

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Keeney Mill Road; 25 feet N
of Brook Valley Court
6th Election District
3rd Councilmanic District
(20908 Keeney Mill Road)

Kevin L. Bowlby
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0020-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 owner of the subject property, Kevin L. Bowlby for property located at 20908 Keeney Mill Road. The variance request is from Section 1A00.3.B.3 (1971-92 regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition (attached garage) with a side setback of 27 feet in lieu of the required 50 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Currently, there is a one car garage attached to the dwelling. Petitioner desires to construct a two car garage connected to the residence. With the location of the dwelling being set back approximately 64 feet and the dimensions of this moderate garage being 26 feet wide with 12 feet connector, this results in a proposed setback from the neighboring property of 26 feet. Additionally, the neighboring home is setback approximately 60 feet from the proposed garage location. There are numerous trees between the properties resulting in minimal visual exposure. Reduction of the proposed attached garage dimensions in an amount to accommodate the current required setback would not be feasible for a functioning, usable space. Plans of the proposed attached garage were shown to the neighbors who are in support of the project. The property contains 3 acres and is served by private water and septic.

ORDER RECEIVED FOR FILING

Date

By

8-16-10

178

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 19, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Petitioner.

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 16th day of August, 2010 that a variance from Section 1A00.3.B.3 (1971-92 regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition (attached garage) with a side setback of 27 feet in lieu of the required 50 feet is hereby GRANTED, subject to the following:

ORDER RECEIVED FOR FILING

Date

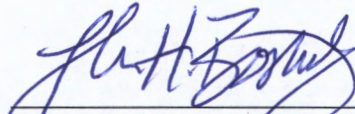
8-16-10

By

83

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner 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

THB:pz

ORDER RECEIVED FOR FILING

Date 8-16-10

By PZ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 16, 2010

KEVIN L. BOWLBY
20908 KEENEY MILL ROAD
FREELAND MD 21053

Re: Petition for Administrative Variance
Case No. 2011-0020-A
Property: 20908 Keeney Mill Road

Dear Mr. Bowlby:

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

ORIGINAL KEEP IN FILE

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property
located at 20908 Keeney Mill Road Freeland MD 21053
which is presently zoned RC2 (zoned RDP when filed in 1972)

Deed Reference: 0021739 / 306 Tax Account # 1600008723

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) 1A00.3.B.3. (1971-92 BCZR)

TO PERMIT AN ADDITION (ATTACHED GARAGE) WITH A SIDE
SETBACK OF 27 FT. IN LIEU OF THE REQUIRED 50 FT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Administrative 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):

Kevin L. Bowlby

Name - Type or Print

Signature

Name - Type or Print

Signature

20908 Keeney Mill Road (410)357-0882

Address

Telephone No.

Freeland MD

21053

City

State

Zip Code

Representative to be Contacted:

Kevin L. Bowlby

Name

20908 Keeney Mill Road

Address

Telephone No.

Freeland MD

21053

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 2011-0020-A

Reviewed By VL

Date 7/19/10

Estimated Posting Date 7/25/10

FRM476_09

ORDER RECEIVED FOR FILING

Rev 3/09

Date 8-10-10

By PJ

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 own and reside at 20908 Keeney Mill Road
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed) Affiant desires to construct a 2 car garage connected to residence for personal use.

With the location of the house being set back approximately 64 feet currently and the dimensions of this moderate garage being 26 feet wide

with a 12 foot connector this results in a proposed set back from neighboring property of 26 feet. Additionally the neighboring

home is set back considerably (approximately 60 feet) from the proposed garage location with numerous trees between resulting in minimal

visual exposure. Reduction of dimensions in an amount to accommodate the current required set back would not be feasible for a

functioning, usable space.

Plans have been drawn up and shown to the neighbors who are in support of the project.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Signature

Kevin L. Bowlby

Name- print or type

Signature

Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 12th day of JULY, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): KEVIN L. BOWLBY
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Name of Notary Public

APRIL 27, 2011
Commission expires

PLACE SEAL HERE:

Eric I. Song
Notary Public
State of Maryland
Harford County
My Commission Expires April 27, 2011

July 12, 2010

**Property Description to accompany Petition for Administrative
Variance**

Zoning description for 20908 Keeney Mill Road, Freeland, MD, 21053

Beginning at a point on the West side of Keeney Mill Road which is 60 feet wide at the distance of 27 feet North of the centerline of the nearest improved intersecting street, Brook Valley Court.

Being lot #10, Section #1 in the subdivision of Keeney Mill Farms as recorded in Baltimore County Plat Book #36, folio #27, containing 130,680 square feet (3 acres). This property is also known as 20908 Keeney Mill Road, Freeland MD, 21053 and located in the 6th election district, 3rd councilmanic district.

APP HAS ORIG POST LIST

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0020 -A Address 20908 KEENEY MILL RD
Contact Person: John Lewis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/14/10 Posting Date: 7/25/10 Closing Date: 8/09/10

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- 0020 -A Address 20908 KEENEY MILL RD
Petitioner's Name KEVIN BOWLBY Telephone 410 357 0882
Posting Date: 7/25/10 Closing Date: 8/09/10
Wording for Sign: To Permit A PROPOSED GARAGE ADDITION WITH A SIDE
SETBACK OF 27 FT. IN LIEU OF THE REQUIRED 50 FT.

Revised 8/20/09

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING
RECLASSIFICATION 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 reclassification hearing. This is accomplished by Baltimore County posting a sign on the property at least fifteen (15) days before the hearing and advertising in local newspapers. The advertising consists of a list and map of all reclassification petitions (cost evenly distributed between all petitioners), as well as individual advertising in local newspapers. The list and map must be published in two newspapers for three different weeks and the individual advertisements must be published in two newspapers fifteen (15) days prior to 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: 2011-0020-A
Petitioner: Bowlby
Address or Location: 20908 Keeney Mill Rd Freeland MD 21053

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kerin Bowlby
Address: 20908 Keeney Mill Rd
Freeland MD 21053
Telephone Number: (410) 357-0882

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

54
0020

No. **53379**

Date: **7/14/10**

PAID RECEIPT

BUSINESS ACTION TIME WORK
 7/14/2010 7/14/2010 10:54:26 1

REQ W001 WALKIN JRIC WIP
 RECEIPT # 463478 7/14/2010 0911

Dept 5 520 ZONING VERIFICATION

CR NO 053379

Recpt Tot \$65.00
 1.00 CR \$65.00 CA
 \$65.00 CO

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	008	000		6150				65.00

Total: **65.00**

Rec From: BALTIMORE

For: ADJUD VLR 26908 Keeney Mill Rd.

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 7-19-10

RE: Case Number: 2011-0020-A

Petitioner/Developer: Kevin Bowlby

Date of Hearing/Closing: 8-9-10

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 20908 Keeney Mill Rd

7-19-10

(Month, Day, Year)

Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

410-343-1443

(Telephone Number of Sign Poster)

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BAYVIEW MAY
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
VARIANCE, PROVIDED THE REQUEST IS
RECEIVED BY THE BAYVIEW BUREAU BEFORE

THE PROPOSED VARIANCE IN THE ZONING REVIEW

CASE # 2011-0020-A
TO PERMIT A PROPOSED
GARAGE ADDITION WITH A SIDE-
YARD SETBACK OF 27 FEET IN LIEU
OF THE REQUIRED 50 FEET

VARIANCE



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 10, 2010

Kevin Bowlby
20908 Keeney Mill Rd.
Freeland, MD 21053

Dear: Kevin Bowlby

RE: Case Number 2011-0020-A, 20908 Keeney Mill 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 14, 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, reading "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
INTEROFFICE CORRESPONDENCE

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

DATE: July 30, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For August 2, 2010
Item Nos. 2010-363, 2011- 008, 009, 010,
011, 012, 013, 014, 015, 018, 019 and 020

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

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-08022010 -NO COMMENTS.doc



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 20, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 2, 2010

Item No.: **Variance:** 2010-0363A, 2011-0008A - 0010A,
2011-0012A - 0014A, and 2011- 0017A.

Administrative Variance: 2011- 0011A, 2011- 0016A, and
2011- 0019A - 0020A.

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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JULY 26, 2010

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

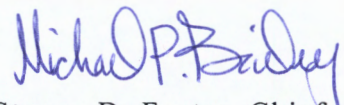
RE: Baltimore County
Item No. 2011-0020-A
20908 KEENEY MILL RD
KEVIN BOWLBY PROPERTY
ADMIN. VARIANCE -

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. 2011-0020-A.

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

Very truly yours,

For 
Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 2, 2010

RECEIVED

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

AUG 03 2010

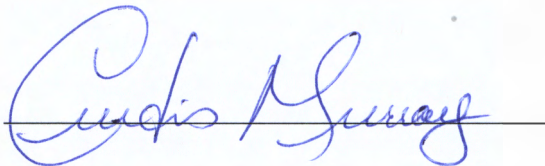
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-020- 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

A handwritten signature in blue ink, appearing to read "Curtis Murray", is written over a horizontal line.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TB AV 8/9/10
RECEIVED

AUG 23 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: August 20, 2010
SUBJECT: Zoning Item # 11-020-A
Address 20908 Keeney Mill Road
(Bowlby Property)

Zoning Advisory Committee Meeting of July 19, 2010

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

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:

The proposed bldg. permit will be reviewed by Groundwater Mgmt.

Reviewer: Dan Esser

Date: 8/4/10

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>7-30-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
_____	DEPRM (if not received, date e-mail sent _____)	_____
<u>7-20-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>8-2-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>nc</u>
<u>7-26-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	_____
PRIOR ZONING	(Case No. _____)	_____
NEWSPAPER ADVERTISEMENT	Date: _____	_____
SIGN POSTING	Date: <u>7-19-10</u> <u>Pulson</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 vw6.3d)

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

Account Identifier: District - 06 Account Number - 1600008723

Owner Information

Owner Name:	BOWLBY KEVIN L	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	20908 KEENEY MILL RD FREELAND MD 21053-9639	Deed Reference:	1) /21739/ 306 2)

Location & Structure Information

Premises Address	Legal Description
20908 KEENEY MILL RD	3 AC 20908 KEENEY MILL RD WS KEENEY MILL FARMS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
6	9	273			1		10	2	Plat Ref:	36/ 27

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1976	2,000 SF	3.00 AC	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	1/2 BRICK FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	120,000	168,000		
Improvements:	151,110	166,520		
Total:	271,110	334,520	313,382	334,520
Preferential Land:	0	0	0	0

Transfer Information

Seller: SCHWARZMANN PAUL J	Date: 04/20/2005	Price: \$345,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21739/ 306	Deed2:
Seller: COMPHER C EDWARD	Date: 06/10/1974	Price: \$11,750
Type: IMPROVED ARMS-LENGTH	Deed1: / 5451/ 940	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 *

Case #0020



View from E of Keeney Mill Rd
Back to existing house
Site of proposed attached garage
is to right of existing house.

Case #0020

Existing house
Front





existing garage with
site of proposed attached
garage

Case # 0020

Site of proposed garage



Zoning Map

21006

1600011435

Lot # 12

1600013038

Lot # 11

21000

1600008723

Pt. Bk. 36, Folio 27

PDM # 068004

20908

3 CD Lot # 10

006B2

RC 2

NW 37-E

6 ED

NW 37-F

Pt. Bk./Folio # 036027

1600008722

Lot # 9

20906

0020

Lot # 19

1600011860

1600008721

Lot # 8

Pt. Bk./Folio # 036003

KEENEY MILL RD

19880164

PDM # 060023

KEENEY MILL RD

Pt. Bk./Folio # 036002

Plat to accompany petition for zoning variance

Property address: 20908 Keeney Mill Road

Subdivision title: Keeney Mill Farms

Plat book #36

Folio #27

Lot #10

Owner: Kevin L. Bowlby

Date: July 11, 2010

Prepared by: Kevin L. Bowlby

North 

Location information

Election district: 6

Councilmanic district: 3

Drawing scale: 1" = 40'

Zoning: RC2 (FORMER RDP)

Lot size: 130,680 SF 3 acres

Sewer: Private - Septic

Water: Private - Well

Chesapeake Bay Critical area: No

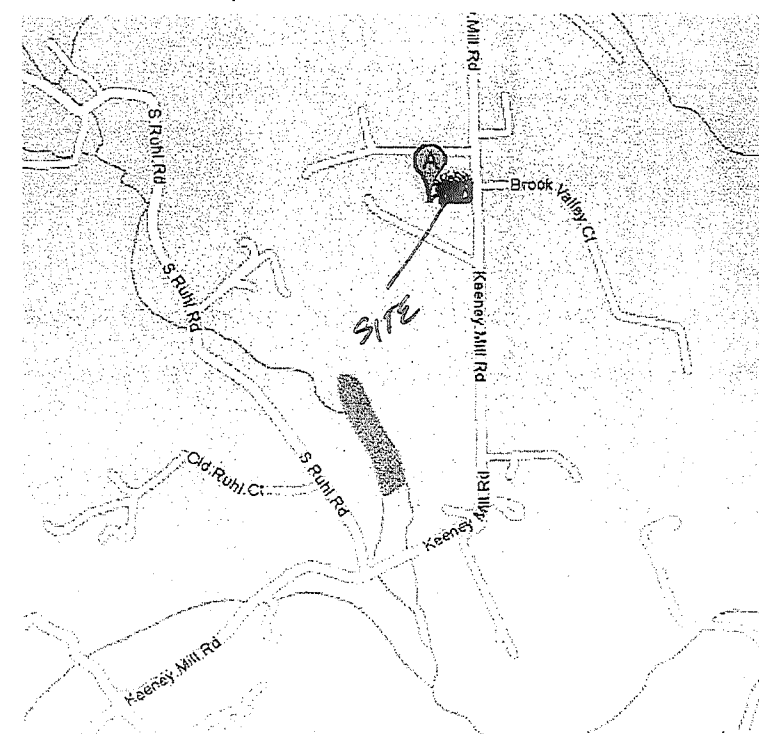
100 Year flood plain: No

Historic Property/building: No

Prior Zoning Hearings: 09880164

NO LONGER APPLICABLE
ACC. STRUCTURE NOW IN COMPLIANCE.

Vicinity Map 1" = 1,000'



Lot # 11

Donald and Patricia

Schnably

Tax ID 1600013038

15' to
FRONT OF
ADJ. DWLG

2011-0020-A

653.4'

Lot #9

Richard Childs
and
Jane Artman

Tax ID 1600008722

Lot # 10

Kevin L. Bowlby

12' Shed
22'

Proposed
attached
Garage
1 story

Septic

Ex. attached
Garage

Existing
Dwelling

51'

16'

12'

8'

36'

26'

27'

40'

Well

Macadam Drive

140'

68'

10' easment

25'

Brook Valley Court

Keeney Mill Road - 60' wide

Middle town Road