |         |        |
|      |      |      |          |                       |                    |      |     |         |        |
|      |      |      |          |                       |                    |      |     |         |        |
|      |      |      |          |                       |                    |      |     |         |        |

Total: 65. -

Rec From: A. Keenan  
 For: 2010-0169-A

**DISTRIBUTION**

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

**PAID RECEIPT**

BUSINESS ACTION TIME DRW  
 12/04/2009 12/04/2009 09:09:07 2  
 REC #002 MAIL JENA JEE  
 RECEIPT # 663994 12/04/2009 0011  
 5. 520 ZONING VERIFICATION  
 NO. 047489  
 Recpt tot \$45.00  
 \$45.00 CA  
 Baltimore County, Maryland

**CASHIER'S  
 VALIDATION**

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN MATHHEWS

**DATE:** 12/13/09

**Case Number:** 2010-0169-A

**Petitioner / Developer:** ALLEN KEENEY

**Date of Hearing (Closing):** DECEMBER 28, 2009

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:  
15217 HANOVER PIKE

**The sign(s) were posted on:** DECEMBER 12, 2009



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

JAMES T. SMITH, JR.  
*County Executive*

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

December 29, 2009

Allen & Danielle Keeney  
15217 Hanover Pike  
Upperco, MD 21155

Dear: Allen & Danielle Keeney

RE: Case Number 2010-0169-A, 15217 Hanover Pike\

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 4, 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

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** December 21, 2009

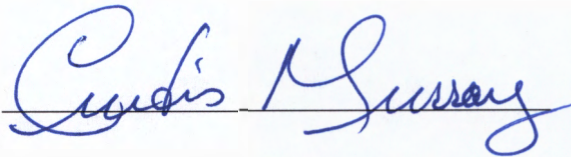
**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 10-169- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

**Prepared By:**  
CM/LL



RECEIVED

DEC 22 2009

ZONING COMMISSIONER



**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

December 23, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 24, 2009

Item Numbers: 0169, 0171 and 0172

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:** December 15, 2009

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 28, 2009  
Item Nos. 2010-0166, 168, 169, 170,  
171 and 172

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-12282009 -NO COMMENTS.doc



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

State Highway  
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Dec. 18, 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. 2010-0169-A  
15217 HANOVER PIKE  
KEENEY PROPERTY  
ADMIN. VARIANCE-

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 12/15/09. A field inspection and internal review reveals that an entrance onto MD 30 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for 15217 HANOVER PIKE Case Number 2010-0169-A.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may email him at ([mbailey@sha.state.md.us](mailto:mbailey@sha.state.md.us)). Thank you for your attention.

Very truly yours,

Fop<sup>1</sup> Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA  
Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2253 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.sha.maryland.gov](http://www.sha.maryland.gov)

2010-0169-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 - 04 Account Number - 2200026232

**Owner Information**

**Owner Name:** KEENEY ALLEN C      **Use:** RESIDENTIAL  
 KEENEY DANIELLE M      **Principal Residence:** YES  
**Mailing Address:** 15217 HANOVER PIKE      **Deed Reference:** 1) /17334/ 1  
 UPPERCO MD 21155-9750      2)

**Location & Structure Information**

**Premises Address**      **Legal Description**  
 15217 HANOVER PIKE      1.96833 AC  
                                                                                  15217 HANOVER PIKE SES  
                                                                                  RAZCO PROPERTY

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:         |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|------------------|
| 31  | 4    | 44     |              |             |         |       | 3   | 1               | Plat Ref: 68/ 77 |

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

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1998                    | 2,663 SF      | 1.97 AC            | 04         |

| Stories | Basement | Type          | Exterior |
|---------|----------|---------------|----------|
| 2       | YES      | STANDARD UNIT | SIDING   |

**Value Information**

|                           | Base Value | Value      | Phase-in Assessments |            |
|---------------------------|------------|------------|----------------------|------------|
|                           |            | As Of      | As Of                | As Of      |
|                           |            | 01/01/2010 | 07/01/2009           | 07/01/2010 |
| <b>Land</b>               | 131,640    | 131,600    |                      |            |
| <b>Improvements:</b>      | 365,820    | 249,000    |                      |            |
| <b>Total:</b>             | 497,460    | 380,600    | 497,460              | 380,600    |
| <b>Preferential Land:</b> | 0          | 0          | 0                    | 0          |

**Transfer Information**

|                                         |                           |                         |
|-----------------------------------------|---------------------------|-------------------------|
| <b>Seller:</b> MCDONALD JAMES ROBERT,JR | <b>Date:</b> 01/07/2003   | <b>Price:</b> \$339,900 |
| <b>Type:</b> IMPROVED ARMS-LENGTH       | <b>Deed1:</b> /17334/ 1   | <b>Deed2:</b>           |
| <b>Seller:</b> MCDONALD JAMES ROBERT,JR | <b>Date:</b> 11/17/2000   | <b>Price:</b> \$0       |
| <b>Type:</b> NOT ARMS-LENGTH            | <b>Deed1:</b> /14817/ 477 | <b>Deed2:</b>           |
| <b>Seller:</b> MCDONALD JAMES ROBERT,JR | <b>Date:</b> 06/24/1999   | <b>Price:</b> \$0       |
| <b>Type:</b> NOT ARMS-LENGTH            | <b>Deed1:</b> /13849/ 144 | <b>Deed2:</b>           |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2009 | 07/01/2010 |
|----------------------------|-------|------------|------------|
| <b>County</b>              | 000   | 0          | 0          |
| <b>State</b>               | 000   | 0          | 0          |
| <b>Municipal</b>           | 000   | 0          | 0          |

**Tax Exempt:** NO

**Exempt Class:**

**Special Tax Recapture:**

\* NONE \*



stakes marking proposed structure poles



existing woodshed on left; evergreens along property line; edge of flower bed



On left: woodshed of 15213 Hanover Pike  
Behind 15213 Hanover Pike shed in distance: 5307 Emory Road house



On left: woodshed of 15213 Hanover Pike  
Center: our well and woodshed to right of well



Looking North from proposed site (5307 Emory Road in distance to left of Norway)



Looking South from proposed site



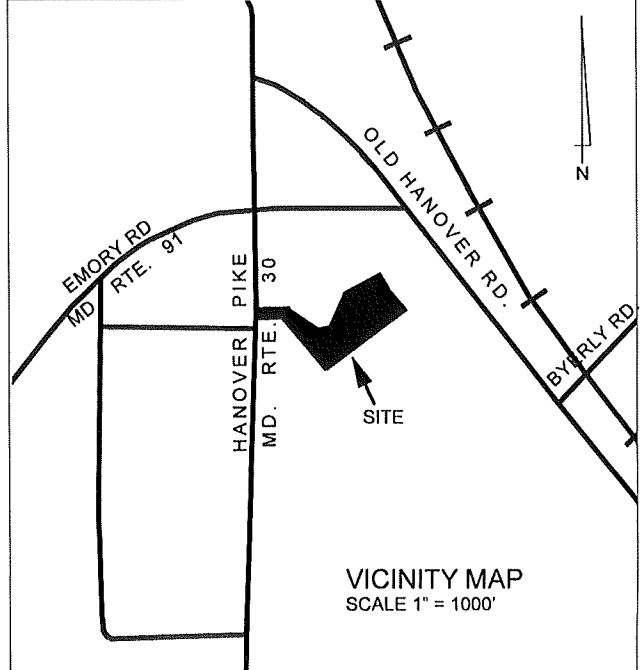
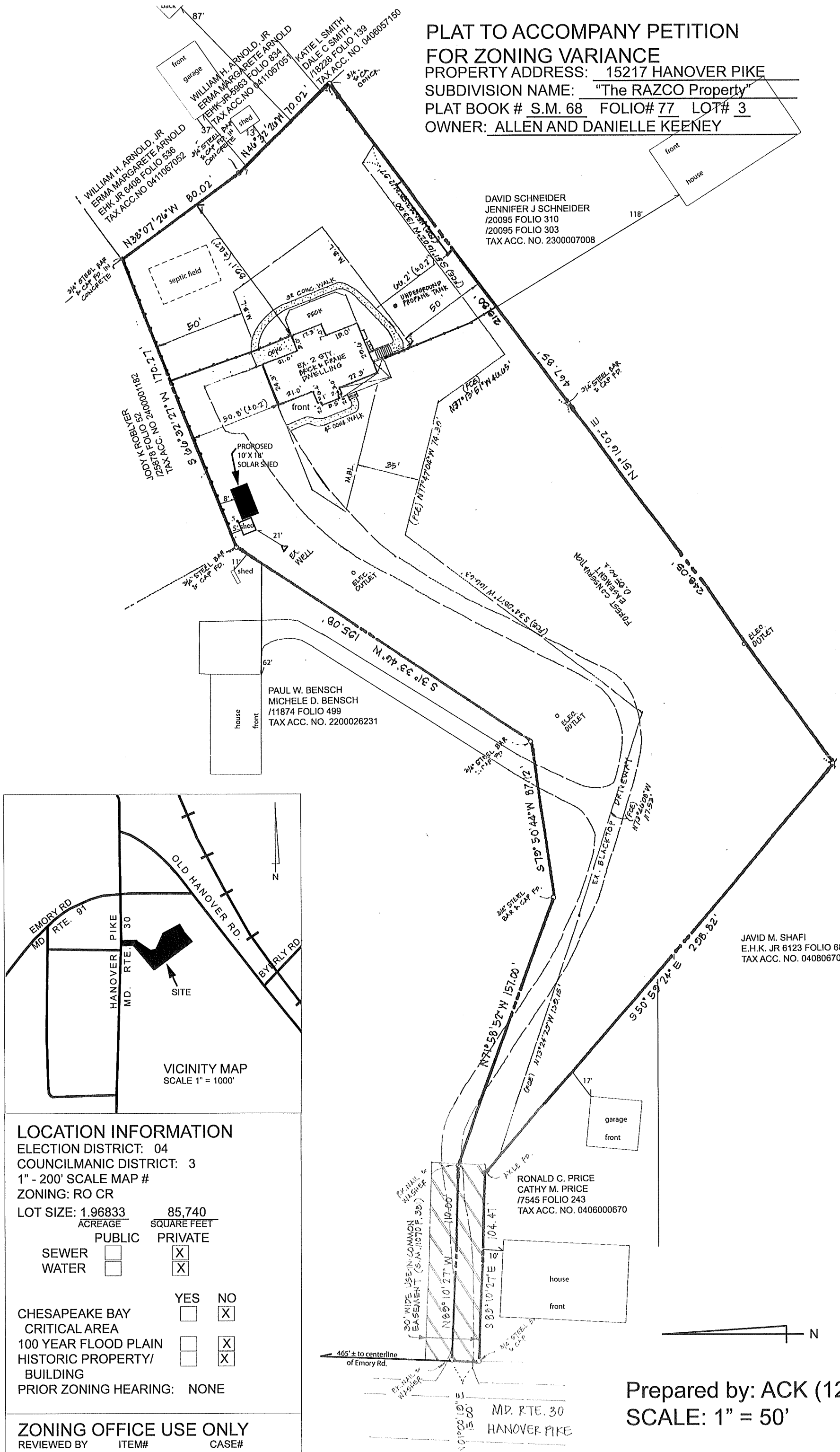
Looking East from proposed site (our house in foreground; 15224 Old Hanover in distance on left; 15214 Old Hanover to right of our house through woods)



Looking West from proposed site

PLAT TO ACCOMPANY PETITION  
FOR ZONING VARIANCE

PROPERTY ADDRESS: 15217 HANOVER PIKE  
SUBDIVISION NAME: "The RAZCO Property"  
PLAT BOOK # S.M. 68 FOLIO# 77 LOT# 3  
OWNER: ALLEN AND DANIELLE KEENEY



**LOCATION INFORMATION**  
ELECTION DISTRICT: 04  
COUNCILMANIC DISTRICT: 3  
1" - 200' SCALE MAP #  
ZONING: RO CR  
LOT SIZE: 1.96833 ACREAGE 85,740 SQUARE FEET  
PUBLIC PRIVATE  
SEWER ☐ ☒  
WATER ☐ ☒  
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒  
100 YEAR FLOOD PLAIN ☐ ☒  
HISTORIC PROPERTY/ BUILDING ☐ ☒  
PRIOR ZONING HEARING: NONE  
**ZONING OFFICE USE ONLY**  
REVIEWED BY ITEM# CASE#

Prepared by: ACK (12/1/09)  
SCALE: 1" = 50'