

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

NE side of Dover Road; 135 feet NW of
the c/l of Knollcrest Road *
(12403 Dover Road) *
8th Election District *
2nd Council District *

Kasey Simon, et ux
Petitioners *

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2010-0228-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Kasey Simon and his wife, Colby Simon. The Petitioners request a variance from Section 1B02.3.B (R 40 1955 regulations Section 202.3) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a side yard setback of 8 feet in lieu of the minimum required 20 feet. The subject property and requested relief are more particularly described on the site plan which was accepted into evidence and marked as Petitioners' Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and

ORDER RECEIVED FOR FILING

Date 4.1.10

By pm

there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated given the unique configuration of the property and the layout and location of the existing dwelling thereon. The property is irregular in shape and the existing dwelling was constructed 62.5 feet from the left side property line. As shown on the site plan, the Petitioners desire to construct an attached two car garage which will utilize the existing driveway. None of the neighbors on Dover Road expressed any opposition to the variance request. 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. The property contains .87 acre and is served by private water and sewer.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Comments were received from the Office of Planning dated March 23, 2010 which states that the property is zoned R.C. 5 however since the subdivision of Knollcrest Manor was approved and developed pursuant to R 40 (1955 zoning regulations) the required side yard setback for an addition is 20 feet. Petitioners request a variance for 8 feet setback for an attached garage. The Office of Planning requests review and approval of architectural elevation drawings prior to application of any building permits.

Pursuant to the advertisement, posting of the property, public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

ORDER RECEIVED FOR FILING

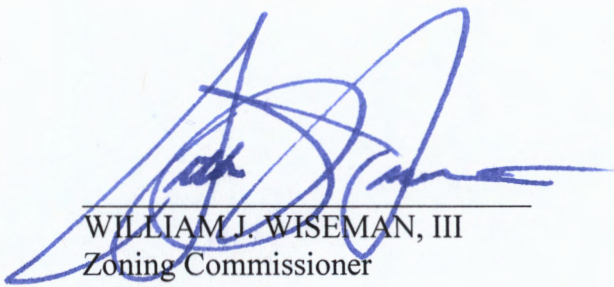
Date 4-1-10 2

By ps

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of April 2010, that the Petition for Administrative Variance seeking relief from Section 1B02.3.B (R 40 1955 regulations Section 202.3) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition with a side yard setback of 8 feet in lieu of the minimum required 20 feet be and is hereby GRANTED, subject to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. The Office of Planning shall review and approve the architectural elevation drawings prior to application of any building permits.

WJW:pz



WILLIAM J. WISEMAN, III
Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING

Date 4.1.10

3

By [Signature]



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 1, 2010

Kasey and Colby Simon
12403 Dover Road
Reisterstown MD 21136

RE: Petition for Administrative Variance
12403 Dover Road
Case No. 2010-0228-A

Dear Mr. and Mrs. Simon:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure

c: Joseph P. Brandli, 505 Walker Avenue, Baltimore MD 21212



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12403 DOVER RD 21136
which is presently zoned RLS (R40)

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)

1B02.3.B (R40, 1955 regs. - section 202.3) - to permit a proposed addition with a side yard setback of 8 feet in lieu of the minimum required 20

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):

MR. KASEY SIMON
Name - Type or Print _____
Signature _____
MRS. COLBY SIMON
Name - Type or Print _____
Signature Colby Simon
12403 DOVER RD. (410) 252-757
Address _____ Telephone No. _____
REISTERSTOWN MD 21136
City _____ State _____ Zip Code _____

Representative to be Contacted:

JOSEPH P. BRANDLI, AIA
Name _____
505 WALKER AVE. (410) 821-523
Address _____ Telephone No. _____
BALT. MD 21212
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. 2010-0228-A

REV 10/23/01 **ORDER RECEIVED FOR FILING**

Date 4-1-10

By [Signature]

Reviewed By [Signature] Date 3/1/10
Estimated Posting Date 3/14/10

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

12403 DOVER RD
Address
REISTERSTOWN MD 21136
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):

1. EXISTING 2-STORY SFD WITH 3 BEDROOMS AND 2.5 BATHS HAS NO GARAGE.
2. DESIGN OF THE HOUSE IS ARRANGED SUCH THAT ADDITION OF 2 CAR GARAGE WOULD ONLY FUNCTION ON THE RIGHT SIDE OF HOUSE WHERE CURRENT DRIVEWAY IS AND CARS ARE PARKED.
3. 2 CAR GARAGE W/ SIDE ENTRY LINK TO EXIST. SFD WOULD ENCRONCH ON 20' MIN. SIDE YARD SETBACK.
4. GRANTING OF VARIANCE TO REDUCE SIDE YARD SETBACK TO 8' FOR CONSTRUCTION OF GARAGE WOULD STILL PROVIDE GREATER THAN THE 50' COMBINED TOTAL SIDE YARDS.

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

MR. KASEY SIMON

Name - Type or Print

Signature

MRS. COLBY SIMON

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of February, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kasey Simon
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

1-22-12

Zoning Description for:

12403 Dover Road, Reisterstown, Maryland 21136

Beginning at a point on the north side of Dover Road which is 70' wide at the distance of 135' northwest of the centerline of the nearest improved intersecting street Knollcrest Road which is 50' wide. Being Lot #2 in the subdivision of Knollcrest Manor as recorded in Baltimore County Plat Book #33, Folio #115 containing .87 acres. Also known as 12403 Dover Road, Reisterstown, MD 21136 and located in the 8th Election District.

2ND COUNCILMANIC DISTRICT

Item #0228

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0228 -A Address 12403 Dover Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/1/10 Posting Date: 3/14/10 Closing Date: 3/29/10

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- 0228 -A Address 12403 Dover Rd

Petitioner's Name K + C Simon Telephone _____

Posting Date: March 14, 2010 Closing Date: March 29, 2010

Wording for Sign: To Permit a proposed addition with a side yard setback of 8 feet in lieu of the minimum required 20

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: 2010-0228-A
Petitioner: JOSEPH P. BRANDLI, AIA
Address or Location: 12403 DOVER RD, REISTERSTOWN, MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOE ARCHITECT, INC.
Address: 505 WALKER AVE
BALT., MD 21212
Telephone Number: (410) 821-5230

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/	Rev/				
				Obj	Sub Obj				

Total: _____

Rec
From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

William D. Gulick, Jr.
Baltimore County Approved Sign Poster
Notary Public
2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

LETTER OF TRANSMITTAL

TO: BALTO. COUNTY, PDM
ZONING OFFICE
ATTENTION: MS. KRISTEN
MATTHEWS

DATE: 3.14.2010
JOB NO. 2010-008
RE: 12403 DOWER RD.
CASE NO.: 2010-0228-A

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover the following items:

☐ Copy of letter ☒ Prints ☒ Documents ☐ Other _____

No. of copies	Date	Description
<u>1</u>	<u>3.14.10</u>	<u>CERT. OF POSTING</u>
<u>2</u>	<u>3.14.10</u>	<u>SITE PHOTOS</u>

TRANSMITTALS are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review and comment
☐ Other _____

REMARKS: LAURA SUBMITTAL

SIGNED:

William D. Gulick, Jr.
WILLIAM D. GULICK, JR.

cc: JOSEPH P. BRANOU

File #

RECEIVED

MAR 15 2010

CERTIFICATE OF POSTING

Department of Permits & Development Management
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

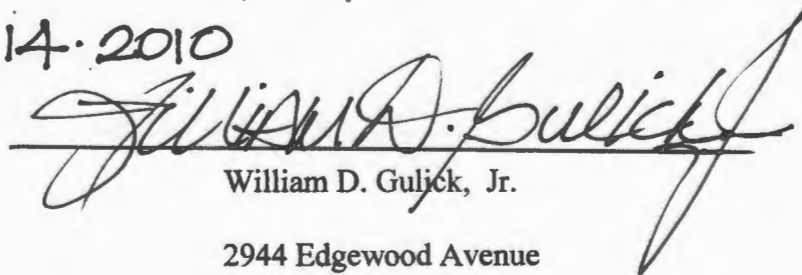
Date: 3.14.2010

ZONING OFFICE
Attention: MS. KRISTEN MATTHEWS

Re: Case Number: 2010-0228-A
Petitioner/Developer: KASEY & COLBY SIMON
Date of Hearing/Closing: 3.29.2010

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: 12403 DOVER ROAD

The sign (s) were posted on: 3.14.2010

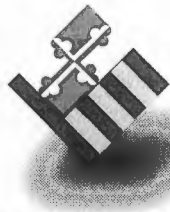


William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

SEE ATTACHED SITE PHOTOS





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

March 30, 2010

Kasey & Colby Simon
12403 Dover Rd.
Reisterstown, MD 21136

Dear: Kasey & Colby Simon

RE: Case Number 2010-0228-A, 12403 Dover Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 01, 2010. 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
Joseph Brandli, AIA; 505 Walker Ave.; Baltimore, MD 21212

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 23, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-228 Administrative Variance**

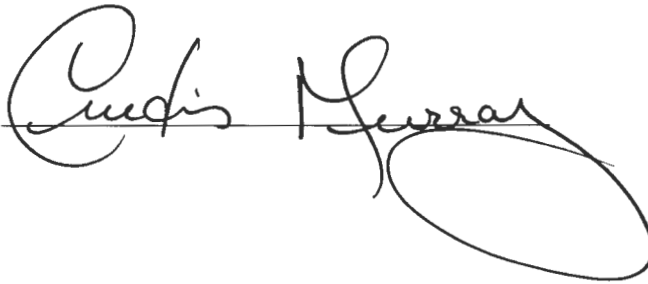
The property in question is zoned RC5 however since the subdivision of Knollcrest Manor was approved and developed pursuant to R40, (1955 zoning regulations), the required side yard setback for an addition is 20 feet. Petitioners request a variance for an 8-foot setback for an attached garage.

SUMMARY OF RECOMMENDATIONS:

If the petition for administrative variance is granted, the Office of Planning requests review and approval of architectural elevation drawings prior to application of any building permits.

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

Prepared By:
CM/LL



RECEIVED

MAR 22 2010

ZONING COMMISSIONER



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: MARCH 10, 2010

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

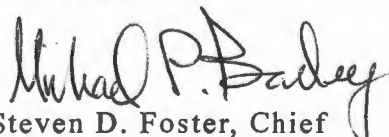
RE: Baltimore County
Item No. 2010-0228-A
12403 DAVIS RD
SIMON PROPERTY
ADMIN. VARIANCE-

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. 2010-0228-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



BALTIMORE COUNTY

M A R Y L A N D

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

March 9, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 8, 2010

Item Numbers: 0226, 0228, 0229, 0230, 0231 and 0232

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: March 10, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For March 22, 2010
Item Nos. 2010-228, 231 and 232

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-03222010 -NO COMMENTS.doc

AV
3-29-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 16 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: April 15, 2010
SUBJECT: Zoning Item # 10-228-A
Address 12403 Dover Road
(Simon Property)

Zoning Advisory Committee Meeting of March 8, 2010

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

Reviewer: JWL

Date: April 15, 2010

2010-022 8-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 - 0803053262

Owner Information

Owner Name:	SIMON KASEY SIMON COLBY	Use:	RESIDENTIAL
Mailing Address:	12403 DOVER RD REISTERSTOWN MD 21136-5607	Principal Residence:	YES
		Deed Reference:	1) /26358/ 190 2) /26358/ 185

Location & Structure Information

Premises Address
12403 DOVER RD

Legal Description

12403 DOVER RD
KNOLLCREST MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
50	8	254				B	2	2	Plat Ref:	33/ 115

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1971	2,603 SF	.87 AC	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	161,100	187,950		
Improvements:	254,350	371,960		
Total:	415,450	559,910	511,756	559,910
Preferential Land:	0	0	0	0

Transfer Information

Seller: MANGES WILLIAM HARDY	Date: 11/07/2007	Price: \$685,000
Type: IMPROVED ARMS-LENGTH	Deed1: /26358/ 190	Deed2: /26358/ 185
Seller: ARBAUGH GUY L	Date: 06/27/1997	Price: \$199,500
Type: IMPROVED ARMS-LENGTH	Deed1: /12260/ 516	Deed2:
Seller: ARBAUGH GUY L	Date: 07/06/1992	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9266/ 420	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 *



Item #0228

sub property



Item #0228

neighbor



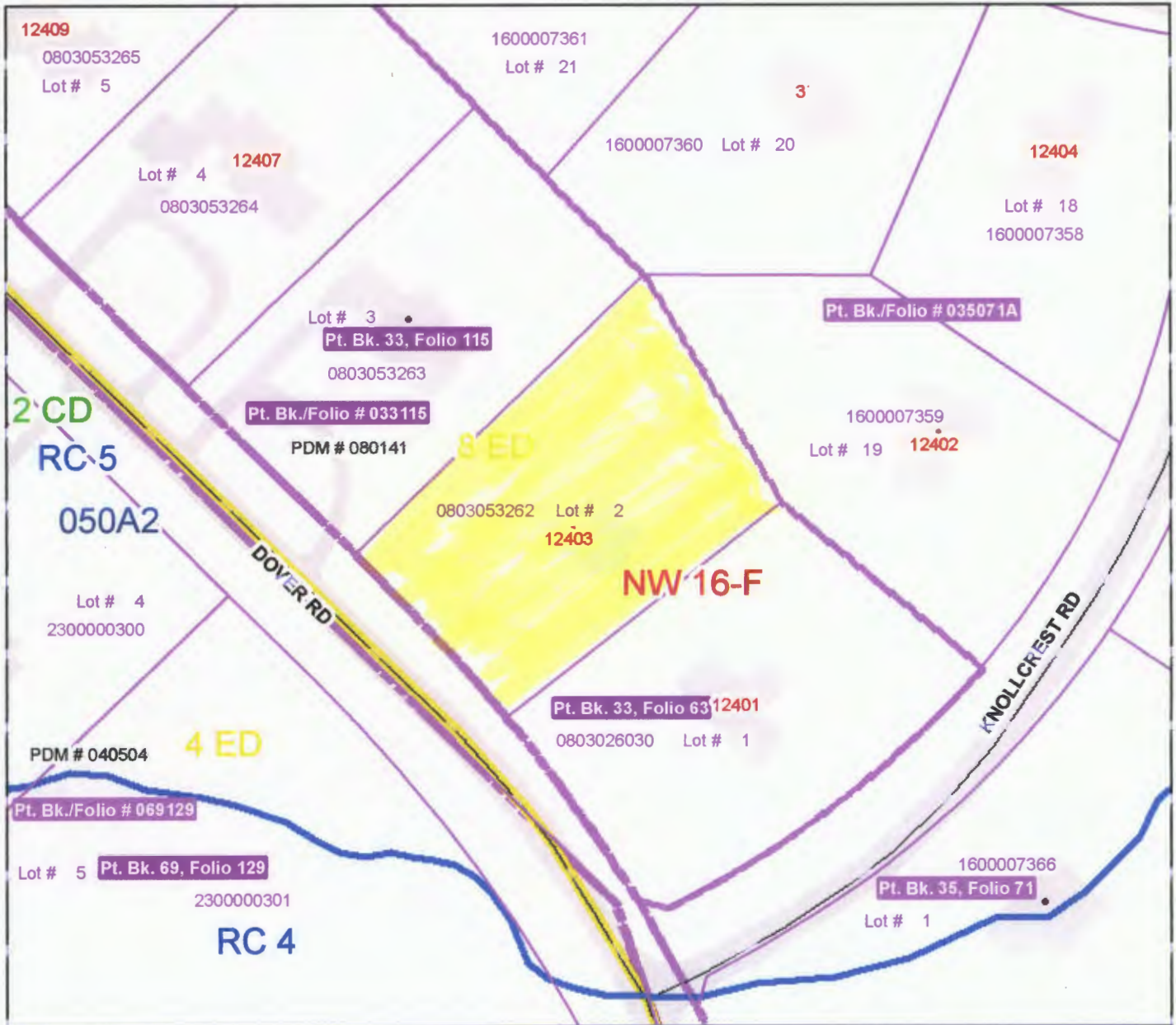
Item #0228





Item #0228

12403 Dover Road



Publication Date: March 01, 2010
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 100 200 Feet

1 inch = 100 feet

Item # 0228

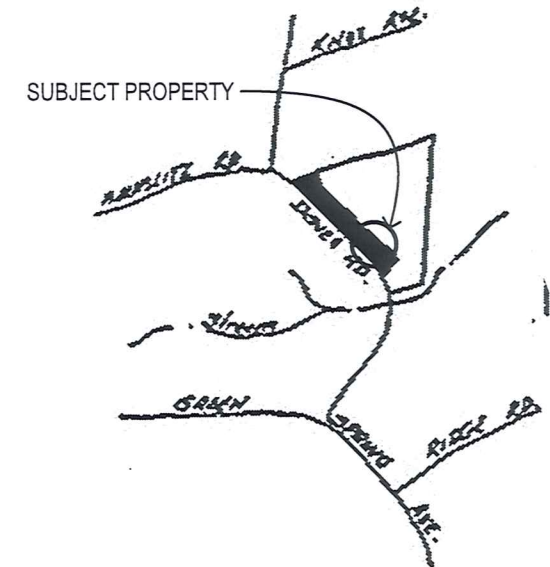
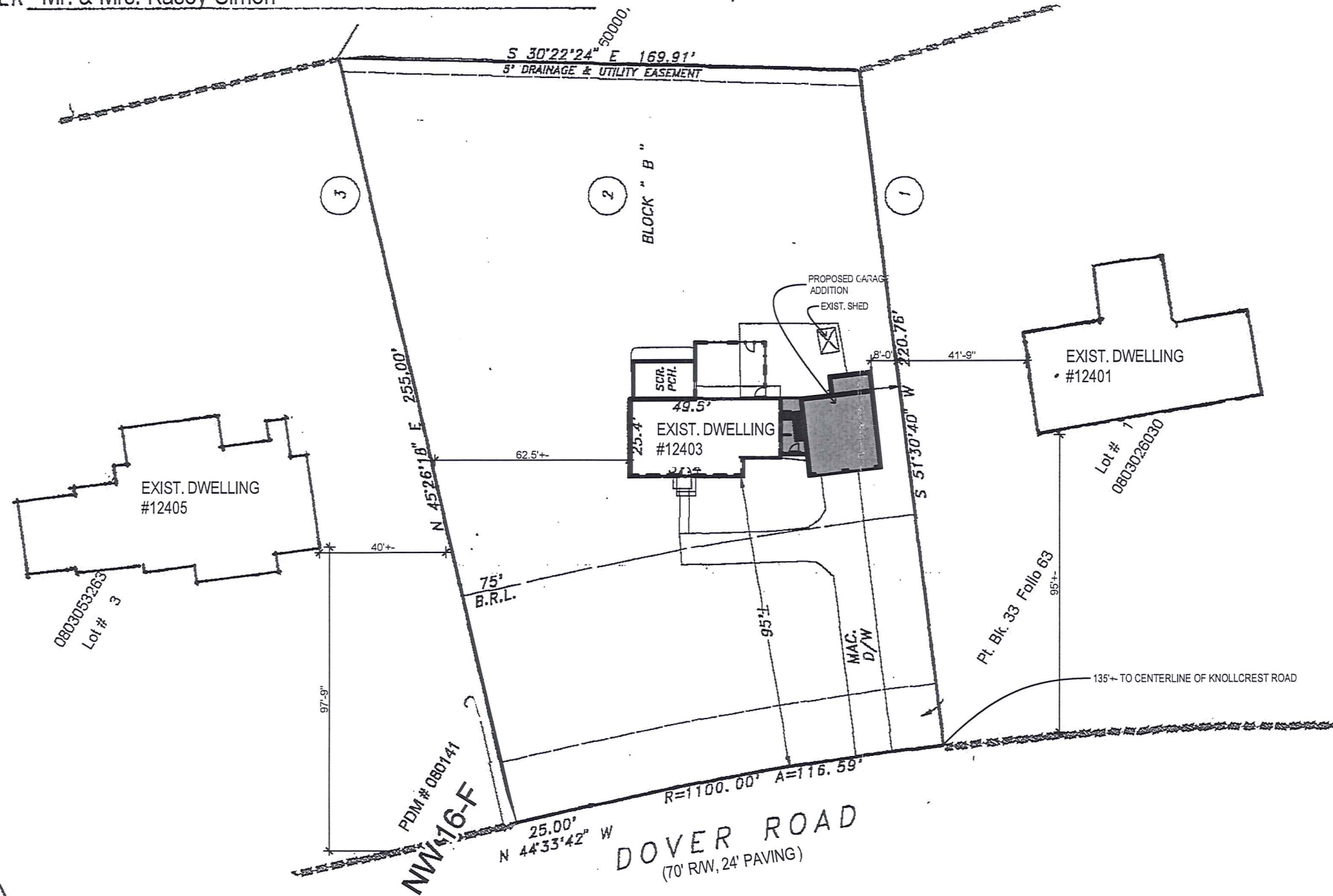
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 12403 Dover Road, Reisterstown, MD 21136 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Knollcrest Manor

PLAT BOOK # 33 FOLIO # 115 LOT # 2 SECTION #

OWNER Mr. & Mrs. Kasey Simon



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8th
COUNCILMANIC DISTRICT 2ND
1" = 200' SCALE MAP # 050A2
ZONING RC5
LOT SIZE .87 ACRES 37,897 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 KT ITEM # CASE # 2010-0228-A



PREPARED BY Joe Architect Incorporated

SCALE OF DRAWING: 1" = 40'