

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Spring Road; 107 feet S of the
c/l of Joppa Terrace
9th Election District
5th Councilmanic District
(2649 Spring Road)

Jason and Zachary Kohajda
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0006-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Jason and Zachary Kohajda for property located at 2649 Spring Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (deck) to have a rear yard setback as close as 12 feet in lieu of the allowed 22.5 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a deck onto the rear of their home similar to the decks now enjoyed by their neighbors. The deck will be screened from the neighbors at 2629 Spring Road by dense vegetation of trees and shrubs. Petitioners' property is pie shaped and the construction of a deck of usable size will require a rear yard setback variance. The dwelling was constructed in 1948 prior to the imposition of zoning on the property.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 18, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 8.9.10

By

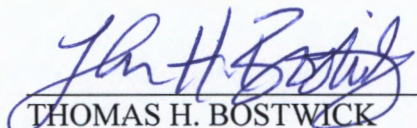
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 9th day of August, 2010 that an Administrative Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (deck) to have a rear yard setback as close as 12 feet in lieu of the allowed 22.5 feet is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

ORDER RECEIVED FOR FILING

Date 8.9.10

By PA



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 9, 2010

JASON AND ZACHARY KOHAJDA
2649 SPRING ROAD
PARKVILLE MD 21234

Re: Petition for Administrative Variance
Case No. 2011-0006-A
Property: 2649 Spring Road

Dear Messrs. Kohajda:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2649 Spring Rd
which is presently zoned DR 5.5

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

1B02.3.C.1 - to permit an open projection (deck) to have a rear yard setback as close as 12 feet in lieu of the allowed 22 1/2

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):

Jason Kohajda

Name - Type or Print

Signature

Zachary Kohajda

Name - Type or Print

Signature

2649 Spring Rd

Address

Parkville

City

MD

State

(443) 910-5796

Telephone No.

21234

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

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 8-5-10 day of August 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. 2011-0006-A

REV 10/25/01

Reviewed By RID

Date

7/6/10

Estimated Posting Date

7/18/10

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 2649 Spring Rd
Address
Parkville MD 21234
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):

Our lot is the only one on our street that is oddly shaped such that zoning prevents us from building a deck. Many of our neighbors have decks and other additions.

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 Jason Kohajda
Name - Type or Print Jason Kohajda

Signature Zach Kohajda
Name - Type or Print Zachary Kohajda

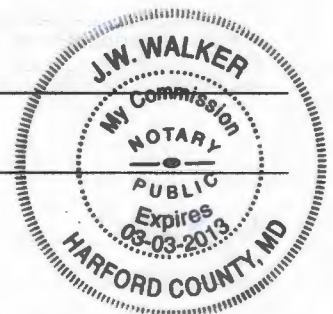
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Jason & Zachary Kohajda
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires _____



ZONING DESCRIPTION FOR 2649 Spring Rd, Parkville, MD.

Beginning at a point on the east side of Spring Rd which is 50 feet wide at the distance of 107.03 feet ~~east~~^{*}. Being Lot # 68 in the subdivision of Joppa Springs as recorded in Baltimore County Plat Book # JWB 14, Folio # 7, containing 7,208 square feet. Also known as 2649 Spring Road and located in the 9th Election District, 5th Councilmanic District.

* south of Joppa Terr

Item # 0006

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰¹¹~~2010~~-0006-A Address 2649 Spring Rd
Contact Person: David Davall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/6/10 Posting Date: 7/18/10 Closing Date: 8/2/10

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 ²⁰¹¹~~2010~~-0006-A Address 2649 Spring Rd
Petitioner's Name J Kohajda Telephone 443 910 5796
Posting Date: 7/18/10 Closing Date: 8/2/10
Wording for Sign: To Permit an open projection (deck) to have a rear yard setback as close as 12 feet in lieu of the allowed 22 1/2

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: 2011-0006-A

Petitioner: Jason Kohajda

Address or Location: 2649 Spring Rd Parkville MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jason Kohajda

Address: 2649 Spring Rd
Parkville MD 21234

Telephone Number: (443) 410-5796

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

No. 55954

Date: 7/6/10

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					2.50

Total: 2.50

Rec From: J Kohajda
For: zoning hearing - case # 2011-0006-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS SYSTEM THE 9/6/10
7/07/2010 7/06/2010 14:36:07 1
MOBILE WALSH 001 000
RECEIPT # 46170 7/06/2010 1012
Dept 5 326 AIRLINE REIFICATION
EX NO. 055954

Receipt for 125.00
165.00 @ 1.00 @
Baltimore County, Maryland

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

RE: Case No 2011-0006-A

Petitioner/Developer _____
J. KOHAJDA

Date Of Hearing/Closing: 8/2/10

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 2649 SPRING RD

This sign(s) were posted on July 18, 2010

Month, Day, Year

Sincerely,

Martin Ogle 7/18/10
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2011-0006

TO PERMIT AN OPEN PROTECTION (DECK) TO
HAVE A REAR YARD SETBACK AS CLOSE AS 12
FEET TO LINE OF THE ALLEYS 22 1/2

PUBLIC HEARING ?

PURSUANT TO SECTION 36-270411 BALTIMORE COUNTY CODE
ANY ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE. PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON
FRIDAY, AUGUST 2, 2010
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 611 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3191

SEE SIGN REMOVING THIS SIGN AND POSTING A NEW ONE WITH THE NEXT THREE MONTHS OF LAY

MEETING IS HANDICAP ACCESSIBLE

my action file 7/18/10



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

August 3, 2010

Jason & Zachary Kohajda
2649 Spring Rd.
Parkville, MD 21234

Dear: Jason & Zachary Kohajda

RE: Case Number 2011-0006-A, 2649 Spring Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 06, 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,

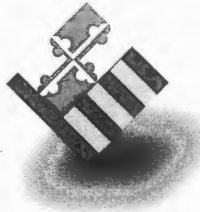
A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

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

July 19, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: July 26, 2010

Item No.: **Variance:** 2011-0001A.

Administrative Variance: 2011-0003A - 0007A. *2011-0006-A*

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable and required to be corrected or incorporated into the final plans for the above listed properties.

The Fire Marshal's Office has no comments at this time.

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 22, 2010

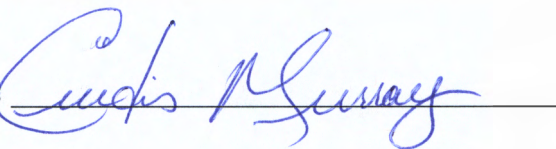
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-006- Administrative Variance**

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

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

Prepared By:
CM/LL



RECEIVED

JUL 23 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 26, 2010
Item Nos. 2011- 0001, 0002, 0003,
0004, 0005, 0006, and 0007

DATE: July 15, 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-07262010 -NO COMMENTS.doc

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JULY 19, 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. 2011-0006-A
2649 SPRING ROAD
KOHASDA 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. 2011-0006-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink that reads "Michael P. Bailey". The signature is written in a cursive, flowing style.

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

AV 8/2/10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 19 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: August 19, 2010

SUBJECT: Zoning Item # 11-006-A
Address 2649 Spring Road
(Kohajda Property)

Zoning Advisory Committee Meeting of July 12, 2010

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

Reviewer: JWL Date: 8/19/10

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>7-15-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
_____	DEPRM (if not received, date e-mail sent _____)	_____
<u>7-19-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>7-22-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>nc</u>
<u>7-19-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	<u>-</u>
_____	ADJACENT PROPERTY OWNERS	<u>-</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7-18-10</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1d)

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

Account Identifier: District - 09 Account Number - 0903671850

Owner Information

Owner Name:	KOHAJDA JASON KOHAJDA ZACHARY	Use:	RESIDENTIAL
Mailing Address:	2649 SPRING RD BALTIMORE MD 21234-2905	Principal Residence:	YES
		Deed Reference:	1) /28546/ 67 2)

Location & Structure Information

Premises Address	Legal Description
2649 SPRING RD	2649 SPRING RD JOPPA SPRINGS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
71	15	1185					68	2	Plat Ref: 14/ 7

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1948	1,104 SF	7,208.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	55,200	85,200		
Improvements:	96,440	88,280		
Total:	151,640	173,480	180,920	173,480
Preferential Land:	0	0	0	0

Transfer Information

Seller: LEVASSEUR RONALD J, JR	Date: 08/19/2009	Price: \$173,000
Type: IMPROVED ARMS-LENGTH	Deed1: /28546/ 67	Deed2:
Seller: MANNONE PAUL B	Date: 06/18/1991	Price: \$110,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8826/ 110	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 *



Item #0006



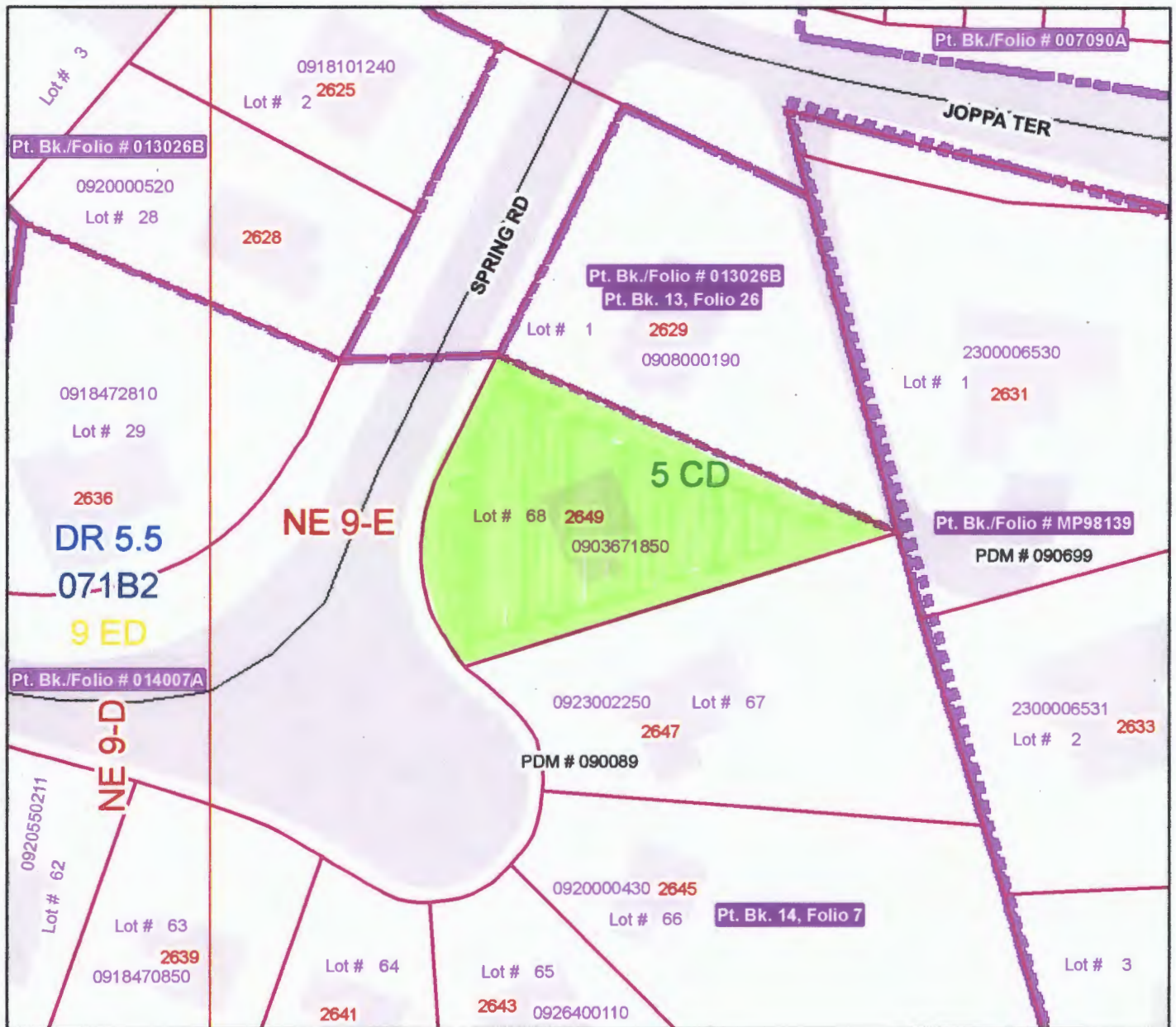
Item #0006



Item #0006



2649 Spring Avenue



Publication Date: July 06, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100
Feet

1 inch = 50 feet

Item #0006

THE TRUE MERIDIAN AND COORDINATES
USED ON THIS PLAT ARE BASED ON
HUBS Nos 7051 and 7052 AS ESTABLISHED
BY THE BALTO. CO METROPOLITAN DISTRICT
VALUES:

No. 7051 N36,776.03 E 22,793.12

No. 7052 N36,591.63 E 23,511.34

OUTLINE SURVEY BY ALBERT E. POHMER

TRUE NORTH



PLAT OF LOTS 62-68 INCLUSIVE
ALSO LOT 29

JOPPA SPRINGS

9th District, Baltimore Co. Md

Oct 8, 1846

1"=50'

14/7

Wm. F. Hoff

Wm. F. Hoff

THIS IS TO CERTIFY THAT THIS PLAT WAS MADE IN
ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 106,
ACTS OF 1945, SECTIONS 72A, 72B and 72C OF ARTICLE 17
OF THE ANNOTATED CODE OF MARYLAND (1939 EDITION)

OWNER:

REGISTERED SURVEYOR: Robert C. Hoffman

Item #0006

HDA

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2649 Spring Rd, Parkville

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

SUBDIVISION NAME Joppa Springs

PLAT BOOK # 14 FOLIO # 7 LOT # 68 SECTION #

OWNER Kohajda, Jason / Kohajda, Zachary



LOCATION INFORMATION			
ELECTION DISTRICT	9		
COUNCILMANIC DISTRICT	5		
1" = 200' SCALE MAP #	071B2		
ZONING	DR 5.5		
LOT SIZE	.165	7,208	
	ACREAGE	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	ITEM #	CASE #
<i>[Signature]</i>		2011-0006-A

PREPARED BY

SCALE OF DRAWING: 1" = 40'