

IN RE: PETITION FOR VARIANCE
S side of Old Court Road; 465 feet
E of the c/l of Granite Road
2nd Election District
4th Councilmanic District
(10225 Old Court Road)

Craig and Elizabeth Shotwell
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **CASE NO. 2010-0315-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, Craig and Elizabeth Shotwell. Petitioners are requesting Variance relief from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure to be located in the side yard with a height of 25 feet in lieu of the required rear yard and a permitted height of 15 feet. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Petitioner Craig Shotwell. There were no Protestants or other interested citizens in attendance at the hearing.

It should be noted that this matter came before me as a result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management.¹ This complaint cited a concern that the subject property was being sold as a single-family dwelling with a detached three bedroom guest house. A Code Inspections and Enforcement Correction Notice was issued to Petitioner on April 28, 2010 alleging that no more than one principal dwelling is permitted on any lot in an R.C.2 Zone, and noted the presence of a

¹ Case No: CO-0076696 is contained within the case file.

ORDER RECEIVED FOR FILING

Date 7-21-10

By BM

detached structure that was without a breezeway per the previously issued permit #B658264. Receipt of this citation and other factors which will be expounded on further prompted Petitioner to file the instant variance request.

Testimony and evidence offered revealed that the subject property is an irregularly shaped parcel consisting of approximately 6.1 acres, more or less, zoned R.C.2 and located in the Granite/Woodstock area of Baltimore County, east of the Howard County line, on the south side of Old Court Road. Ingress/egress for the property is via a left turn off a private driveway accessing Old Court Road. The subject property is improved with a two-story single-family dwelling constructed in 1891, according to the Real Property Data Search marked and accepted into evidence as Petitioners' Exhibit 3, and contains an enclosed area of 2,621 square feet. A macadam driveway leads past the front of the home and expands into a large gravel-parking pad that allows access to the accessory structure in controversy. The footprint of the house can be seen more clearly in the zoning map of the subject property that was marked and accepted into evidence as Petitioners' Exhibit 2.

In order to understand the context of the requested zoning relief, a background to the structure in controversy is necessary. Petitioner and legal property owner Craig Shotwell explained that he and his wife purchased the subject property in August of 2004 from the previous owner.² Mr. Shotwell stated that he owns his own construction business, which at the time of purchase in 2004, was thriving. In order to house the family cars as well as his business vehicles and to provide for an extension of living space, Mr. Shotwell desired to construct a two-story garage/home office on his property. Due to the unique configuration of the subject property and the existence of a significant amount of specimen trees and forestation in the rear of the property, Mr. Shotwell desired to construct this addition at the southeast side/rear yard of the

² Per Petitioner's Exhibit 3, this Deed is recorded in Liber-Folio 20562-118.

property. The site plan depicts the numerous specimen trees existing on the property, some exceeding 45 inches in diameter.

On December 13, 2004, four months after purchasing the subject property, Mr. Shotwell applied for and was issued building permit #B578484 to construct a 2,200 square foot two-story addition to be used as a first floor, four-car garage and a second floor home-office and playroom, on the side of the existing single-family dwelling. This addition would be connected to the primary structure by a 75 foot long breezeway. According to a printout of the archived records contained within the Code Enforcement case file, the permit application for the addition was approved and a permit issued for the project. Mr. Shotwell testified that subsequent to the issuance of the initial building permit, he has continuously renewed the building permit in order to keep the ongoing construction of the addition valid. According to the evidence contained within the case file, building permit #B658264 was issued to Mr. Shotwell on March 14, 2007, for construction of the same addition previously approved in 2004.³

Mr. Shotwell explained that the exterior of the structure is nearly complete. However, the interior of the structure is still in the process of construction with drywall, taping, and painting remaining. Mr. Shotwell acknowledged that at the time a complaint was made against the structure, construction of the breezeway had yet to be undertaken. Petitioner indicated that construction has been slowed due to the current economic conditions and that as a result of these economic conditions, he had to file for bankruptcy in 2008 and was currently not living in the home, which was in the process of being sold as a "short-sale." Mr. Shotwell stated that another reason the breezeway was not constructed is there is not a current valid building permit because his application for renewal was flagged and denied, despite the fact that the building permit had

³ The file contains two additional permits, Permit - #P604902 issued on September 8, 2005, and Permit - #P608223 issued on October 11, 2005. Both permits involved construction of the structure in controversy.

twice been previously approved/renewed. Due to this denial of a building permit to complete the breezeway, Mr. Shotwell is in violation of the Zoning Regulations because no longer is the structure considered an "addition" to the primary structure, but is now an "accessory structure" placed in the side yard at a height of 25 feet in lieu of the required rear yard and 15 foot maximum height in violation of Section 400.1 of the B.C.Z.R. Furthermore, there are concerns that as currently improved, the structure in controversy could be considered a second dwelling in contravention of Section 1A01.3.B.4 of the Zoning Regulations.⁴ Photographs of the principal dwelling and accessory structure were marked and accepted into evidence as Petitioners' Exhibits 4A and 4B. With no ability to complete the breezeway and no other alternative, Petitioner indicated he was compelled to file for the instant variance relief in order to legitimize the existing structure as an "accessory structure."

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 June 8, 2010, indicating the site was inspected and that subsequent discussions with the property owner and the Office of Permits and Development Management exposed that a permit was issued in 2007 to build a two-story accessory structure in the side yard to be attached by a 75 foot breezeway. Petitioner shared with the Planning Office that the addition has three rooms on the second floor that were to be used as offices for his business. The intent of a variance is to mitigate a hardship or practical difficulty. No explanation is given to the existence of a hardship. The Office of Planning recommends denial of the requested variance. Comments were received from the Department of Environmental Protection and Resource Management dated June 11, 2010, which indicate that development of the property must comply with the Regulations for the

⁴ This section of the Zoning Regulations states that "No more than one principal dwelling is permitted on any lot in an R.C.2 zone."

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By P-7

Protection of Water Quality, Streams, Wetlands and Floodplains and must also comply with the Forest Conservation Regulations. If the proposed minor subdivision of this property is still active, the Forest Conservation Easement and/or Forest Buffer Easement must be recorded in the Land Records via the right-of-way plat process as well as all EIR comments of 2/5/08 addressed prior to issuance of any permits. If the subdivision has been abandoned, the Forest Buffer Easement and its covenants must still be recorded via the Exhibit A process.

Considering all of the testimony and evidence presented, I am persuaded to grant the requested variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Specifically, the subject property is unique due to the irregular lot configuration and the existence of a significant amount of specimen trees. There are several different varieties of such trees on the property including white oak, northern red oak, and green ash, some as large as 48 inches in diameter. These special circumstances make the current location for the accessory structure appropriate. Further, the preservation of trees is an appropriate justification for zoning relief. *See McLean v. Soley*, 270 Md. 208 (1973). While the Office of Planning recommends denial of the requested relief due to an apparent absence of hardship, the undersigned feels that if strict adherence to the Zoning Regulations were required, Petitioner would suffer unreasonable hardship. Self-created hardship does not qualify for relief under the standard for a variance; however, the hardship at issue, in my view, is not entirely self-created. However misguided it may have been, the Department of Permits and Development Management granted Mr. Shotwell a building permit for the subject property in 2004 that was renewed in 2007 for the construction of the 2,200 square foot addition and the proposed uses, as well as the 75 foot long breezeway. It is troubling that the Department would find that Petitioners' initial proposal for a 2,200 square foot addition

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By pm _____

connected to the primary structure by a 75 foot long breezeway was within the spirit and intent of the Zoning Regulations, but that is not the issue before me. It is even more unfortunate that, perhaps now realizing their error in issuing this permit, Permits and Development has now refused to grant the most recent request for a renewal of this same building permit. This renewal request was denied despite Petitioners' desire to complete the previously approved project. The denial of the building permit subsequently forces Petitioners to seek zoning relief or face the hardship of tearing down a structure that had twice been approved via a valid building permit. Thus, in my judgment, Petitioners have met the standard for variance relief requiring a showing that a property is unique or unusual and that if strict adherence to the regulations were required absent relief, an unreasonable hardship or practical difficulty would result.

Moreover, little to no detriment to the community will be felt by the granting of this variance because the accessory structure cannot be seen from the public roadway nor viewed from adjacent properties. Therefore, I find this variance request can be granted in strict harmony with the spirit and intent of Section 307.1 of the B.C.Z.R., and in such a manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance request should be granted with conditions that will ensure that the subject structure is to be accessory and subordinate in use to the primary structure.

THEREFORE, IT IS ORDERED this 21st day of July, 2010 by this Deputy Zoning Commissioner that Petitioners' Variance request from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure to be located in the side yard with a height of 25 feet in lieu of the required rear yard and a permitted height of 15

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By [Signature]

feet be and is hereby **GRANTED**, subject to the following which are conditions precedent to the granting of the relief:

1. Petitioners may apply for any required 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
3. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
4. Petitioners are prohibited from having the necessary infrastructure to support a full-bathroom within the approved accessory structure. Any full bathroom must be removed; only a half-bath with a sink and toilet may remain.
5. Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or full bathroom (shower or tub) facilities.
6. The accessory structure shall not be used for commercial purposes.
7. It is expressly agreed and understood by Petitioners that the subject two-story garage accessory structure shall indeed be utilized as an accessory building or structure as that term is defined in Section 101 of the B.C.Z.R. The accessory structure shown on Petitioners' Exhibit 1 site plan shall be limited to uses incident and subordinate to the residential use of the property and the existing single-family dwelling thereon. When applying for a building permit, the site plan filed must reference this case and set forth and address the conditions and restrictions of this Order.
8. To assure the current and future use of the subject property, Petitioners will, within sixty (60) days of the date hereof, record in the Land Records of Baltimore County a Covenant to the Deed for their property (in the form attached) expressly conditioning the use of the property.
9. Said Covenant shall contain the proviso that the subject two-story garage accessory structure shown on Petitioners' Exhibit 1 site plan shall be limited to uses incident and subordinate to the residential use of the property and the existing single-family dwelling thereon, and shall not be converted to a dwelling unit or apartment, shall not contain any

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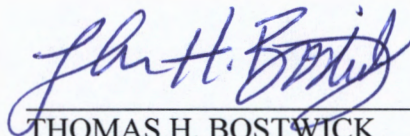
Date 7-21-10

By [Signature]

sleeping quarters, living area, kitchen or full bathroom (shower or tub) facilities, and shall not be used for any commercial purposes.

10. The decision in this case is not a legal precedent that may be cited as such in any other zoning case involving a residential garage accessory structure.
11. Upon request and reasonable notice, the Petitioners shall permit a representative of the Baltimore County Division of Code Inspections and Enforcement to make periodic inspections of the subject property to ensure compliance with this Order.

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

ORDER RECEIVED FOR FILING

Date 7-21-10

By B

COVENANT TO THE DEED

Whereas, in a Petition for Variance before the Deputy Zoning Commissioner for Baltimore County, Case No. 2010-0315-A, Craig and Elizabeth Shotwell, the Petitioners, requested a Variance to permit an accessory structure to be located in the side yard with a height of 25 feet in lieu of the required rear yard and a permitted height of 15 feet. The Deputy Zoning Commissioner, by Order dated the 21st day of July, 2010, granted the Variance, providing the following Covenant be added to their Deed, which Deed was recorded in the Land Records of Baltimore County, at Liber _____, Folio _____.

Craig and Elizabeth Shotwell, and subsequent owners, hereby covenant that the accessory structure shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or full bathroom (shower or tub), and not be used for commercial purposes. It is expressly agreed and understood by Petitioners that the subject two-story garage accessory structure shall indeed be built and utilized as an accessory building or structure as that term is defined in Section 101 of the Baltimore County Zoning Regulations. The accessory structure shown on Petitioners' Exhibit 1 site plan shall be limited to uses incident and subordinate to the residential use of the property and the existing single-family dwelling thereon. Said property is subject to all terms and conditions contained in the Order issued in Case No. 2010-0315-A.

As witness our hands and seals this _____ day of _____, 2010.

_____(SEAL)
Craig Shotwell

_____(SEAL)
Elizabeth Shotwell

ORDER RECEIVED FOR FILING

Date 7-21-10

By [Signature]

State of Maryland)

To wit

County of Baltimore)

I HEREBY CERTIFY THAT ON THIS _____ day of _____, 2010, before me a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Craig and Elizabeth Shotwell, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledge that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal:

NOTARY PUBLIC

My Commission Expires:

ORDER RECEIVED FOR FILING

Date 7-21-10

By pb



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 21, 2010

CRAIG AND ELIZABETH SHOTWELL
10225 OLD COURT ROAD
GRANITE MD 21163

Re: Petition for Variance
Case No. 2010-0315-A
Property: 10225 Old Court Road

Dear Mr. and Mrs. Shotwell:

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 cursive script, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 10225 OLD COURT Rd.
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, BC22, TO PERMIT AN

ACCESSORY STRUCTURE TO BE LOCATED IN THE SIDE YARD WITH A HEIGHT OF 25ft IN LIEU OF THE REQUIRED REAR YARD AND A PERMITTED HEIGHT OF 15ft.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The addition was built with the permission to connect to the main house with a 75' breezeway. Now it is being said that the permit was issued in error. The breezeway has not been built yet because the project is not complete.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date 5-7-10

ORDER RECEIVED FOR FILING
7-21-10

Date

BY

ZONING DESCRIPTION FOR 10225 Old. Court Road
(address)

Beginning at a point on the South side of
(north, south, east or west)
Old Court Road which is 40'
(name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance of 465' East of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Granite Rd
(name of street)
which is 40' wide. *Being Lot # NA
(number of feet of right-of-way width)

Block NA, Section # NA in the subdivision of NA
(name of subdivision)

as recorded in Baltimore County Plat Book # NA, Folio # NA,

containing 6.1 ACRES[±]. Also known as 10225 OLD COURT ROAD
(square feet or acres) (property address)

and located in the 2ND Election District, 4TH 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: 2010-³¹⁵~~035~~-A

Petitioner: BETH SHOTWELL

Address or Location: 10225 OLD COURT RD, GRANITE, Md. 21163

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____
_____ Same _____

Telephone Number: 443-618-2011

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

No. **53916**

Date: **5.7.10**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 5/07/2010 5/07/2010 10:20:32 5

REG 1503 WALKIN 1005 LFP
 RECEIPT 0 054997 5/07/2010 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65.00

Total: **65.00**

Rec From: **B. SHOTWELL**

For: **2010-0304 A**

5 528 ZWING VERIFICATION

053916

Recpt tot 65.00
 65.00 CR 65.00 CA
 Baltimore County, Mar/Land

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

2010-315-A

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2010-0315-A

10225 Old Court Road

S/side of Old Court Road, 465 feet +/- east of the centerline of Granite Road

2nd Election District — 4th Councilmanic District

Legal Owner(s): Beth & Craig Shotwell

Variance: to permit an accessory structure to be located in the side yard with a height of 25 feet in lieu of the required rear yard and a permitted height of 15 feet.

Hearing: Monday, July 12, 2010 at 10:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

6/488 June 24

244650

CERTIFICATE OF PUBLICATION

6/24/, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/24/, 2010.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 06/26/2010

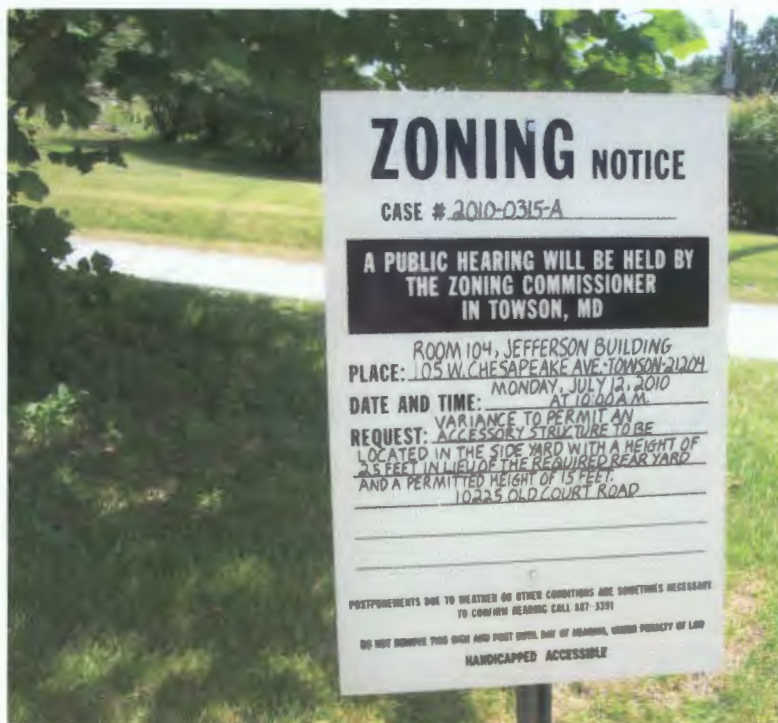
Case Number: 2010-0315-A

Petitioner / Developer: MR. & MRS. SHOTWELL

Date of Hearing (Closing): JULY 12, 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:
10225 OLD COURT ROAD

The sign(s) were posted on: JUNE 25, 2010



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)

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 24, 2010 Issue - Jeffersonian

Please forward billing to:
Beth Shotwell
10225 Old Court Road
Granite, MD 21163

443-618-2011

NOTICE OF ZONING HEARING

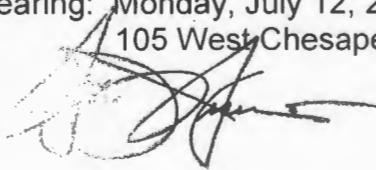
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0315-A

10225 Old Court Road
S/side of Old Court Road, 465 feet +/- east of the centerline of Granite Road
2nd Election District – 4th Councilmanic District
Legal Owners: Beth & Craig Shotwell

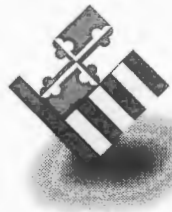
Variance to permit an accessory structure to be located in the side yard with a height of 25 feet in lieu of the required rear yard and a permitted height of 15 feet.

Hearing: Monday, July 12, 2010 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
June 3, 2010

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0315-A

10225 Old Court Road

S/side of Old Court Road, 465 feet +/- east of the centerline of Granite Road

2nd Election District – 4th Councilmanic District

Legal Owners: Beth & Craig Shotwell

Variance to permit an accessory structure to be located in the side yard with a height of 25 feet in lieu of the required rear yard and a permitted height of 15 feet.

Hearing: Monday, July 12, 2010 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:kl

C: Mr. & Mrs. Shotwell, 10225 Old Court Road, Granite 21163

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 26, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

July 7, 2010

Mr. & Mrs. Shotwell
10225 Old Court Rd.
Granite, MD 21163

Dear: Mr. & Mrs. Shotwell

RE: Case Number 2010-0315-A, 10225 Old Court Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 7, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

May 27, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 24th, 2010

Item Numbers: 0305, 0309, 0313, 0315, 0316, 0317, 0318, 0320 and 0321

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 7, 2010
Item Nos. 2010- 302, 305, 309, 313,
314, 315, 316, 317, 318, 319, 320 &
321

DATE: May 27, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-006072010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 4, 2010

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

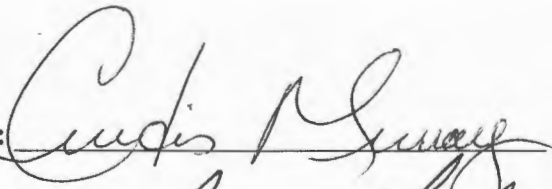
SUBJECT: 10-315 -Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet and to be located in the front yard provided the following conditions are met:

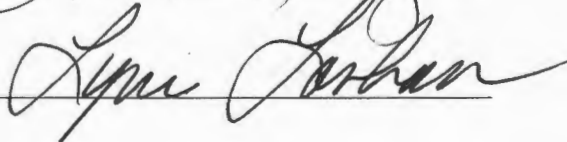
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Division Chief:



AFK/LL: CM

TB 7-12-10
10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 2010

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

RECEIVED

SUBJECT: 10225 Old Court Road

JUN 11 2010

INFORMATION:

ZONING COMMISSIONER

Item Number: 10-315

Petitioner: Beth and Craig Shotwell

Zoning: RC 2

Requested Action: Variance

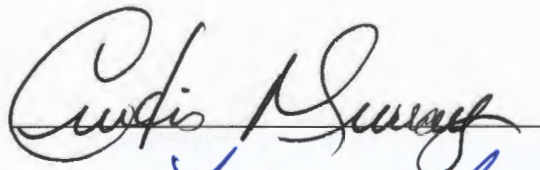
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. An inspection of the site and subsequent discussions with the property owner and the Office of Permits and Development Management exposed that a permit was issued in 2007 to build a 2 story accessory structure in the side yard to be attached by a 75-foot breezeway. The permit expired before the breezeway was constructed and attached to the 2-story structure. The petitioner shared with The Office of Planning that the addition has 3 rooms on the second floor were to be used as offices for his business and he would park his commercial vehicles in the garage.

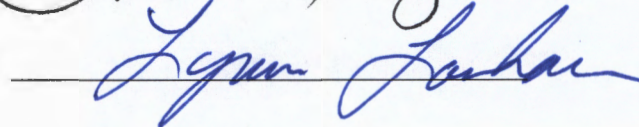
The intent of variance is to mitigate a hardship or practical difficulty. No explanation is given to the existence of a hardship. The Office of Planning recommends denial of the requested variances.

For further information concerning the matters stated here in, please contact Dave Green at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



TB 7-12-10
10 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 11, 2010

SUBJECT: Zoning Item # 10-315-A
Address 10225 Old Court Road
(Shotwell Property)

Zoning Advisory Committee Meeting of May 24, 2010.

 X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

 X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

 X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

If the proposed minor subdivision of this property is still active, the Forest Conservation Easement and/or Forest Buffer Easement must be recorded in Land records via the right of way plat process as well as all EIR comments of 2/5/08 addressed prior to issuance of any permits. If the subdivision has been abandoned, the Forest Buffer Easement and its covenants must still be recorded via the Exhibit A process.

Reviewer: Glenn Shaffer Date: May 26, 2010

RE: PETITION FOR VARIANCE * BEFORE THE
10225 Old Court Road; S/S Old Court Road, * ZONING COMMISSIONER
465' E c/line of Granite Road *
2nd Election & 4th Councilmanic Districts *
Legal Owner(s): Beth & Craig Shotwell * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 10-315-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

MAY 28 2010

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of May, 2010, a copy of the foregoing Entry of Appearance was mailed to Craig Shotwell, 10225 Old Court Road, Granite, MD 21163, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

2010-0315-A

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: June 1, 2010

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2010-0315-A
Legal Owner/Petitioner Shotwell, Craig & Beth
Contract Purchaser: N/A
Property Address: 10225 Old Court Rd.
Location Description: 465' E/Granite Rd.

VIIOLATION INFORMATION: Case No. CO0076696
Defendants: Shotwell, Craig & Beth

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- | | | |
|--------------------------|-----|---|
| ☐ | 1. | Complaint letter/memo/email/fax (if applicable) |
| X | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| X | 3. | State Tax Assessment printout |
| ☐ | 4. | State Tax Parcel Map (if applicable) |
| ☐ | 5. | MVA Registration printout (if applicable) |
| ☐ | 6. | Deed (if applicable) |
| ☐ | 7. | Lease-Residential or Commercial (if applicable) |
| X | 8. | Photographs including dates taken |
| X | 9. | Correction Notice/Code Violation Notice |
| ☐ | 10. | Citation and Proof of Service (if applicable) |
| ☐ | 11. | Certified Mail Receipt (if applicable) |
| ☐ | 12. | Final Order of the Code Official/Hearing Officer (if applicable) |
| ☐ | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) |
| X | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

AGB/kh
C: Code Enforcement Officer

Permits & Development Management Complaint Report

Report Criteria:
Complaint Record ID: CO0076696

Comment Details

Type	Date	Comments
BUILDING INSPECTIONS	04/28/2010	4/26/10 INSPECTION April 28, 2010 08:08 AM - NSHELTON RESEARCH INDICATES PERMIT B658264 ISSUED 3/14/07. DESCRIPTION OF WORK IS 2 STORY ADDITION 25'X44'X25' 4 CAR GARAGE W/2ND FLOOR. HOME OFFICE TO BE ATTACHED TO DWELLING WITH 6'X75'X11' BREEZEWAY. SEE PICTURES TAKEN 4/23/10 AT SITE. ADDITION IS DETACHED W/O BREEZEWAY INSTALLED. ISSUED CORR. NOTICE PER ZONING REGULATIONS W/SECTION 102.1 CONFORMANCE W/REGULATIONS. SECTION 1A01.3 B4. NO MORE THAN ONE PRINCIPAL DWELLING IS PERMITTED ON ANY LOT IN AN R.C.2 ZONE SECTION 400 ACCESSORY BUILDINGS IN RESIDENCE ZONES BCZR 1955: BILL NO.27-1963 MUST MEET 400.1 LOCATION : LOT COVERAGE 400.2 SETBACK. (BILL NO.2-1992) 400.3 HEIGHT. J. GARLAND/NS***
BUILDING INSPECTIONS	04/30/2010	4/29/10 INSPECTION April 30, 2010 08:51 AM - NSHELTON MAILED COPY & POSTED SITE ON 4/29/10. P/U 5/10/10 J.GARLAND/NS***
BUILDING INSPECTIONS	05/04/2010	4/30/10 UPDATE May 04, 2010 08:52 AM - NSHELTON SPOKE W/CRAIG SHOTWELL (443-618-2011). STATES HE WANTS TO OBTAIN PERMIT TO COMPLETE THE BREEZEWAY FROM HOUSE TO GARAGE. I PLACED A FLAG ON OBTAINING PERMITS. HE MUST HAVE ZONING APPROVAL. J.GARLAND/NS***
BUILDING INSPECTIONS	05/04/2010	5/4/10 UPDATE May 04, 2010 08:54 AM - NSHELTON MR.SHOTWELL MET W/ZONING. NEEDS TO FILE FOR VARIANCE. STATES HE WILL MEET W/ZONING ON 5/7/10. P/U 5/12/10 J.GARLAND/NS***
BUILDING INSPECTIONS	05/13/2010	5/12/10 INSPECTION May 13, 2010 07:24 AM - NSHELTON SPOKE W/MR.SHOTWELL. STATES MADE ZONING APPLICATION FOR VARIANCE. SEE CASE FILE #2710-0304-A. SPOKE W/ZONING. STATES COULD TAKE UP TO 6WKS FOR DECISION. P/U 6/28/10 J.GARLAND/NS***

Lien Information - None



BALTIMORE COUNTY
MARYLAND

Permits & Development Management Complaint Report

Report Criteria:
Complaint Record ID: CO0076696

<u>Record ID</u>	<u>AS/400 Case</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Scheduled Time</u>	<u>Received By</u>	<u>Received Date</u>	<u>Status</u>	<u>Hearing Date</u>	<u>ADC Grid</u>
CO0076696		Jim Garland	06/28/2010		Jim Garland	04/27/2010	Open - Normal		31J3

Complaint Description: CONCERNED PROPERTY BEING SOLD AS S.F.D.WITH DETACHED 3 BEDROOM GUEST HOUSE.

<u>Facility:</u> FA0244394 PDM 2100008541 10225 OLD COURT RD WOODSTOCK, MD 21163	<u>Owner :</u> SHOTWELL CRAIG H SHOTWELL ELIZABETH L 10225 OLD COURT RD GRANITE MD 21163	<u>Complainant:</u> J.GARLAND HOME: 4108873953
--	---	--

Daily Activity Details - No Data

Violation Details - No Data

CODE ENFORCEMENT REPORT

FA0244394

DATE: 4/22/10 INTAKE BY: GARLAND CASE #: C00076696 INSPEC:

COMPLAINT

LOCATION: 10225 Old Court Rd.

ZIP CODE: DIST:

COMPLAINANT

NAME: ~~Beverly Griffith~~ GARLAND PHONE #: (H) 410-461-5923 (W)

ADDRESS: ZIP CODE:

PROBLEM: Concerned property being sold as S.F.D. with detached
3 Bedroom guest House-OWNER/TENANT
INFORMATION:

TAX ACCOUNT #: 2100008541 ZONING:

INSPECTION: 4/26/10 RESEARCH indicates permit B658264
issued 3/14/07 - description of work - Two story addition
25'x44'x25' 4 CAR GARAGE w/ 2nd FLR. Home office
to be attached to dwelling with 6'x75'x11'REINSPECTION: Breezeway. SEE pictures take 4/23/10 - @ site-
Addition is detached w/o Breezeway installed.
Issue Corr. Notice per Zoning Regulations
w/ Section 102.1 CONFORMANCE w/ RegulationsREINSPECTION: Section 1A01.3.B.4 No more than one principal
dwelling is permitted on any lot in an R.C.2 Zone
Section 400 Accessory Buildings in Residence Zones
BCZR 1955: Bill No. 27-1963 Must meetREINSPECTION: 400.1 Location: Lot coverage 400.2 Setback.
[Bill No. 2-1992] 400.3 Height NA

DATE: 04/23/2010

STANDARD ASSESSMENT INQUIRY (1)

TIME: 07:20:59

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
21 00 008541	02	1-0	04-00	H	NO		04/02/10

SHOTWELL CRAIG H DESC-1.. IMPS6.1 AC SS OLD COURT

SHOTWELL ELIZABETH L DESC-2.. 500 W GRANITE RD

10225 OLD COURT RD PREMISE. 10225 OLD COURT RD

00000-0000

GRANITE MD 21163-1130 FORMER OWNER: GRIFFITH ROBERT F

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	145,500	145,500				
IMPV:	366,040	240,500	TOTAL..	386,000	386,000	511,540
TOTL:	511,540	386,000	PREF...	0	0	0
PREF:	0	0	CURT...	386,000	386,000	511,540
CURT:	511,540	386,000	EXEMPT.		0	0
DATE:	06/06	09/09				

---- TAXABLE BASIS ---- FM DATE

ASSESS: 386,000 01/14/10

ASSESS: 511,540

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

B578484

B582189

P604902

P608223

*Cond. Notice**SEC. 400 Height/Location/use**SEC. ~~102~~ 1A01.2 B*

DATE: 04/23/2010

STANDARD ASSESSMENT INQUIRY (2)

TIME: 07:21:07

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
21 00 008541	02	1-0	04-00	H	NO		04/02/10
LOT....	BOOK....	0000	MAP.....	0086	LOT WIDTH.....		.00
BLOCK..	FOLIO...	0000	GRID....	0004	LOT DEPTH.....		.00
SECTION..			PARCEL..	0421	LAND AREA..		6.100 A
PLAT..					YEAR BUILT.....		91

-----TRANSFER DATA-----

NUMBER..... 293159
 DATE..... 08/18/04
 PURCHASE PRICE..... 510,000
 GROUND RENT..... 0
 DEED REF LIBER..... 20562
 DEED REF FOLIO..... 0118
 CONVEYED IND..... 1
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 21-00-008541

CRITICAL NEW CONST CARD

AREAS CODE YEAR NO
 01737

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE SQ. FEET
 2621

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 04/23/2010

STANDARD ASSESSMENT INQUIRY (3)

TIME: 07:21:13

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
21 00 008541	02	1-0	04-00	H	NO		04/02/10

-----STATE-----

GEO CODE

N/A

LAND-USE

REC CREATE DATE.. 10/23/92

80

NO

R

DELETE CODE..... M

DATE DELETED.....

LAST FM DATE..... 01/14/10

LAST FM TYPE..... C

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 04/02/10

PRIOR LOAD DATE.. 01/15/10

STATE TAXABLE ASSESS

ASSESS: 386,000

ASSESS: 511,540

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND

DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 12/13/07

OE: VLC

HISTORIC DISTRICT/BLI

PERMIT #: 578884
RECEIPT #: 510167
CONTROL #: MK
XREF #:

PROPERTY ADDRESS 10225 Old Court Rd.

SUITE/SPACE/FLOOR

SUBDIV:

TAX ACCOUNT #: 21-00-008541

DISTRICT/PRECINCT 2 1

OWNER'S INFORMATION (LAST, FIRST)

NAME: Craig and Beth Shotwell

ADDR: 10225 Old Court Rd

FEE: 6045
PAID: 05
PAID BY: *[Signature]*
INSPECTOR: *[Signature]*

DOES THIS BLDG.
HAVE SPRINKLERS
YES NO

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

APPLICANT INFORMATION

NAME: Craig Shotwell
COMPANY: Shotwell Construction, LLC

STREET 10225 Old Court Rd.

CITY, ST, ZIP Granite MD 21163

PHONE #: 410-952-8902 MHIC # 47722

APPLICANT

SIGNATURE: *[Signature]* DRC#

PLANS: CONST 12 PLOT 5 PLAT 0 DATA 0 EL 1 PL 1

TENANT

CONTR: Owner

ENGR:

SELLR:

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

DESCRIBE PROPOSED WORK:

Construct two story
addition onto side of old to be used as 1st
garage, 2nd floor home office and playroom
To be connected by driveway.

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
SPECIFY TYPE
20. SWIMMING POOL
SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. CONCRETE

BASEMENT

1. FULL
2. PARTIAL
3. NONE

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSE
2. PRIVATE SYSTEM EXISTS PROPOSE
- SEPTIC EXISTS PROPOSE
- PRIVY EXISTS PROPOSE

CENTRAL AIR: 1. 2. 1. PUBLIC SYSTEM EXISTS PROPOSED
ESTIMATED COST: \$ 60,000. 2. PRIVATE SYSTEM EXISTS PROPOSED
OF MATERIALS AND LABOR

PROPOSED USE: *SR and addition*
EXISTING USE:

OWNERSHIP

1. PRIVATELY OWNED
2. PUBLICLY OWNED
3. SALE
4. RENTAL



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

Timothy M. Kotroco
TIMOTHY M. KOTROCO
DIRECTOR

John R. Reisinger
JOHN R. REISINGER
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B578484 CONTROL #: MP DIST: 02 PREC: 01
DATE ISSUED: 12/13/2004 TAX ACCOUNT #: 2100008541 CLASS: 04

PLANS: CONST 00 PLOT: R PLAT 0 DATA 0 ELEC YES PLUM YLS
LOCATION: 10225 OLD COURT RD
SUBDIVISION: 500 W GRANITE RD

OWNERS INFORMATION

NAME: SHOTWELL, CRAIG AND ELIZABETH
ADDR: 10225 OLD COURT RD.

TENANT:

CONTR: OWNER

ENGR:

SELLR:

WORK: CONSTRUCT TWO STY ADDITION ONTO SIDE OF SFU, TO
BE CONNECTED BY BREEZEWAY, TO BE USED AS: 1ST
FLR-(4) CAR GARAGE, 2ND FLR-HOME OFFICE AND
PLAYROOM. BREEZEWAY-6'X75'X11'=450SF
ADDITION-25'X44'X25'=2700SF

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFU AND ADDITION
EXISTING USE: SFU

TYPE OF IMPRV: ADDITION

USE: ONE FAMILY

FOUNDATION: BLOCK

BASEMENT: NONE

SEWAGE: PRIV. EXIST'S

WATER: PRIV. EXIST'S

LOT SIZE AND SETBACKS

SIZE: 6.1000AC

FRONT STREET:

SIDE STREET:

FRONT SETB: NO

SIDE SETB: 120'/NO

SIDE STR SETB:

REAR SETB: 49'

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 3/14/0
OEA: EAST
HISTORIC DISTRICT/

PERMIT #: B58264
RECEIPT #: 456756
CONTROL #: MR
XREF #:

PROPERTY ADDRESS 10225 Old Court Rd.
SUITE/SPACE/FLOOR
SUBDIV: 500 W Granite Rd.
TAX ACCOUNT #: 2100008541
OWNER'S INFORMATION (LAST, FIRST) 02 01

FEE: 60+5=65
PAID: 65.00
PAID BY: Apple
INSPECTOR:

NAME: Craig Shotwell
ADDR: 10225 Old Court Road
GRANITE, MD. 21163

1130 DOES THIS BLD
HAVE SPRINKLE
YES - NO -

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

APPLICANT INFORMATION
NAME: Craig Shotwell
COMPANY: Shotwell Construction
STREET: 10225 Old Court Road
CITY, ST, ZIP: Granite, MD 21163
PHONE #: 410-952-8902 MHIC # 47722
APPLICANT SIGNATURE: [Signature]
PLANS: CONST PLOT PLAT DATA EL PL
TENANT
CONTR: Owner
ENGR:
SELLR:

- TYPE OF IMPROVEMENT
- NEW BLDG CONST
 - ☒ ADDITION
 - ALTERATION
 - REPAIR
 - WRECKING
 - MOVING
 - OTHER

DESCRIBE PROPOSED WORK:
Constr. (2) sty addit. onto side
of sfd to be connected by
breeze way to be used as: 1st
floor (4) car garage; 2nd fl
Home office + playroom
Breeze way:
6'x75'x11'
45'
25'x
22

TYPE OF USE

RESIDENTIAL

- ☒ ONE FAMILY
- TWO FAMILY
- THREE AND FOUR FAMILY
- FIVE OR MORE FAMILY
(ENTER NO UNITS)
- SWIMMING POOL
- GARAGE
- OTHER

NON-RESIDENTIAL

- AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- CHURCH, OTHER RELIGIOUS BUILDING
- FENCE (LENGTH HEIGHT)
- INDUSTRIAL, STORAGE BUILDING
- PARKING GARAGE
- SERVICE STATION, REPAIR GARAGE
- HOSPITAL, INSTITUTIONAL, NURSING HOME
- OFFICE, BANK, PROFESSIONAL
- PUBLIC UTILITY
- SCHOOL, COLLEGE, OTHER EDUCATIONAL
- SIGN
- STORE MERCANTILE RESTAURANT
- SPECIFY TYPE
- SWIMMING POOL
- SPECIFY TYPE
- TANK, TOWER
- TRANSIENT HOTEL, MOTEL (NO. UNITS)
- OTHER

TYPE FOUNDATION

- SLAB
- BLOCK
- CONCRETE

BASEMENT

- FULL
- PARTIAL
- NONE

TYPE OF CONSTRUCTION

- MASONRY
- ☒ WOOD FRAME
- STRUCTURE STEEL
- REINF. CONCRETE

TYPE OF HEATING FUEL

- GAS
- OIL
- ELECTRICITY
- COAL

TYPE OF SEWAGE DISPOSAL

- PUBLIC SEWER EXISTS PROPO
- ☒ PRIVATE SYSTEM
SEPTIC
PRIVY EXISTS PROPO

CENTRAL AIR: 1. 2.

ESTIMATED COST: \$100,000.00
OF MATERIALS AND LABOR

TYPE OF WATER SUPPLY

- PUBLIC SYSTEM EXISTS PROPOSED
- ☒ PRIVATE SYSTEM EXISTS PROPOSED

OWNERSHIP

- ☒ PRIVATELY OWNED
- PUBLICLY OWNED
- SALE
- RENTAL

RESIDENTIAL CATEGORY:

- ☒ DETACHED
- SEMI-DET.
- GROUP
- TOWNHSE
- MIDRISE

SEE
B5784E
DOB'S ON
SITE FOR
INSPECT

BUILDING PERMIT

PERMIT #: B658264 CONTROL #: MR DIST: 02 PREC: 01
DATE ISSUED: 03/14/2007 TAX ACCOUNT #: 2100008541 CLASS: 04

PLANS: CONST 00 PLOT 0 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 10225 OLD COURT RD
SUBDIVISION: 500 W GRANITE RD

OWNERS INFORMATION

NAME: SHOTWELL, CRAIG AND ELIZABETH
ADDR: 10225 OLD COURT RD.

TENANT:

CONTR: OWNER

ENGNR:

SELLR:

WORK: CONSTRUCT TWO STY ADDITION ONTO SIDE OF SFD, TO
BE CONNECTED BY BREEZEWAY, TO BE USED AS; 1ST
FLR-(4) CAR GARAGE, 2ND FLR-HOME OFFICE AND
PLAYROOM. BREEZEWAY-6'X75'X11'=450SF. ADDITION
IS 25'X44'X25'=2200SF. REPLACES EXPIRED PERMIT
B578484. REFER BACK FOR DWGS ON SITE PER INSP

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD AND ADDITION

EXISTING USE: SFD

TYPE OF IMPRV: ADDITION

USE: ONE FAMILY

FOUNDATION: BLOCK

SEWAGE: PRIV. EXISTS

BASEMENT: NONE

WATER: PRIV. EXISTS

LOT SIZE AND SETBACKS

SIZE: 6.100AC

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: 120'/NC

SIDE STR SETB:

REAR SETB: 49'

4/22/10

3 Bedrm guest House

Beverly Griffith

410-461-5923

4/23



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

Timothy M. Kotroco
TIMOTHY M. KOTROCO
DIRECTOR

John R. Reisinger
JOHN R. REISINGER
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B57B484 CONTROL #: MP DIST: 02 PREC: 01
DATE ISSUED: 12/13/2004 TAX ACCOUNT #: 2100008541 CLASS: 04

PLANS: CONST 00 PLOT 2 R PLAT 0 DATA 0 ELEC YES PLUM YLS
LOCATION: 10225 OLD COURT RD
SUBDIVISION: 500 W GRANITE RD

OWNERS INFORMATION

NAME: SHOTWELL, CRAIG AND ELIZABETH
ADDR: 10225 OLD COURT RD.

TENANT:

CONTR: OWNER

ENGR:

SELLR:

WORK: CONSTRUCT TWO STY ADDITION ONTO SIDE OF SHU, TO
BE CONNECTED BY BREEZEWAY, TO BE USED AS, 1ST
FLR-(4) CAR GARAGE, 2ND FLR-HOME OFFICE AND
PLAYROOM. BREEZEWAY-6'X7'5'X11'-=450SF
ADDITION-25'X44'X25'-=2700SF

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SHU AND ADDITION

EXISTING USE: SHU

TYPE OF IMPRV: ADDITION

USE: ONE FAMILY

FOUNDATION: BLOCK

SEWAGE: PRIV. EXISTS

BASEMENT: NONE

WATER: PRIV. EXISTS

LOT SIZE AND SETBACKS

SIZE: 6.100AC

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: 120'/NC

SIDE STR SETB:

REAR SETB: 49'

INSPECTION RECORD
(INSPECTOR'S COPY)

DATE	INSPECTOR	INSPECTION	COMMENTS
------	-----------	------------	----------

4/8/5	JHR	Fr - need documentation walls & Fr	
-------	-----	------------------------------------	--

10/26/5	JHR	FT OK per pictures	
---------	-----	--------------------	--

10/26/5	JHR	Fr + INS - See Eng Let	
---------	-----	------------------------	--

11-23-7	Christ.	Pat/Eymer	Pat
---------	---------	-----------	----------------

578404

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

DATE PRINTED 04/23/2010
TIME PRINTED 09:59:47

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B578484

PAGE NO. 1
DP. NO. BP0003

MASTER DATA

APPLICATION DATE..... 12/13/04 OWNER NAME..... SHOTWELL, CRAIG AND ELIZABETH
ISSUE DATE..... 12/13/04 OWNER ADDRESS..... 10225 OLD COURT RD.
OCCUPANCY DATE..... PAID BY..... APPL
CONTROL#..... MR INSPECTOR INITIALS. 02R
BUILDING PERMIT#..... B578484
AMOUNT PAID..... 65.00
CORRECT FEE..... 65.00
RECEIPT#..... A510167
INITIAL INPUT USER ID.. VLC

----- APPLICANT DATA -----

NAME..... CRAIG SHOTWELL
COMPANY.. SHOTWELL CONSTRUCTION LLC
ADDRESS1. 10225 OLD COURT RD
ADDRESS2. GRANITE, MD 21163
PHONE#... 410-952-8902
LICENSE#. 47722

----- PROPERTY DATA -----

STREET#..... 10225
STREET NAME.. OLD COURT RD
SUBDIVISION.. 500 W GRANITE RD
ACCOUNT#..... 2100008541
DISTRICT..... 02
PRECINCT..... 01

USER NOTES

NOTES-1.. VLC
NOTES-2..
NOTES-3..

-----LAST UPDATE---
DATE..... 12/13/04
TIME..... 10:45:34
USER ID.. VLC

APPROVAL DATA

PERMIT# B578484

----- LAST UPDATE -----	-AGENCY-	--DATE--	CODE	----- COMMENTS -----
DATE..... 12/13/04	BLD PLAN	12/13/04	01	MS/VLC
TIME..... 10:51:54	ZONING	12/13/04	01	JJS/VLC
USER ID..... VLC	PUB SERV	12/13/04	01	JJS/VLC
#APPROVALS REQUESTED. 05	ENVRMNT	12/13/04	01	DE/VLC
	PERMITS	12/13/04	01	VLC

INSPECTION DATA

PERMIT# B578484

-----LAST UPDATE-----
DATE..... 10/27/05
TIME..... 08:19:43
USER ID..... BIF
#INSPECTIONS-DONE..... 0005

---TYPE---	--DATE--	-TIME-	CODE	---COMMENTS---	---TYPE---	--DATE--	-TIME-	CODE	---COMMENTS---
FR	04/08/05		01	PH					
FR	10/19/05		10	JK					
FT	10/26/05		01						
FR	10/26/05		01						
INS	10/26/05		01	PH					

DATE PRINTED 04/23/2010
TIME PRINTED 09:59:47

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# B578484

PAGE NO. 2
DP. NO. BP0003

BUILDING DATA

DRC NUMBER.....		WORK DESC-1.....	CONSTRUCT TWO STY ADDITION ONTO SIDE OF SFD, TO
CONSTRUCTION.....	00	WORK DESC-2.....	BE CONNECTED BY BREEZEWAY, TO BE USED AS;1ST
PLOT.....	2	WORK DESC-3.....	FLR-(4) CAR GARAGE, 2ND FLR-HOME OFFICE AND
RECORD PLAT.....	0	WORK DESC-4.....	PLAYROOM. BREEZEWAY-6'X75'X11'=450SF
DATA.....	0	WORK DESC-5.....	ADDITION-25'X44'X25'=2200SF
ELECTRIC.....	1	WORK DESC-6.....	
PLUMBING.....	1	PROPOSED USE.....	SFD AND ADDITION
BUILDING CODE.....		EXISTING USE.....	SFD
IMPROVEMENT CODE.....	2	TENANT.....	
IMPROVEMENT COMMENT...		CONTRACTOR.....	OWNER
USE CODE.....	01	ENGINEER/ARCHIT..	
USE COMMENT.....		SELLER.....	
FOUNDATION.....	2		
BASEMENT.....	3		
OWNERSHIP.....	1		
RESIDENTIAL CATAGORY..	1		
ESTIMATED COST:.....	60,000.00		
CORNER LOT.....			
LOT#.....			

-----TYPE OF-----	-----LOT SETBACK-----	-----PLANNING-----
CONSTRUCTION..... 2	LOT SIZE..... 6.100AC	MSTR PLAN AREA..
HEATING FUEL..... 1	FRONT STREET...	SUBSEWER AREA...
SEWAGE DISPOSAL.. 2E	SIDE STREET...	CRITICAL AREA...
WATER SUPPLY..... 2E	BACK FRONT..... NC	
AIR CONDITION....	BACK SIDE..... 120'/NC	
	BACK SIDE ST...	
	REAR..... 49'	

-RESIDENTIAL UNITS-

#EFFICIENCIES...
1 BEDROOM.....
2 BEDROOM.....
3 BEDROOM.....
TOTAL BEDROOMS..
TOTAL APTS.....
1 FAMILY ROOM...

----ZONING DATA----

DISTRICT...
MAP#.....
PETITION#..
DATE.....
BLOCK.....
SECTION....
LIBR..... 000
FOLIO..... 000
BUILDING... 04

----BUILDING SIZE-----

FLOOR AREA.. 2650
WIDTH..... 100'
DEPTH..... 44'
HEIGHT..... 25'
STORIES..... 2

----DIMENSIONS----

GARBAGE DISP..
POWDER ROOMS..
BATH ROOMS....
KITCHENS.....

----ASSESSMENT----

LAND.... 0080020.00
IMPV.... 0087780.00
TOTAL...

---LAST UPDATE---

DATE.... 12/13/04
TIME.... 10:51:22
USER ID. VLC

DATE PRINTED 04/22/2010
TIME PRINTED 12:20:08

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# P604902

PAGE NO. 1
DP. NO. BP0003

MASTER DATA

APPLICATION DATE..... 09/08/05 OWNER NAME..... SHOTWELL, CRAIG AND ELIZABETH
ISSUE DATE..... 09/08/05 OWNER ADDRESS..... 10225 OLD COURT RD.
OCCUPANCY DATE..... PAID BY..... PLUMBER
CONTROL#..... 604902 INSPECTOR INITIALS. 02B
BUILDING PERMIT#..... B578484
AMOUNT PAID..... 64.00
CORRECT FEE..... 64.00
RECEIPT#..... A528416
INITIAL INPUT USER ID.. MXR

----- APPLICANT DATA -----

NAME..... GEORGE P BUTCHER
COMPANY.. GPB MECH.SERV.INC.
ADDRESS1. 829 WARREN RD.
ADDRESS2. COCKEYSVILLE,MD.21030
PHONE#... 443-677-7933
LICENSE#.. MP9621

----- PROPERTY DATA -----

STREET#..... 10225
STREET NAME.. OLD COURT RD
SUBDIVISION.. 500 W GRANITE RD
ACCOUNT#..... 2100008541
DISTRICT..... 02
PRECINCT..... 00

USER NOTES

NOTES-1.. MR
NOTES-2..
NOTES-3..

-----LAST UPDATE---
DATE..... 09/08/05
TIME..... 11:50:40
USER ID.. MXR

INSPECTION DATA

PERMIT# P604902

-----LAST UPDATE-----
DATE..... 12/14/06
TIME..... 15:17:11
USER ID..... PID
#INSPECTIONS-DONE..... 0004

---TYPE---	--DATE--	-TIME-	CODE	----	COMMENTS----	----	TYPE----	--DATE--	-TIME-	CODE	----	COMMENTS----
GW	09/09/05		01		BB							
RI	10/17/05		01		RC							
GAS	10/17/05		01		RC							
EXP	12/14/06		10		WW							

PAGE NO. 2
DP. NO. BP0003

PERMIT# P604902

```

---TOTAL FOR ALL FIXTURES---
EXT. FIXTURES..... 00000
NEW FIXTURES..... 00005
REC FIXTURES..... 00000
REM FIXTURES..... 00000
# OF ALL FIXTURES.... 00000
COST OF ALL FIXTURES.. 00000011

```

-----SANITARY SEWER DATA-----

LOCATION..

DEPTH.....

LENGTH.... .00

-----BRANCH DATA-----

LOCATION..

DEPTH.....

---LAST UPDATE---

DATE..... 09/08/05

DATE..... 11:51:41

DATE..... MXR

1 W

PERMIT#

DATE	TIME	INSP	REQUESTED DATE	TIME	INSPT TYPE
------	------	------	-------------------	------	---------------

DATE PRINTED 04/23/2010
TIME PRINTED 09:59:47

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# P604902

PAGE NO. 3
DP. NO. BP0003

MASTER DATA

APPLICATION DATE..... 09/08/05 OWNER NAME..... SHOTWELL, CRAIG AND ELIZABETH
ISSUE DATE..... 09/08/05 OWNER ADDRESS..... 10225 OLD COURT RD.
OCCUPANCY DATE..... PAID BY..... PLUMBER
CONTROL#..... 604902 INSPECTOR INITIALS. 02B
BUILDING PERMIT#..... B578484
AMOUNT PAID..... 64.00
CORRECT FEE..... 64.00
RECEIPT#..... A528416
INITIAL INPUT USER ID.. MXR

----- APPLICANT DATA -----

NAME..... GEORGE P BUTCHER
COMPANY.. GPB MECH.SERV.INC.
ADDRESS1. 829 WARREN RD.
ADDRESS2. COCKEYSVILLE,MD.21030
PHONE#... 443-677-7933
LICENSE#. MP9621

----- PROPERTY DATA -----

STREET#..... 10225
STREET NAME.. OLD COURT RD
SUBDIVISION.. 500 W GRANITE RD
ACCOUNT#..... 2100008541
DISTRICT..... 02
PRECINCT..... 00

USER NOTES

NOTES-1.. MR
NOTES-2..
NOTES-3..

-----LAST UPDATE---
DATE..... 09/08/05
TIME..... 11:50:40
USER ID.. MXR

INSPECTION DATA

PERMIT# P604902

-----LAST UPDATE-----
DATE..... 12/14/06
TIME..... 15:17:11
USER ID..... PID
#INSPECTIONS-DONE..... 0004

---TYPE---	--DATE--	-TIME-	CODE	-----COMMENTS-----
GW	09/09/05		01	BB
RI	10/17/05		01	RC
GAS	10/17/05		01	RC
EXP	12/14/06		10	WW

-----TYPE--- --DATE-- -TIME- CODE ----COMMENTS----

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# P604902

PLUMBING DETAIL DATA

SEWAGE DISPOSAL.....	2
NEW/OLD STRUCTURE.....	0
LOT#.....	
ZONE BLOCK.....	
ZONE SECTION.....	
TYPE OF BUILDING.....	SFD
TOWN OR VICINITY.....	
JOB#.....	
DRAWING#.....	
NATURAL/BOTTLED GAS.....	N
ELECTRIC/OIL HEAT.....	
ON SITE WATER/SEWER/STORM.....	
TOTAL# OF FIXTURES.....	
TOTAL COST.....	

64.00

```
NO. OF GAS METERS.... 1E
NO. OF RANGES.....
RANGE BTU.....
NO. WATER HEATERS.... X
WATER HEATER BTU.... 125,000
NO. OF FURNACES.....
FURNACE BTU.....
NO. OF OTHERS.....
OTHER BTU.....
SIZE OF PIPE.....
TYPE WORK PROMPT1....
TYPE WORK PROMPT2....
TYPE WORK PROMPT3....
TYPE WORK PROMPT4....
```

```

---TOTAL FOR ALL FIXTURES---
EXT. FIXTURES..... 00000
NEW FIXTURES..... 00005
REC FIXTURES..... 00000
REM FIXTURES..... 00000
# OF ALL FIXTURES.... 00000
COST OF ALL FIXTURES.. 00000011

```

-----NUMBER OF FIXTURES DATA-----

---WORK PERFORMED---

---TYPE OF FIXTURES---

-----SANITARY SEWER DATA-----

[illegible][illegible]

19...
20...
21...
22...
23...
24...
25...

VATE
POSAL..

ARKS1.. MR;PIPE SIZE-3/4"
ARKS2..
ARKS3..

```
LOCATION..
DEPTH....
LENGTH....      .00

---BRANCH DATA---
LOCATION..
DEPTH....

---LAST UPDATE---
DATE..... 09/08/05
DATE..... 11:51:41
DATE..... MXR
```

-----BRANCH DATA-----
LOCATION..
DEPTH.....

```

---LAST UPDATE---
DATE..... 09/08/05
DATE..... 11:51:41
DATE..... MXR

```

DATE PRINTED 04/23/2010
TIME PRINTED 09:59:47

BALTIMORE COUNTY, MARYLAND -- PERMITS & LICENSES
PRINT DETAILS OF ARCHIVED RECORDS
PERMIT# P608223

PAGE NO. 5
DP. NO. BP0003

MASTER DATA

APPLICATION DATE..... 10/11/05 OWNER NAME..... GRAIG SHOTWELL
ISSUE DATE..... 10/11/05 OWNER ADDRESS.....
OCCUPANCY DATE..... PAID BY..... APPL
CONTROL#..... INSPECTOR INITIALS. 02B
BUILDING PERMIT#..... P608223
AMOUNT PAID..... 22.00
CORRECT FEE..... 22.00
RECEIPT#..... A530538
INITIAL INPUT USER ID.. LXT

----- APPLICANT DATA -----

NAME.....
COMPANY.. SUBURBAN PROPANE
ADDRESS1. P.O. BOX 305
ADDRESS2. REISTERSTOWN MD 21136
PHONE#... 410-833-1400
LICENSE#. MG3094

----- PROPERTY DATA -----

STREET#..... 10225
STREET NAME.. OLD COURT RD
SUBDIVISION..
ACCOUNT#.....
DISTRICT..... 02
PRECINCT..... 00

USER NOTES

NOTES-1.. LT
NOTES-2..
NOTES-3..

----LAST UPDATE---
DATE..... 10/11/05
TIME..... 09:24:57
USER ID.. LXT

INSPECTION DATA

PERMIT# P608223

-----LAST UPDATE-----
DATE..... 12/19/06
TIME..... 07:57:05
USER ID..... PID
#INSPECTIONS-DONE..... 0003

---TYPE---	--DATE--	-TIME-	CODE	----COMMENTS----
GAS/RI	10/14/05		10	WW 45PSI
GAS RI	10/18/05		01	WW LP
EXP	12/18/06		10	WW

---TYPE---	--DATE--	-TIME-	CODE	----COMMENTS----
------------	----------	--------	------	------------------

TIME PRINTED 09:59:47

PRINT DETAILS OF ARCHIVED RECORDS

DP. NO. BP0003

PERMIT# P608223

NO. OF GAS METERS....	
NO. OF RANGES.....	
RANGE BTU.....	
NO. WATER HEATERS....	1
WATER HEATER BTU....	65,000
NO. OF FURNACES.....	1
FURNACE BTU.....	80,000
NO. OF OTHERS.....	1
OTHER BTU.....	40,000
SIZE OF PIPE.....	
TYPE WORK PROMPT1....	
TYPE WORK PROMPT2....	
TYPE WORK PROMPT3....	
TYPE WORK PROMPT4....	

```

---TOTAL FOR ALL FIXTURES---
EXT. FIXTURES..... 00000
NEW FIXTURES..... 0000
REC FIXTURES..... 00000
REM FIXTURES..... 00000
# OF ALL FIXTURES..... 00000
COST OF ALL FIXTURES.. 00000000

```

---WORK PERFORMED---

---TYPE OF FIXTURES---

-----SANITARY SEWER DATA-----

NO. OF FIXTURES	COST
--------------------	------

COST

```
18...
19...
20...
21...
22...
23...
24...
25...
```

LOCATION..
DEPTH.....
LENGTH..... .00

-----BRANCH DATA-----
LOCATION..
DEPTH.....

```

---LAST UPDATE---
DATE..... 10/11/05
DATE..... 09:23:42
DATE..... LXT

```

PERMIT#

[illegible]

DATE	TIME	INSP	REQUESTED DATE	TIME	INSPT TYPE
------	------	------	-------------------	------	---------------



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. 0076696	Property No. 2100008541	Zoning: RS-1
-------------------------------------	-----------------------------------	------------------------

Name(s): **CRAIG H. SHOTWELL**
ELIZABETH L. SHOTWELL

Address: **10225 Old Court Rd.**

Violation Location: **10225 Old Court Rd.**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

SEE Permit 13658264
(BCZR) SEC. 102.1

CONFORMANCE WITH Regulations

(BCZR) Bill # 27-1963 SEC. 400

Accessory Buildings in Residence Zone

400.1 Location: Lot Coverage

400.2 Setback [Bill # 2-1992]

400.3 Height: Shall not exceed 15 Feet

(BCZR) SEC. 1A01.3 Height and Area

1A01.3.B.4 No more than one principal

dwelling is permitted on any lot

in a R.C.Z. Zone

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 5/10/10	DATE ISSUED: 4/28/10
------------------------------	-----------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: **JAMES GARLAND**

INSPECTOR: **James Garland**

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE:	DATE ISSUED:
---------------	--------------

INSPECTOR:

SECTION 102
General Requirements
[BCZR 1955]

§ 102.1. Conformance with regulations.

No land shall be used or occupied and no building or structure shall be erected, altered, located or used except in conformity with these regulations and this shall include any extension of a lawful nonconforming use.

§ 102.2. Sharing of yard space and minimum area.

No yard space or minimum area required for a building or use shall be considered as any part of the yard space or minimum area for another building or use.

§ 102.3. Alleys.

No portion of an alley shall be considered as any part of a side or rear yard.

§ 102.4. Panhandle lots. [Bill Nos. 172-1989; 2-1992; 137-2004]

No dwelling, other than a multifamily building, shall be built on a lot containing less than 20,000 square feet which does not abut on a right-of-way at least 30 feet wide over which the public has an easement of travel, except as provided for panhandle lots in § 32-4-409 of the Baltimore County Code.

§ 102.5. Corner lots. [Resolution, November 21, 1956]

On a corner lot in any residential zone, no planting, fence, wall, building or other obstruction to vision more than three feet in height shall be placed or maintained within the triangular area bounded on two sides by the front and side street property lines, or by projections of said lines to their point of intersection, and on the third side by a straight line connecting points on said lot lines (or their projections), each of which points is 25 feet distant from the point of intersection. At the intersection of a street and an alley, the dimension corresponding to the 25 feet noted above shall be 15 feet and 10 feet at the intersection of two alleys. Poles, posts and guys for streetlights and for other utility services shall not be considered obstructions to vision within the meaning of this section.

§ 102.6. Vehicular access to commercial, industrial and apartment developments. [Resolution, November 21, 1956]

No building permit shall be issued for any commercial, industrial or apartment development until the proposed plan for vehicular access thereto shall have been first approved by the Baltimore County Department of Permits and Development Management.

24. Shooting ranges, including archery, pistol, skeet, trap or small-bore rifle ranges, or turkey shoots. [Bill No. 178-1979]
25. Sludge disposal facility — landspreading (Section 412A.2.E). [Bill No. 46-1982]
26. Trailers, as provided in Section 415.1.D. [Bill No. 178-1979]
27. Volunteer fire company or ambulance-rescue facilities. [Bill No. 178-1979]
28. Wireless telecommunications towers, subject to Section 426. [Bill No. 30-1998]
29. The following "agricultural-support" uses as principal commercial uses: [Bill Nos. 178-1979; 51-1993]
 - a. Farm-machinery sales, storage or service; blacksmithing. [Bill No. 178-1979]
 - b. Feed or grain mills or driers. [Bill No. 178-1979]
 - c. Fertilizer sales or storage. [Bill No. 178-1979]
 - d. Sawmills. [Bill No. 178-1979]
 - e. Slaughterhouses or manufacture, processing or packing of fruit, vegetables, animal or meat products, or by-products. [Bill No. 178-1979]
 - f. Spirits manufacture, including the manufacture of alcohol to be used in gasoline/alcohol mixtures, but excluding the production of these mixtures. [Bill Nos. 178-1979; 51-1993]
 - g. Firewood operations. [Bill No. 151-1992]
 - h. Winery, including accessory retail and wholesale distribution of wine produced on-premises. Temporary promotional events, such as wine tastings or public gatherings associated with the winery, are permitted, within any limits set by the special exception. [Bill No. 51-1993]
 - i. Bottled water plant, if the source of the water is located on the same site as the plant, and provided that the Director of Environmental Protection and Resource Management makes a recommendation that the proposed facility will not adversely affect the quality or capacity of surface water or groundwater. [Bill No. 51-1993]

§ 1A01.3. Height and area regulations.

- A. Height regulation. No structure hereafter erected in an R.C.2 Zone shall exceed a height of 35 feet, except as otherwise provided under Section 300.
- B. Area regulations. [Bill No. 178-1979]
 1. Subdivision lot density. No lot of record lying within an R.C.2 Zone and having a gross area of less than two acres may be subdivided. No such lot having a gross

area between two and 100 acres may be subdivided into more than two lots (total), and such a lot having a gross area of more than 100 acres may be subdivided only at the rate of one lot for each 50 acres of gross area. In cases where land in single ownership is crossed by existing or proposed roads, rights-of-way or easements, the portions of land on either side of the road, right-of-way or easement shall not be considered separate parcels for the purpose of calculating the number of lots of record. [Bill Nos. 199-1990; 125-2005]

2. Lot size. A lot having an area less than one acre may not be created in an R.C.2 Zone.
3. Setback requirements. No principal structure or dwelling (whether or not it is a principal structure) in an R.C.2 Zone may be situated within 75 feet of the center line of any street or within 35 feet of any lot line other than a street line.
4. Principal dwellings per lot. No more than one principal dwelling is permitted on any lot in an R.C.2 Zone.

§ 1A01.4. Maryland Agricultural Land Preservation Program. [Bill Nos. 178-1979; 137-2004]

The use or development of land in an agricultural district established in accordance with Title 2, Subtitle 5 of the Agriculture Article of the Annotated Code of Maryland shall be governed by agricultural land preservation provisions enacted by the County Council pursuant to § 2-513 of the Agriculture Article in the case of any conflict between those provisions and these regulations.

§ 1A01.5. Inconveniences arising from agricultural operations. [Bill No. 34-2009]

Any dwelling, business or use in or near an R.C. 2 Zone may be subject to inconveniences or discomforts arising from agricultural operations, including but not limited to noise, odors, fumes, dust, the operations of machinery of any kind during any twenty-four-hour period (including aircraft), the storage and disposal of manure and the application, by spraying or otherwise, of chemical fertilizers, soil amendments, herbicides and pesticides. The County shall not consider an agricultural operation to be a public or private nuisance if the operation complies with these regulations and all federal, state or County health or environmental requirements.

SECTION 400
Accessory Buildings in Residence Zones
[BCZR 1955; Bill No. 27-1963]

§ 400.1. Location; lot coverage.

Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40% thereof. On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50% of such third. In no case shall they be located less than 2 1/2 feet from any side or rear lot lines, except that two private garages may be built with a common party wall straddling a side interior property line if all other requirements are met. The limitations imposed by this section shall not apply to a structure which is attached to the principal building by a covered passageway or which has one wall or part of one wall in common with it. Such structure shall be considered part of the principal building and shall be subject to the yard requirements for such a building.

§ 400.2. Setback. [Bill No. 2-1992]

Accessory buildings, including parking pads, shall be set back not less than 15 feet from the center line of any alley on which the lot abuts.

§ 400.3. Height.

The height of accessory buildings, except as noted in Section 300, shall not exceed 15 feet.

SECTION 401
Cemeteries
[BCZR 1955]

§ 401.1. Setback; screening.

The Zoning Commissioner or the Board of Appeals, on appeal, may require a minimum setback from any property line for any building, structure, grave or place of temporary or permanent burial, and may require such walls, fences and/or planting of shrubbery, trees or vines as may be reasonable and proper to afford adequate screening.

SECTION 402
Conversion of Dwellings
[BCZR 1955]

§ 402.1. For residential use.

For residential use:

- A. The converted dwelling must be located on a lot that will meet the dimensional requirements shown in the schedule which follows.



John D. Elder
& Associates
Consulting Engineers
Engineering and Design
5335 King Arthur Circle
Baltimore, Maryland 21237

22 July, 2005

Craig Shotwell

Subject: **Shotwell Property**
10225 Old Court Rd
Baltimore County
Permit # _____
Construction Inspection Report

Mr. Shotwell:

Gentlemen:

This letter report is written to document our observations, conclusions, and engineering recommendations with respect to **the structural adequacy of the New Rough Framing at the above captioned property**. After a site visit to the project site and a review of the construction, we have developed the following conclusions:

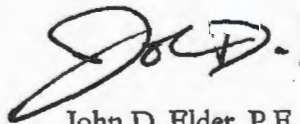
1. We made our site visit during the afternoon of Friday, 01 July, 2005. At the time of our visit we observed the Rough Framing for the New Garage Addition. As a result of our site visit, we have developed the following conclusions.
2. **Rough Framing - The Rough Framing at the New Garage Addition was found to be structurally adequate and correct in all aspects. We Consider the New Rough Framing at the New Garage Addition as constructed to be structurally adequate for the support of the New Garage Addition at the side of the House.**

Craig Shotwell

22 July, 2005

In advance, thank you for the opportunity to have been of service to **Craig Shotwell** on this project. Should you have any questions or further concerns, please do not hesitate to contact John Elder at his office phone/fax number (410) 391-0003 or cell phone (410) 746-0383.

Very truly yours,


John D. Elder, P.E.
State of Maryland



cc: file
JDE:tbs

0219710052
OLD COURT RD

1600013389

0002000052
PDM # 020737

2700008541

SHOTWELL PROPERTY (PDM File/Project # MS 07143)

2 ED

RC2

10225

1600013389

1600013389

4 CD

2100008541

086B1

RC-2

2 CD

NW 5-K

PDM # 020737

SHOTWELL PROPERTY (PDM File/Project # MS 07143)

10225

1600013389





CHECKLISTComment
ReceivedDepartmentSupport/Oppose
No Comment5-27-10

DEVELOPMENT PLANS REVIEW

nc6-11-10

DEPRM

conditions5-27-10

FIRE DEPARTMENT

nc6-8-10

PLANNING

opposes

(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CD-0076696)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 6-24-10

SIGN POSTING

Date: 6-25-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☒

Comments, if any: _____

CASE NAME _____
CASE NUMBER 2010-0315-A
DATE 07-12-10

[illegible]

Case No.:

2010-0315-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	zoning map & subject property	
No. 3	property tax printout	
No. 4	photographs of property	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

Go Back
View Map
New Search

Account Identifier: District - 02 Account Number - 2100008541

Owner Information

Owner Name:	SHOTWELL CRAIG H SHOTWELL ELIZABETH L	Use:	RESIDENTIAL
Mailing Address:	10225 OLD COURT RD GRANITE MD 21163-1130	Principal Residence:	YES
		Deed Reference:	1) /20562/ 118 2)

Location & Structure Information

Premises Address	Legal Description
10225 OLD COURT RD	6.1 AC SS OLD COURT 10225 OLD COURT RD 500 W GRANITE RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
86	4	421						1	Plat Ref:

Special Tax Areas

Town	Ad Valorem
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1891	2,621 SF	6.10 AC	04
Stories	Basement	Type	Exterior
2 1/2	NO	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
Land	145,500	145,500		
Improvements:	366,040	240,500		
Total:	511,540	386,000	511,540	386,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: GRIFFITH ROBERT F	Date: 08/18/2004	Price: \$510,000
Type: IMPROVED ARMS-LENGTH	Deed1: /20562/ 118	Deed2:
Seller: HALL JACQUELINE BLUNT	Date: 10/19/1988	Price: \$45,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8003/ 288	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 *

PETITIONER'S

EXHIBIT NO.

13



PETITIONER'S

EXHIBIT NO. 4A+B

A



INT. TO SUB
BGE PROPERTY

ATLANTIC GAS & ELECTRIC CO.
4776/293

Craig Shotwell
10225 Old Court Rd.
Granite, MD 21163
410-952-8902

WIDTH ROAD SEE

CAPPED
BAR
SET

OVERHEAD
UT LINES

CAPPED
BAR
SET

CAPPED BAR
SET

BGE
POLE
#37521

WELL
HEAD

WELL
HEAD

COVERED
BREEZWAY

SEPTIC
CLEAN
OUT

2 STY
GARAGE
15 STORAGE

2 STY
1/2
FRM

265804.546 SQ. FT.
6.10 ACRES

174.8ft

32.6ft

41.6ft

178.6ft

49ft

120ft

810.37'

N 47°44'58" E 810.37'

GRANITE STONE F
23RD DR NS4°45'1
LINE OF GLB 23E

AFTER

OLD COURT RD

OLD COURT RD

13200081

10212

02187206

0219710052

ROAD

4 CD 2 ED
086B1

NW 5-K
RC 2

PDM # 020737

SHOTWELL PROPERTY (PDM File/Project # MS 07143)

2100008541

10225

0202000852

1600013389

19740263

PETITIONER'S

EXHIBIT NO.

2



SOILS TABLE			
KEY	SOIL NAME	SLOPE	REMARKS
Av	ALLUVIAL LAND		HYDRIC SOIL
G8B	GLENVILLE SILT LOAM	3-8 %	BAILE INCLUSIONS
G8B2	GLENELG LOAM	3-8 %	
H8	HATBORO SILT LOAM		HYDRIC SOIL
MC2	MANOR LOAM	3-8 %	
MD3	MANOR LOAM	8-15 %	
ME	MANOR SOILS	25-50 %	

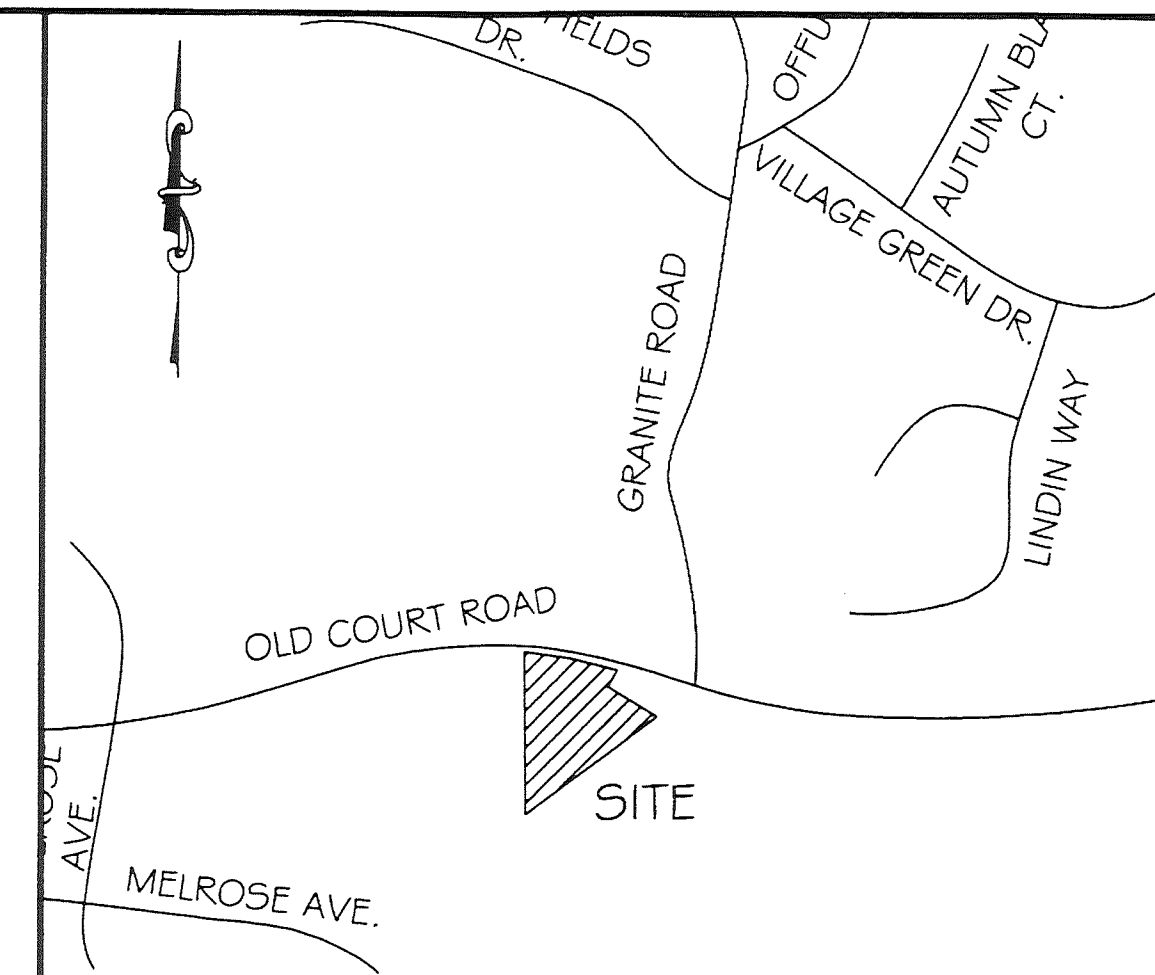
FOREST STAND SUMMARY				
KEY	STAND TYPE	SIZE (acres)	CONDITION	REMARKS
STAND 1	PINE / OAK	0.4	GOOD	
STAND 2	OAK / BEECH	2.1	PRIORITY	
STAND 3	TULIP POPLAR / OAK	0.6	PRIORITY	

SPECIMEN TREES				
KEY	BOTANICAL NAME - COMMON NAME	SIZE (DBH)	CONDITION	REMARKS
#1	QUERCUS ALBA - WHITE OAK	34"	GOOD	
#2	QUERCUS ALBA - WHITE OAK	37"	GOOD	
#3	QUERCUS RUBRA - NORTHERN RED OAK	33"	GOOD	
#4	FRAXINUS PENNSYLVANICA - GREEN ASH	43"	GOOD	
#5	QUERCUS ALBA - WHITE OAK	38"	GOOD	
#6	QUERCUS ALBA - WHITE OAK	31"	GOOD	
#7	QUERCUS RUBRA - NORTHERN RED OAK	45"	FAIR	
#8	QUERCUS ALBA - WHITE OAK	46"	GOOD	
#9	QUERCUS ALBA - WHITE OAK	48"	FAIR	TRUNK ROT
#10	FRAXINUS PENNSYLVANICA - GREEN ASH	33"	GOOD	WIN TRUNKS

PRELIMINARY BALTIMORE COUNTY FOREST CONSERVATION WORKSHEET		
PROJECT NAME	SHOTWELL PROPERTY	DATE: 03-30-07
LOCATION	10225 OLD COURT ROAD	REVISION:
REVIEWED BY:		APPROVAL DATE:
I. BASIC SITE DATA		ACRES
GROSS SITE AREA		6.1
AREA WITHIN 100 YEAR FLOODPLAIN		0.0
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL		0.0
AREA IN OVERHEAD TRANSMISSION LINE EASEMENTS		0.0
NET TRACT AREA		6.1
LAND USE CATEGORY		RC 2
II. INFORMATION FOR CALCULATIONS		
A. NET TRACT AREA		6.1
B. FOREST CONSERVATION THRESHOLD (50% x A)		3.1
C. AFFORESTATION THRESHOLD (20% x A)		1.2
D. EXISTING FOREST ON NET TRACT AREA		3.1
E. EXISTING FOREST ABOVE FOREST CONSERVATION THRESHOLD		0.0
F. BREAK-EVEN POINT ((E x 0.2) / B)		0.0
(THE AMOUNT OF FOREST TO BE RETAINED FOR NO MITIGATION)		
G. FOREST TO BE CLEARED		0
H. FOREST TO BE RETAINED		3.1
III. APPLICABILITY OF AFFORESTATION AND REFORESTATION TO SITE		
2. REFORESTATION ONLY		
a. IF EXISTING FOREST AREAS ARE AT OR ABOVE THE AFFORESTATION THRESHOLD BUT BELOW THE FOREST CONSERVATION THRESHOLD AND NO CLEARING OF EXISTING FOREST RESOURCES IS PROPOSED NO REFORESTATION IS REQUIRED. STOP NO FURTHER CALCULATIONS ARE NEEDED. ALL EXISTING FOREST ON THE SITE MUST BE IDENTIFIED AS RETENTION AREA AND PLACED INTO A FOREST CONSERVATION EASEMENT OR RESERVATION WITH A LONG-TERM PROTECTIVE AGREEMENT.		

"SHOTWELL PROPERTY"
10225 OLD COURT ROAD
TAX MAP: 86 GRID: 4 PARCEL: 421
ELECTION DISTRICT: 2nd
COUNCILMANIC DISTRICT: 4th
BALTIMORE COUNTY, MD
SCALE: 1"=60'
APRIL 12, 2007

OWNER
CRAIG H. & ELIZABETH L. SHOTWELL
10225 OLD COURT ROAD
GRANITE, MD 21116-3113
TAX ACCT. No. 2100008541
DEED REF. 20562/118
CONTACT: (410) 952-8902



VICINITY MAP SCALE: 1"=2000'

Election District - 4 CD 2 ED
Tax ID # - 2100008541
Zoning - RC2
Zoning Map - C86B1
Lot Size - 6.1 acres or 265,804.546 Sq. Ft.
Owner - Private
Water - Private
Chesapeake Bay Critical Area - No
100 Year Flood Plain - No
Historic Property - No
Prior Zoning Hearing - No
Reviewed by _____ Item # _____ Case # _____

KEY	
	EXISTING TREE LINE (3.1 ACRES OF FOREST)
	EXISTING BAMBOO STAND (NOT FOREST)
	USE III - GRANITE BRANCH OF THE PATAPSCO RIVER
	100 YEAR FLOODPLAIN
	NON-TIDAL WETLAND LIMITS
	SOILS BOUNDARY
	STEEP SLOPES (GREATER THAN OR EQUAL TO 20%)
	SPECIMEN TREE
	FOREST BUFFER

PETITIONER'S
EXHIBIT NO. _____

BALTIMORE COUNTY	PROJECT NO. 07-018-M
DEVELOPMENT REGULATIONS	
☐ EXEMPT FROM ARTICLE 32, TITLE 4, SUBTITLE 2	
☐ PANHANDLE EXEMPT FROM SECTION 32-4-211 THROUGH 32-4-217 AND SECTIONS 32-4-226 AND 32-4-227	
PDM CERTIFICATION	
☐ APPROVED	☐ DISAPPROVED
BY _____	DATE _____
APPROVED, DEPRM	
BY _____	DATE _____