

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Hill Top Road; 44 feet N from the.
c/l of Concert Way
1st Election District
1st Councilmanic District
(3 South Hill Top Road)

Ray C. and Deborah A. Paul
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0023-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, Ray C. and Deborah A. Paul for property located at 3 South Hill Top Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a garage in the rear yard of an existing single family dwelling with a height of 24 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a detached garage measuring 28 feet x 26 feet. The additional garage height is necessary to accommodate the Petitioners' personal belongings as well as the belongings of Mrs. Paul's mother. The dwelling does not have a basement and the attic space is very limited. The perimeter of the property is heavily wooded and the garage will be screened from neighboring properties.

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 August 2, 2010 which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area or kitchen facilities, and not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date

By

8-17-10

PJ

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 1, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

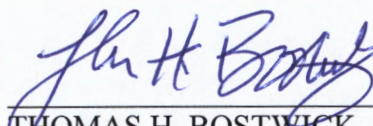
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 17th day of August, 2010 that a variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a garage in the rear yard of an existing single family dwelling with a height of 24 feet in lieu of the required 15 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.
2. The 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 or kitchen facilities.

3. The accessory structure shall not be used for commercial purposes.

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 8-17-10

By PZ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 17, 2010

RAY C. AND DEBORAH A. PAUL
3 SOUTH HILL TOP ROAD
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 2011-0023-A
Property: 3 South Hill Top Road

Dear Mr. and Mrs. Paul:

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

c: John C. Mellema Sr., Inc. Land Surveyors, 5409 East Drive, Baltimore MD 21227



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3 S. Hilltop Rd
which is presently zoned DR. S.S

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) 400.3

To permit a garage in the rear yard of an existing single family with a height of 24 feet in lieu of the required 15 feet.

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 _____ Date 8-17-10

Company By PZ

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

* RAY CROMLEY PAUL
Name - Type or Print _____

Signature _____

DEBORAH ANN PAUL
Name - Type or Print _____

Signature _____

3 South Hilltop Road 410-744-8354
Address _____ Telephone No. _____

CATONSVILLE, MARYLAND 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

John McLeane Sargent
Name _____

5409 East Drive 410-247-7466
Address _____ Telephone No. _____

Arbets MD 21227
City _____ State _____ Zip Code _____

ORDER RECEIVED FOR FILING
If 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.

Date _____

By _____

Zoning Commissioner of Baltimore County

CASE NO. 2011-0023-A

Reviewed By Zu Date 7/19/10

REV 10/25/01

Estimated Posting Date 8/1/10

Affidavit in Support of Administrative Variance

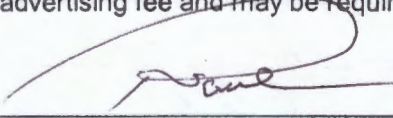
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3 South HillTOP ROAD
Address
CATONSVILLE, MARYLAND 21228
City State Zip Code

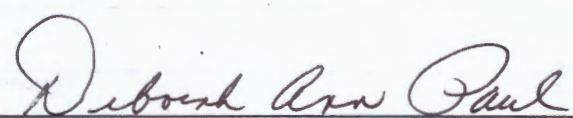
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

See Attached

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

RAY CROMLEY PAUL
Name - Type or Print


Signature

DEBORAH ANN PAUL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of July, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 11/1/2011

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507
JULY 19, 2010

EXPLANATION OF HARDSHIP
#3 S. HILLTOP ROAD

OUR CLIENTS, DEBBIE AND RAY PAUL, WOULD LIKE TO SEEK RELIEF FROM THE HIGHT RESTRICTION FOR THE PROPOSED GARAGE THEY WOULD LIKE TO CONSTRUCT BECAUSE OF LIMITED STORAGE SPACE AT THEIR EXISTING HOME. THE EXISTING HOME DOES NOT HAVE A BASEMENT AND HAS A SMALL ATTIC SPACE THAT IS INSUFICENT FOR THE BELONGINGS THAT THEY HAVE IN ADDITION TO STORING BELONGINGS FOR DEBBIE'S MOTHER WHO HAS MOVED FROM AN INDIVIDUAL HOME TO A CONDOMINIUM. TO ACCOMADATE DEBBIE'S MOTHER'S BELONGINGS THEY HAVE HAD TO GET OTHER FAMILY MAMBERS TO ASSIST IN THE STORAGE OF SOME OF THEIR OWN THINGS. THE ADDED STORAGE AREA ABOVE THE GARAGE WOULD ALLOW THEM ENOUGH ROOM FOR ALL THEIR BELONGINGS AS WELL AS THE ITEMS THEY ARE HOLDING FOR DEBBIE'S MOTHER, TO BE STORED ON SITE.

THANK YOU FOR YOUR CONSIDERATION OF THIS REQUEST.


JOHN C. MELLEMA JR.

2011-0023-A

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507
JULY, 2010

ZONING DESCRIPTION #3 SOUTH HILLTOP ROAD

BEGINNING FOR THE SAME AT A POINT ON THE EAST SIDE OF SOUTH HILLTOP ROAD A 20' RIGHT OF WAY NORTH 44 FEET FROM THE CENTERLINE OF CONCERT WAY A 50 FOOT RIGHT OF WAY.

BEING LOT 2 AS SHOWN ON A PLAT ENTITLED "LALLY SUBDIVISION" AND RECORDED IN BALTIMORE COUNTY PLAT BOOK E.H.K. JR. 44 FOLIO 25, CONTAINING 0.66 ACRES OF LAND MORE OR LESS.

ALSO KNOWN AS #3 SOUTH HILLTOP ROAD AND LOCATED IN THE FIRST ELECTION DISTRICT AND THE FIRST COUNCILMANIC DISTRICT.



2011-0023-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2010- 0023 -AAddress 3 South Hilltop RoadContact Person: LEONARD WASILEWSKI
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/19/10Posting Date: 8/1/10Closing Date: 8/16/10

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 2010- 0023 -AAddress 3 South Hilltop RoadPetitioner's Name Ray + Deborah Ann PaulTelephone 410-744-8354Posting Date: 8/1/10Closing Date: 8/16/10

Wording for Sign:

To permit a garage in the rear yard of an existing single family with a height of 24 feet in lieu of the required 15 feet.

Revised 8/20/09

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 08/01/2010

Case Number: 2011-0023-A

Petitioner / Developer: RAY & DEBORAH-ANN PAUL

Date of Hearing (Closing): AUGUST 16, 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:
3 SOUTH HILLTOP ROAD

The sign(s) were posted on: AUGUST 1, 2010



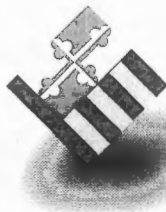
Linda O'Keefe
(Signature of Sign Poster)

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)



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 16, 2010

Ray Cromley & Deborah Paul
3 South Hilltop Rd.
Catonsville, MD 21228

Dear: Ray Cromley & Deborah Paul

RE: Case Number 2011-0023-A, 3 South Hilltop 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 19, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
John Susueyurs; 5409 East Dr.; Arbutus, MD 21227

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 9, 2010
Item Nos. 2011- 021, 022, 023, 025
And 027

DATE: August 5, 2010

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-08092010 -NO COMMENTS.doc

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 06 2010

ZONING COMMISSIONER

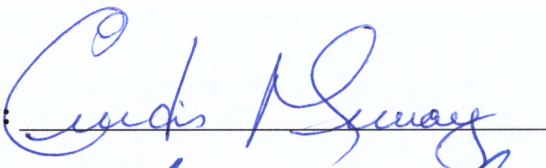
SUBJECT: 11-023 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 24 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

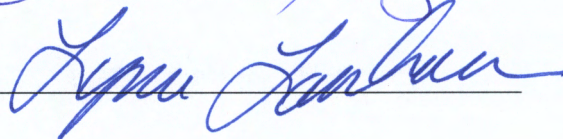
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Division Chief:
AFK/LL: CM





BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 27, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 9, 2010

Item No.: **Administrative Variance: 2011-0021A – 0025A, and 2011-0027A**

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

TB

AV 8-16-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 23 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco.

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: August 20, 2010

SUBJECT: Zoning Item # 11-023-A
Address 3 South Hilltop Road
(Paul Property)

Zoning Advisory Committee Meeting of July 26, 2010

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

Reviewer: JWL Date: 8/20/10

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>8-5-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
_____	DEPRM (if not received, date e-mail sent _____)	_____
<u>7-27-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>8-2-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>conditions</u>
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-1-10</u> <u>by O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

2011-0023-A



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

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

Account Identifier: District - 01 Account Number - 1800007833

Owner Information

Owner Name: PAUL RAY C
PAUL DEBORAH A, TRUSTEES
Mailing Address: 3 S HILLTOP RD
BALTIMORE MD 21228-5520
Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) /27574/ 469
2)

Location & Structure Information

Premises Address: 3 HILLTOP RD
Legal Description: .6593 AC
3 HILLTOP RD
LALLY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	11	438					2	1	Plat Ref: 44/ 25

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1897	1,877 SF	28,722.00 SF	04

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2010	07/01/2010	07/01/2011	
Land	146,930	146,900			
Improvements:	189,080	166,900			
Total:	336,010	313,800	313,800	313,800	
Preferential Land:	0	0	0	0	

Transfer Information

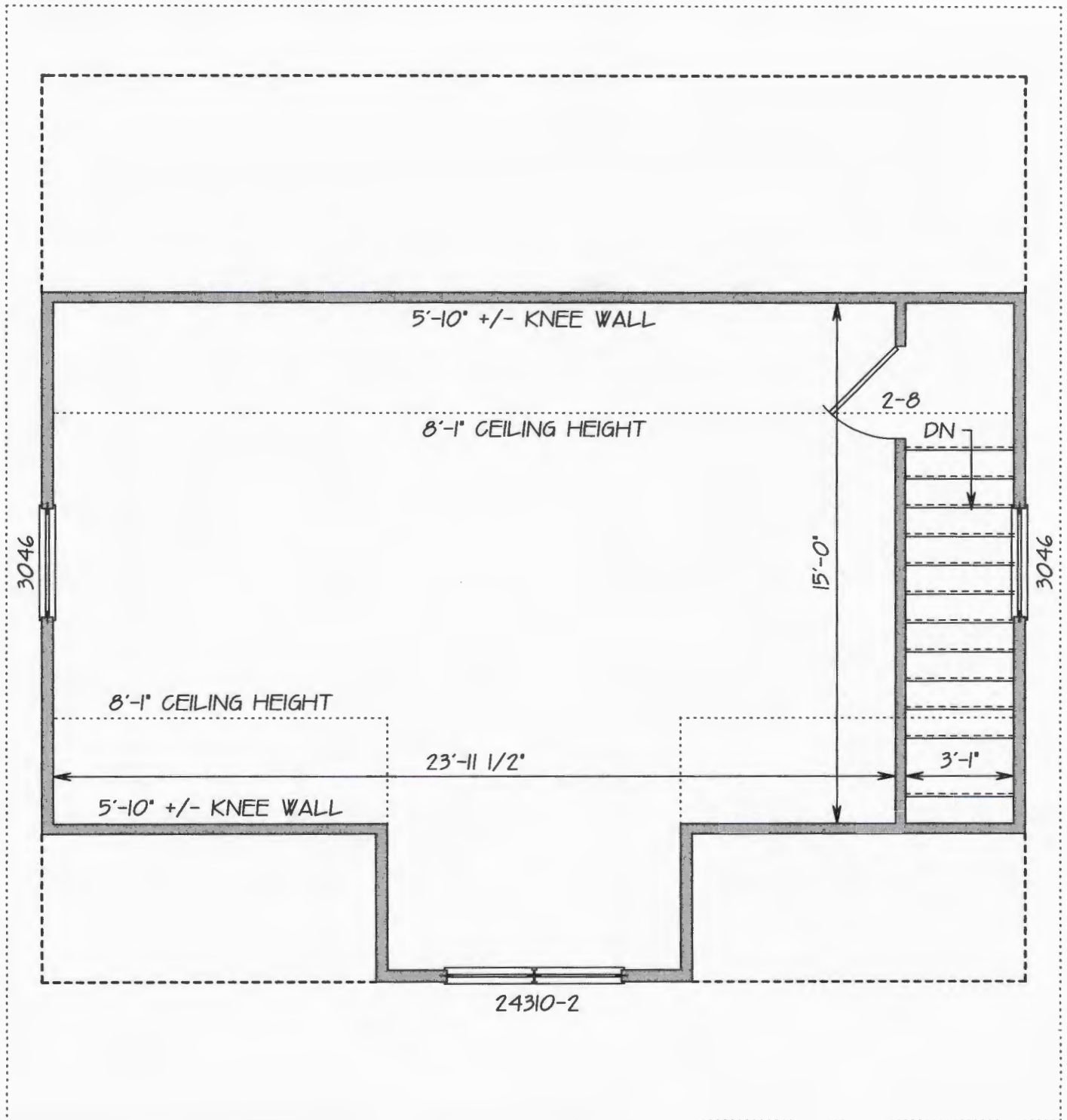
Seller: PAUL RAY CROMLEY	Date: 01/21/2009	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /27574/ 469	Deed2:
Seller: LOVERDE JOSEPH T	Date: 09/29/1986	Price: \$155,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7276/ 655	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

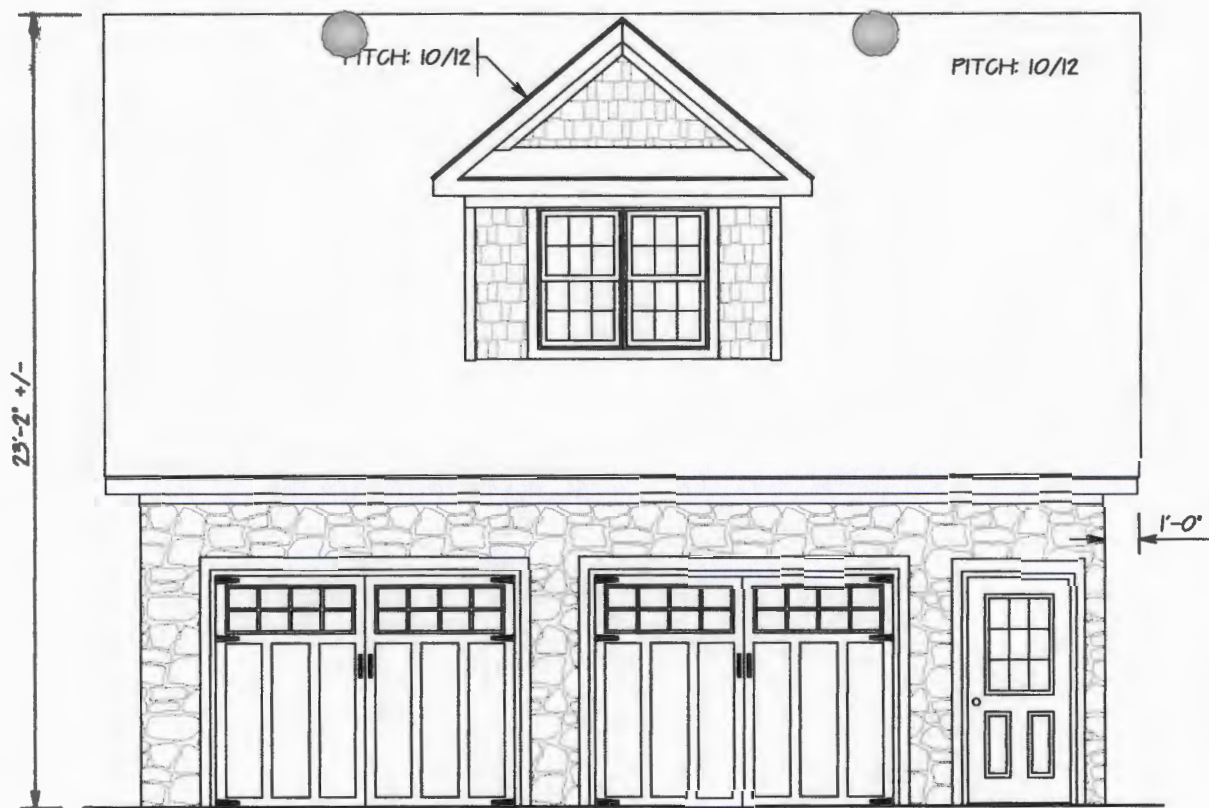
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *



SECOND LEVEL FLOOR PLAN

CRC #2011-0023A



FRONT ELEVATION



RIGHT SIDE ELEVATION

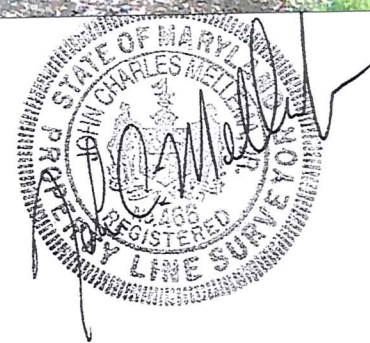
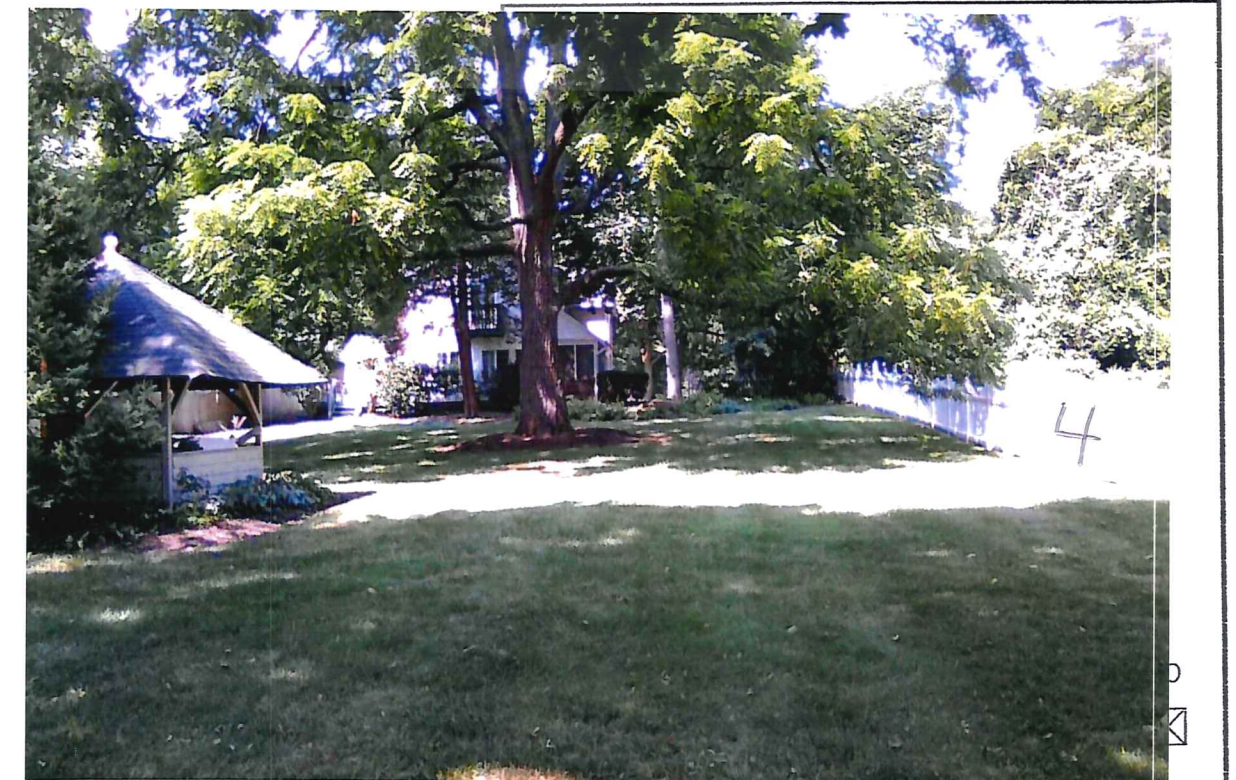
CNC A 2011-0023#

PLAT TO ACCOMPANY ADMINISTRATIVE VARIANCE

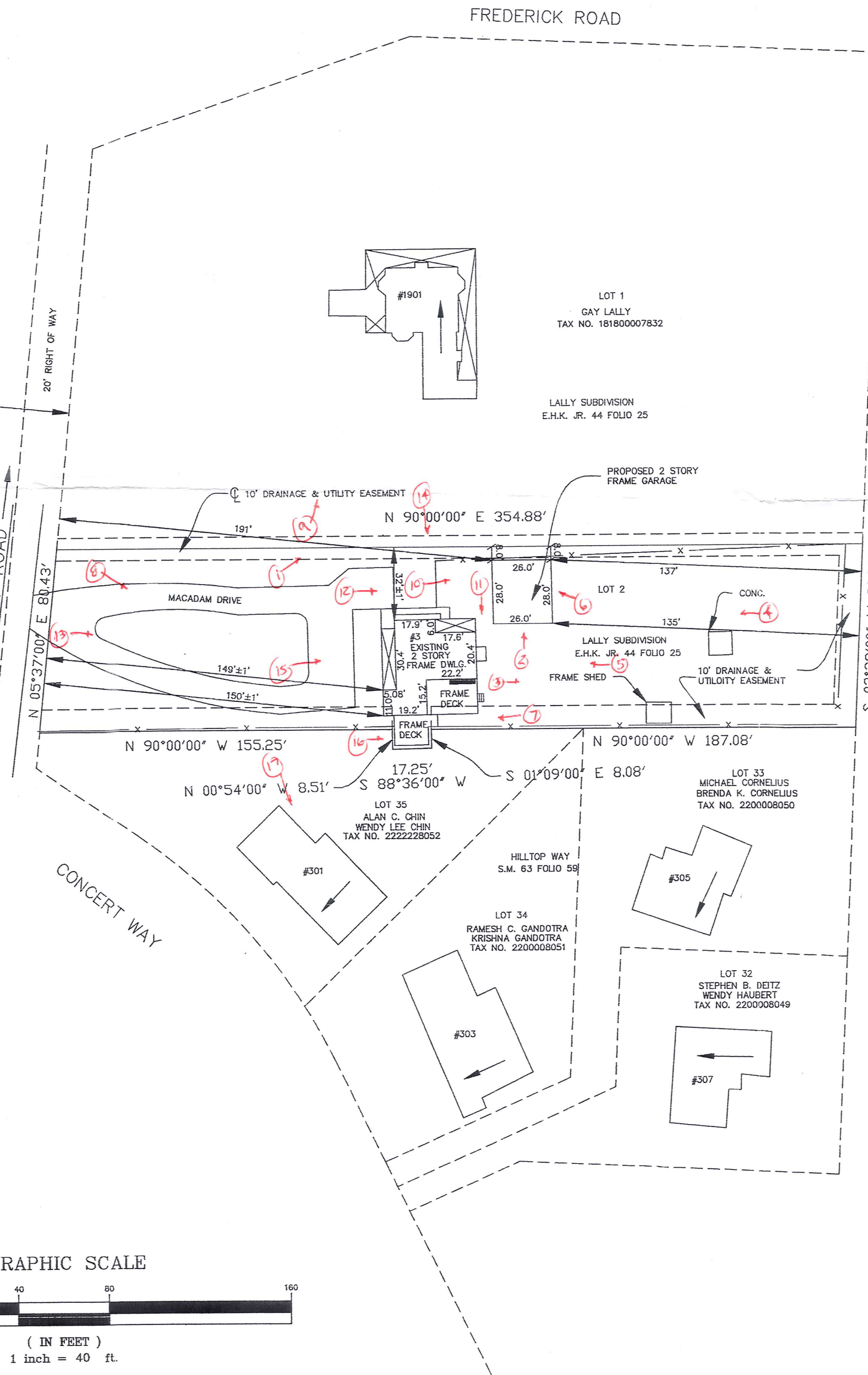
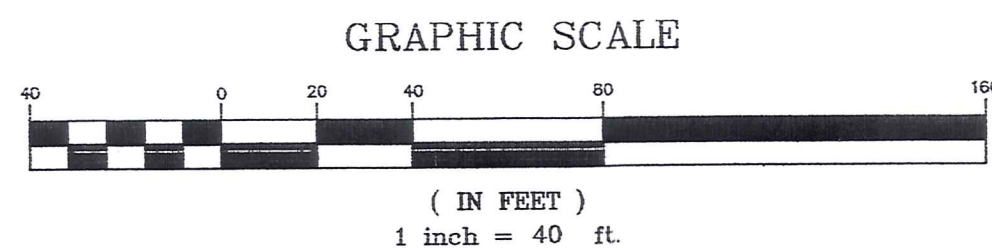


CANDLELIGHT REALTY LLC
DEED REF. 24804/157
TAX NO. 0103003161

PROPERTY ADDRESS: #3 SOUTH HILLTOP ROAD
SUBDIVISION NAME: LALLY
PLAT BOOK 44 FOLIO 25 LOT 2 SECTION
OWNER: RAY C. PAUL & DEBORAH A. PAUL
DEED REF.: 27574/469
TAX ACCT. NO. 1800007833



PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507

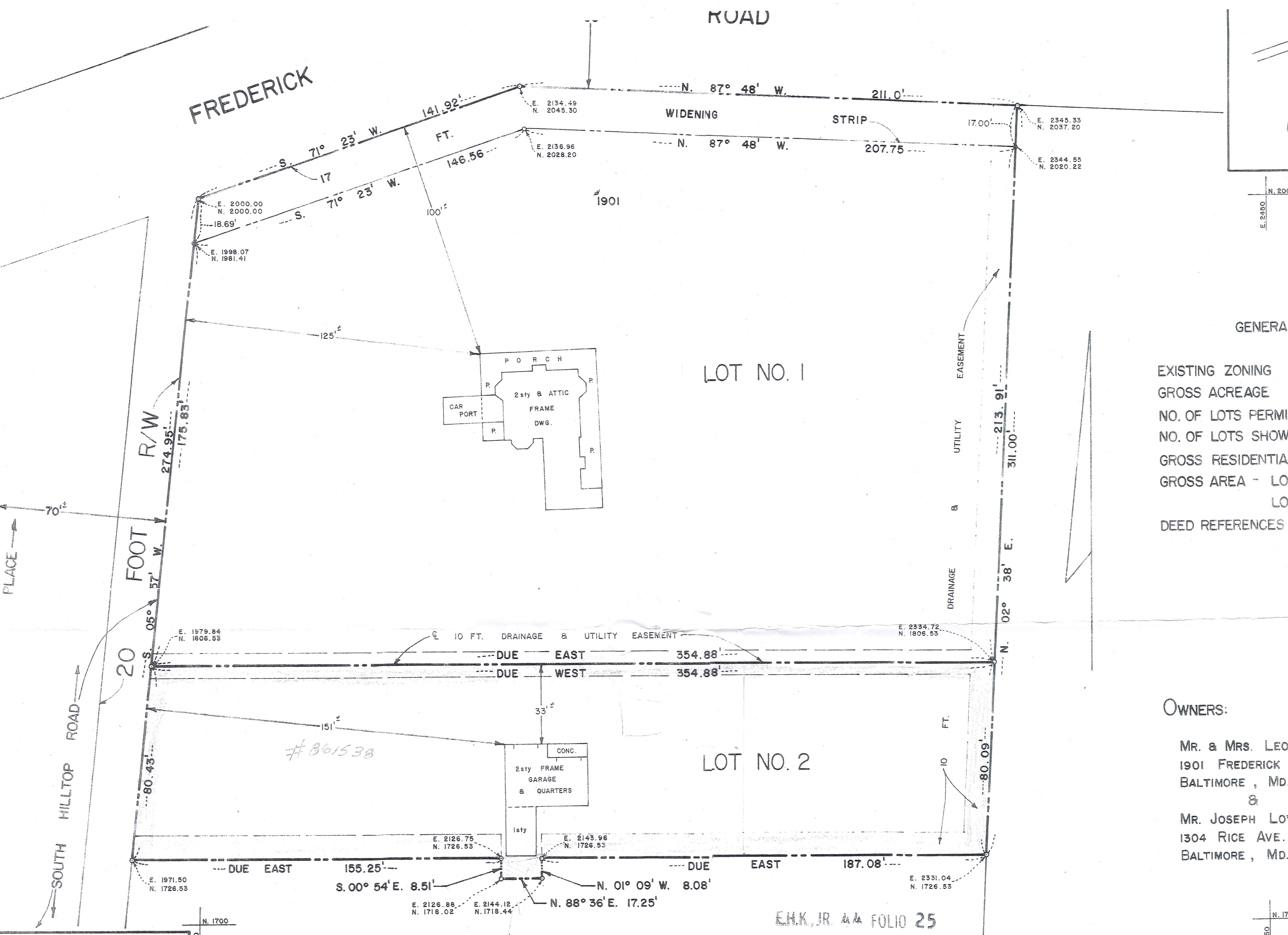


100 YEAR FLOOD PLAIN	YES ☐	NO ☒
HISTORIC PROPERTY/ BUILDING	YES ☐	NO ☒

PRIOR ZONING HEARING: NONE

ZONING OFFICE USE ONLY

REVIEWED BY:	ITEM #	CASE NO.
<i>[Signature]</i>	2011	0023-A



EXISTING ZONING
GROSS ACREAGE
NO. OF LOTS PERMI
NO. OF LOTS SHOW
GROSS RESIDENTIA
GROSS AREA - LO
DEED REFERENCES

OWNERS:
MR. & MRS. LEO
1901 FREDERICK
BALTIMORE, MD.
MR. JOSEPH LO
1304 RICE AVE.
BALTIMORE, MD.

LALLY SUBDIVISION
1ST ELECTION DISTRICT
BALTIMORE CO., MD. 21228

ENK, JR. 44 FOLIO 25

Filed for record
Date FEB 23 1979
Test
Clerk

None DHL
JAN 1-22-79

BALTIMORE COUNTY PLANNING BOARD
APPROVED: [Signature] 1/29/79
DIRECTOR
COUNTY ROADS ENGINEER
APPROVED: [Signature] 1/29/79
DEPUTY STATE & CO. HEALTH OFFICER
APPROVED: [Signature] 1/29/79

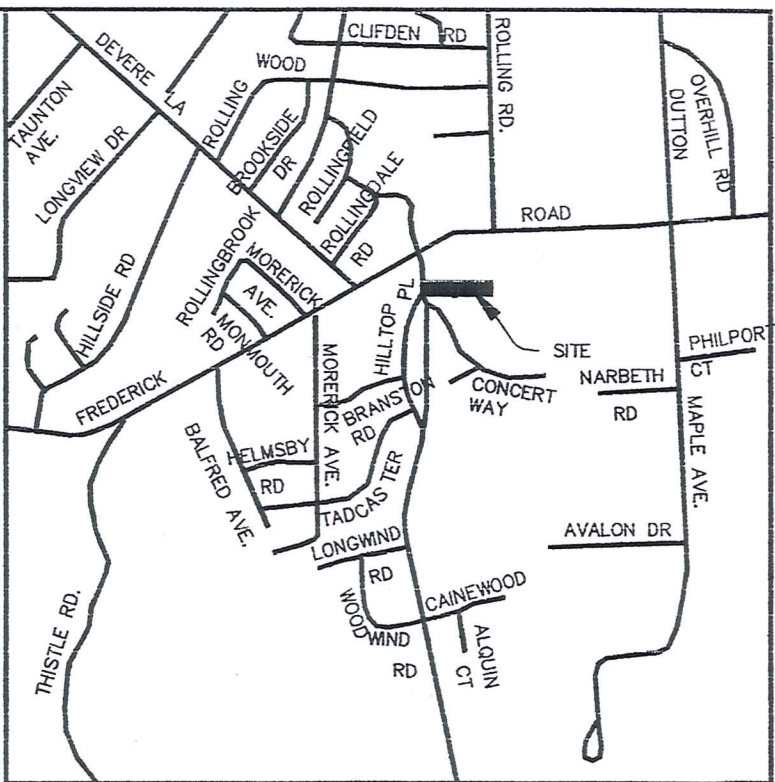
OWNERS CERTIFICATE
The requirements of Section 12-8 and
17 of the Annotated Code of Maryland (Hear
1947 Supplement) as far as they relate to the
separate... have been complied with.
OWNER: [Signature] 2/4/79
OWNER: [Signature] 2/4/79

SURVEYOR'S CERTIFICATE
I, HENRY A. KELLER, a Registered Land
Surveyor of the State of Maryland do hereby certify
that the land shown hereon has been laid out and
the plat thereof prepared in accordance with the pro
visions of the law relating to the subdivision of land
known as House Bill #459 Chapter 1016 of the Acts
of 1945 and subsequent amendatory acts.

2011-0023-A

KELLER &
LAND SUR
3914 WOOD
BALTO., M

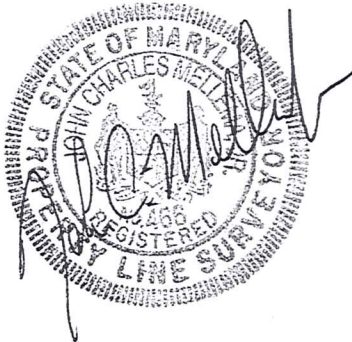
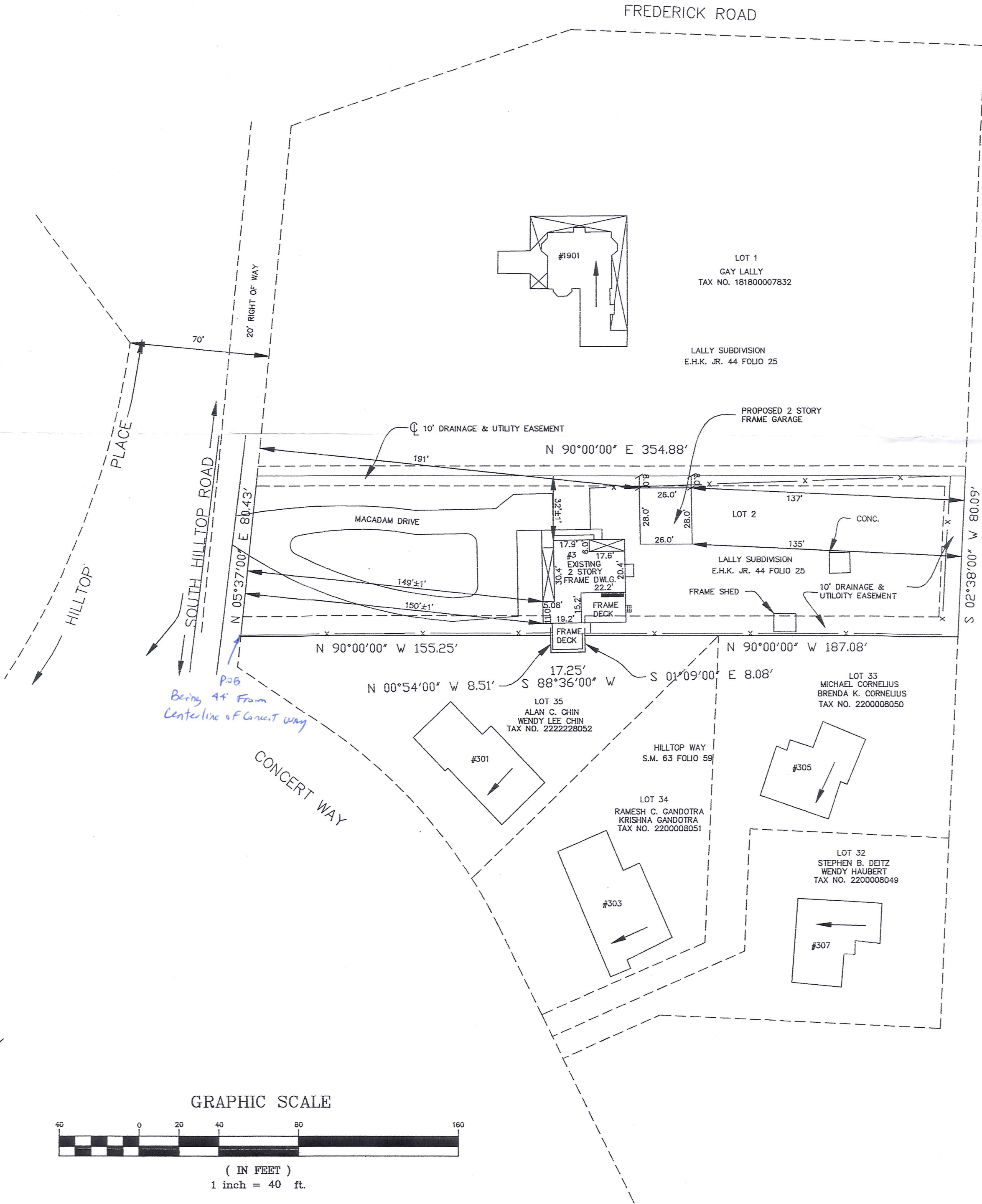
PLAT TO ACCOMPANY ADMINISTRATIVE VARIANCE



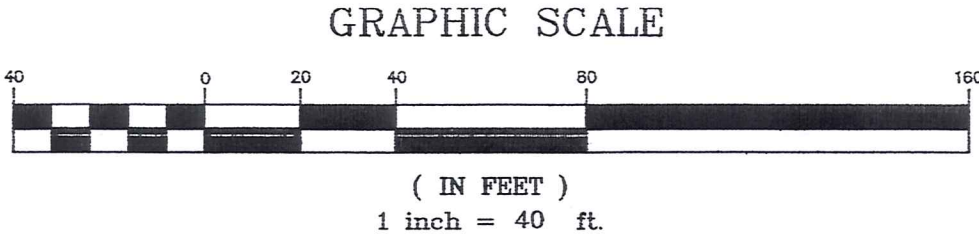
VICINITY MAP
SCALE: 1"=1000'

CANDLELIGHT REALTY LLC
DEED REF. 24804/157
TAX NO. 0103003161

PROPERTY ADDRESS: #3 SOUTH HILLTOP ROAD
SUBDIVISION NAME: LALLY
PLAT BOOK 44 FOLIO 25 LOT 2 SECTION
OWNER: RAY C. PAUL & DEBORAH A. PAUL
DEED REF.: 27574/469
TAX ACCT. NO. 1800007833



PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507



LOCATION INFORMATION			
ELECTION DISTRICT: 1			
COUNCILMANIC DISTRICT: 1			
1"=200' SCALE MAP: 100C2			
ZONING: D.R.5.5			
LOT SIZE: 0.66		28,720	
ACRAGE		SQUARE FEET	
PUBLIC		PRIVATE	
SEWER	☒	☐	
WATER	☒	☐	
CHESAPEAKE BAY CRITICAL AREA	☐	YES	NO
100 YEAR FLOOD PLAIN	☐	YES	NO
HISTORIC PROPERTY/BUILDING	☐	YES	NO
PRIOR ZONING HEARING: NONE			
ZONING OFFICE USE ONLY			
REVIEWED BY:	ITEM #	CASE NO.	
	2011	0023-A	