

IN RE: PETITION FOR ADMIN. VARIANCE *

S side of Gunpowder Road; 620 feet N
of Jerome Avenue
11th Election District
5th Councilmanic District
(5658 Gunpowder Road)

Michael McCarty
Petitioner

BEFORE THE

DEPUTY ZONING

COMMISSIONER

FOR BALTIMORE COUNTY

Case No. 2011-0044-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, Michael McCarty for property located at 5658 Gunpowder Road. The variance request is from Sections 400.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure to be located in the front yard in lieu of the required rear yard, and an attached garage to be located within 3 feet of the side property line in lieu of the required 15 feet. The subject property and requested relief are more particularly described on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

On September 1, 2010, the Undersigned called for a formal hearing on this matter based on the negative Zoning Advisory Committee (ZAC) comments from the Office of Planning. The hearing was subsequently scheduled for Monday, November 15, 2010 at 9:00 AM in Room 104 of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland. In addition, a sign was posted at the property and an advertisement was published in *The Jeffersonian* newspaper, giving neighbors and interested citizens notice of the hearing.

Appearing at the public hearing in support of the variance request was Petitioner Michael McCarty. There were no Protestants or other interested persons in attendance at the hearing.

ORDER RECEIVED FOR FILING

Date 11-16-10

By PJO

Testimony and evidence received in the case revealed that the subject property is square-shaped and contains approximately 0.42 acre, more or less, zoned D.R.2. The property is located on the south side of Gunpowder Road, approximately 620 feet north of Jerome Avenue, in the White Marsh area of Baltimore County. The property is presently improved with a single-family dwelling consisting of 1,137 square feet and a shed measuring 10 feet by 17 feet. According to tax records, the home was built in 1960 and Petitioner acquired the property in 2010 and has lived there for about six months. Petitioner owns a 35 foot long recreational vehicle (RV) that he wishes to store under cover. Petitioner also wants to build an attached garage that would enable him to store his vehicle as well as other household and lawn items. If the garage is permitted, Petitioner indicated he would remove the existing shed located in the rear yard that is not in very good condition. The reason he needs to put these structures in the side (garage) and front (RV port) is because of the topography and terrain of his property. Petitioner's property slopes from right to left and toward a stream located behind his property.

Petitioner states in the Affidavit that accompanied the variance Petition that the proposed location for the garage alleviates two drainage concerns that would be created by placing the garage behind the house. Due to the grade and elevation of the driveway there would be a long downward slope along the side of the house to the garage door. This would create water accumulation in front of and inside the garage. The building would also be subjected to the drainage from the property adjacent to the Petitioner's. The shed that is presently located behind the house has water in it whenever it rains. As stated above, this shed will be removed when the garage is built. By moving the garage up the grade and beside the house, both of these issues are resolved and the current drainage will not be disturbed. Petitioner also stated in the Affidavit that the proposed position of the RV port addresses the same concerns.

ORDER RECEIVED FOR FILING

Date 11-16-10

2

By PM

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 16, 2010 which indicates that they do not support an accessory structure (proposed RV port) in the front yard. There are no other instances wherein a large carport is present in the front yard in the neighborhood. As such, a precedent should not be set by allowing large carports in the neighborhood. However, the Planning Office would not object if the RV port were located behind the front façade at least 10 feet. The Planning Office does support additional relief for the proposed attached garage provided the Petitioner submits architectural elevations to them for review and approval.

Considering all the testimony and evidence presented, I am persuaded to grant the variance relief as to the proposed attached garage. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I find the property to be unique based on the topography of the property and drainage issues. Additionally, a property owner has a common law right to use his property in a manner so as to realize its highest and best use. *See Aspen Hill Venture v. Montgomery County Council* 265 Md. 303 (1972). A garage is a reasonable accessory use to a residence. As to the variance for the RV port, I agree with the Planning Office that this structure is permissible so long as it is placed at least 10 feet behind the rear façade of the dwelling. Therefore, the Petition and the relief granted shall be amended as follows: to request variance relief from Section 400.1 of the B.C.Z.R. to permit an accessory structure (RV port) to be located in the side yard at least 10 behind the front façade of the dwelling in lieu of the required rear yard.

I further find that Petitioner would suffer practical difficulty and undue hardship if the variance requests were to be denied. Petitioner would not be able to construct a garage to protect

ORDER RECEIVED FOR FILING

Date 11-16-10 3

By [Signature]

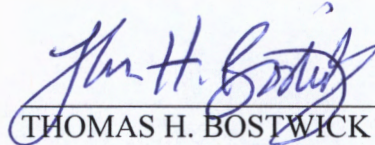
his vehicles and store personal belongings. Likewise, Petitioner would be unable to protect his RV investment without a cover to shield it from the elements. Finally, I find that the variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. Photographs submitted with the Petition (Petitioner's Exhibits 3A and 3B) clearly show that the perimeter of the property is heavily wooded.

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 variances should be granted with conditions.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 16th day of November, 2010 that a Variance from Sections 400.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (RV port) to be located in the side yard at least 10 feet behind the front façade of the dwelling in lieu of the required rear yard (as redlined on the attached site plan), and an attached garage to be located within 3 feet of the side property line in lieu of the required 15 feet, be and are hereby **GRANTED**, subject to the following:

1. 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.
2. Architectural elevations for the proposed garage shall be submitted to the Office of Planning for review and approval prior to the issuance of any building permit.
3. At such time as Petitioner decides to construct the RV port accessory structure, it shall be constructed of materials similar and complementary to that of the dwelling.
4. The RV port shall be located at least 10 feet behind the front façade of the dwelling.

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 11-16-10

By cd



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 16, 2010

MICHAEL MCCARTY
5658 GUNPOWDER ROAD
WHITE MARSH MD 21162

Re: Petition for Administrative Variance
Case No. 2011-0044-A
Property: 5658 Gunpowder Road

Dear Mr. McCarty:

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

MEMORANDUM

DATE: October 19, 2010
TO: To The File
FROM: Thomas H. Bostwick
Deputy Zoning Commissioner for Baltimore County
SUBJECT: Case No. 2011-0044-A – 5658 Gunpowder Road

The above-referenced case came before me on Friday, October 15, 2010 at 9:00 AM in Room 106 of the County Office Building. The Petitioner, Mr. Michael McCarty, contacted this Office on October 12, 2010 to say that he was still out of the state and would not return in time for the hearing on October 15.

I did not open the hearing or take any testimony. The case was then postponed. The Petitioner is to contact Kristen Lewis to have the matter rescheduled in the normal course. This matter can be assigned to either Bill Wiseman or myself once the public hearing is rescheduled. The property shall be posted and re-advertised at the Petitioner's expense.

The case file is being returned to the Department of Permits and Development Management.

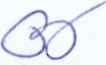
c: Kristen Lewis, Zoning Review Office

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: September 1, 2010

TO: Kristen Matthews
Dept. of Permits and Development Management

FROM: Patricia Zook, Legal Secretary to 
Thomas Bostwick, Deputy Zoning Commissioner

RE: Petition for Administrative Variance
Case No. 2011-0044-A -- located at 5658 Gunpowder Road

After a review of the above-captioned case file and negative comments from the Office of Planning, Tom Bostwick has requested that this case be set in for a public hearing. The comments from the Office of Planning do not support the proposed RV port in the front yard. The public hearing will allow the Petitioner to provide additional information in support of the variance request.

We are returning the file to you for further processing, i.e., notifying the Petitioner, posting of the hearing notice, advertising, etc. Per Tom, the County is to post and advertise the hearing. This administrative variance case can be scheduled for Tom to hear.

Thank you for your attention and cooperation in this matter.

c: Case File
LaShenda Williams, Zoning Review Office



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5658 Gunpowder Rd, White Marsh
which is presently zoned DR2

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 AND 1802.3.C.1; BCZR,

TO PERMIT AN ACCESSORY STRUCTURE TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REARYARD, AND AN ATTACHED GARAGE TO BE LOCATED WITHIN 3ft. OF THE SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 15ft.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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 11-16-10 day of Nov 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. 2011-0044-A

REV 10/25/01

Reviewed By [Signature]

Date

7-28-10

Estimated Posting Date

8-8-10

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 5658 Gunpowder Rd
Address
White Marsh MD 21162
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):

The proposed location for the garage alleviates two drainage concerns that would be created by placing the garage behind the house. Due to the grade and elevation of the driveway there would be a long downward slope along the side of the house to the garage door. This would create water accumulation in front of and inside the garage. The building would also be subjected the drainage from the property adjacent to mine. The shed that is presently located behind the house has water in it whenever it rains. This shed will be removed when the garage is built. By moving the garage up the grade and beside the house, both of these issues are resolved and the current drainage will not be disturbed.

The proposed positioning of the RV port has addressed the same concerns. This proposal will position the building in the dry region of the lot.

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.

Michael J. McCarty
Signature
Michael J. McCarty
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

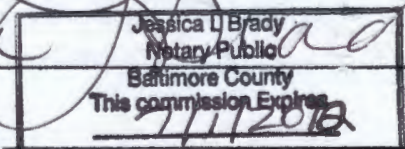
I HEREBY CERTIFY, this 16th day of July, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Jessica L. Brady
Notary Public

My Commission Expires



ZONING DESCRIPTION FOR 5658 GUNPOWDER RD, WHITE MARSH, MD 21162

Beginning at a point on the south side of Gunpowder Rd which is 60 feet wide at the distance of ~~610~~ 600 feet north of the intersection of the nearest improved intersecting street, Jerome Ave which is 60 feet wide. *Being lot #16, Block D, Section# __ in the subdivision of Darryl Gardens as recorded in Baltimore County Plat Book #13, Folio#150, containing .42 acres. Also known as 5658 Gunpowder Rd, White Marsh, MD 21162 and located in the 11 Election District, 5 Councilmanic District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 20¹¹ 0044 -A Address 5658 Gunpowder Rd.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/28/10 Posting Date: 8/8 Closing Date: 8/23

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

1. **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.
2. **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.
3. **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.
4. **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 0044 -A Address 5658 Gunpowder Rd.
Petitioner's Name Michael McCarty Telephone 410-918-6415
Posting Date: 8/8/10 Closing Date: 8/23/10

Wording for Sign: To Permit AN ACCESSORY STRUCTURE TO BE LOCATED
IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD AND
AN ATTACHED GARAGE TO BE LOCATED WITHIN 3ft. OF THE
SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 15ft.

WCR - Revised 7/7/08

**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: 2011-0044-A

X Petitioner: Michael Mc Carthy

X Address or Location: 5658 Gunpowder Rd White Marsh MD 21162

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

SAME

X Telephone Number: 802-734-1355

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

No. _____

Date: _____

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
				Obj	Sub Obj				

Total: _____

Rec
From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**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: # 2011-0044-A
5658 Gunpowder Road
S/side of Gunpowder Road,
620 feet +/- north of
Jerome Avenue
11th Election District
5th Councilmanic District
Legal Owner(s): Michael
McCarty

Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard, and an attached garage to be located within 3 feet of the side property line in lieu of the required 15 feet.

Hearing: Monday, November 15, 2010 at 9:00 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.

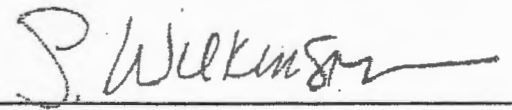
10/432 October 28 259396

CERTIFICATE OF PUBLICATION

10/28/, 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 10/28/, 2010.

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



LEGAL ADVERTISING

**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: # 2011-0044-A

5658 Gunpowder Road
S/side of Gunpowder Road,
620 feet +/- north of Jer-
ome Avenue
11th Election district -- 5th
Councilmanic District
Legal Owners: Michael
McCarty

Variance: to permit an ac-
cessory structure to be lo-
cated in the front yard in
lieu of the required rear
yard, and an attached ga-
rage to be located within 3
feet; of the side property
line in lieu of the required
15 feet.

Hearing: Friday, October
15, 2010 at 9:00 a.m. In
Room 106, County Office
Building, 111 West Chesa-
peake Avenue, Towson
21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

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

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

9/467 Sept. 30 256091

CERTIFICATE OF PUBLICATION

9/30, 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 9/30, 20 10.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. 2011-0044-A

Petitioner/Developer MICHAEL McCARTY

Date Of Hearing/Closing: 11/15/10

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 5658 BUNPOWDER RD

This sign(s) were posted on October 30, 2010

Month, Day, Year

Sincerely,

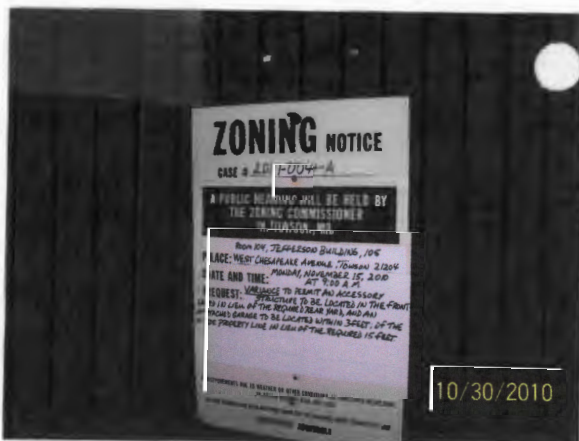
Martin Ogle 10/30/10
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411



CERTIFICATE OF POSTING

RE: Case No 2011-0044-A

Petitioner/Developer _____
MICHAEL McCARTY

Date Of Hearing/Closing: 8/23/10

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 5658 GUNPOWDER RD

This sign(s) were posted on August 8, 2010

Month, Day, Year

Sincerely,

Martin Ogle 8/8/10
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



myelin 8/8/10

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 30, 2010 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple
Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

410-887-4587

NOTICE OF ZONING HEARING

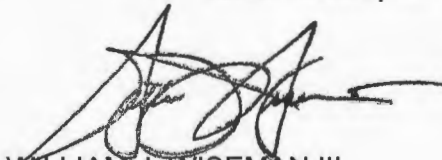
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0044-A

5658 Gunpowder Road
S/side of Gunpowder Road, 620 feet +/- north of Jerome Avenue
11th Election District – 5th Councilmanic District
Legal Owners: Michael McCarty

Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard, and an attached garage to be located within 3 feet; of the side property line in lieu of the required 15 feet.

Hearing: October 15, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 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
September 15, 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: 2011-0044-A

5658 Gunpowder Road

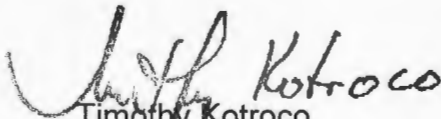
S/side of Gunpowder Road, 620 feet +/- north of Jerome Avenue

11th Election District – 5th Councilmanic District

Legal Owners: Michael McCarty

Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard, and an attached garage to be located within 3 feet; of the side property line in lieu of the required 15 feet.

Hearing: October 15, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:kl

C: Michael McCarty, 5658 Gunpowder Road, White Marsh 21162

- NOTES: (1) **THE ZONING OFFICE WILL HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THUR., SEPTEMBER 30, 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
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
October 22, 2010

NEW 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: 2011-0044-A

5658 Gunpowder Road

S/side of Gunpowder Road, 620 feet +/- north of Jerome Avenue

11th Election District – 5th Councilmanic District

Legal Owners: Michael McCarty

Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard, and an attached garage to be located within 3 feet; of the side property line in lieu of the required 15 feet.

Hearing: Monday, November 15, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kll

C: Michael McCarty, 5658 Gunpowder Road, White Marsh 21162

- NOTES: (1) **THE ZONING OFFICE WILL HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., OCTOBER 30, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 28, 2010 Issue - Jeffersonian

Please forward billing to:
Michael McCarty
5658 Gunpowder Road
White Marsh, MD 21162

410-918-6415

NOTICE OF ZONING HEARING

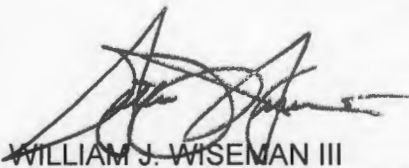
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0044-A

5658 Gunpowder Road
S/side of Gunpowder Road, 620 feet +/- north of Jerome Avenue
11th Election District – 5th Councilmanic District
Legal Owners: Michael McCarty

Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard, and an attached garage to be located within 3 feet; of the side property line in lieu of the required 15 feet.

Hearing: Monday, November 15, 2010 at 9:00 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

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
November 10, 2010 *Department of Permits and
Development Management*

Michael McCarty
5658 Gunpowder Rd.
White Marsh, Maryland 21162

RE: 5658 Gunpowder Rd, 20110044-A

Dear Mr. McCarty:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 28, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

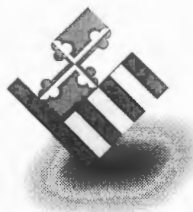
If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lw

C: People's Counsel



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 23, 2010

Michael McCarty
5658 Gunpowder Rd.
White Marsh, MD 21162

Dear: Michael McCarty

RE: Case Number 2011-0044-A, 5658 Gunpowder 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 28, 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

TB 12/15
9Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 22, 2010

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-044- Administrative Variance**

(REVISED COMMENTS):

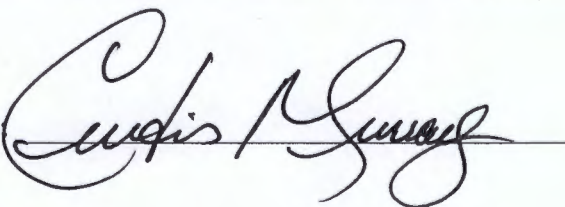
To permit an accessory structure to be located in the front yard of the required rear yard; and an attached garage to be located 3 feet off the side property line in lieu of the required 15 feet.

SUMMARY OF RECOMMENDATIONS:

During the Hearing for the subject case the petitioner agreed to move the proposed RV port ten feet further back from the originally proposed location so that the port will be on the side of the subject dwelling and not in the front yard. The aforementioned being said, the Office of Planning supports the requested variance.

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



RECEIVED

NOV 24 2010

ZONING COMMISSIONER

Please
place in
file, order
was issued
11-16-10 before
receipt of
attached.
Thanks.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 16, 2010

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

RECEIVED

SUBJECT: 5658 Gunpowder Road

AUG 17 2010

INFORMATION:

ZONING COMMISSIONER

Item Number: 11-044

Petitioner: Michael McCarty

Zoning: DR 2

Requested Action: Administrative Variance

To permit an accessory structure to be located in the front yard in lieu of the required rear yard; and an attached garage to be located 3 feet of the side property line in lieu of the required 15 feet.

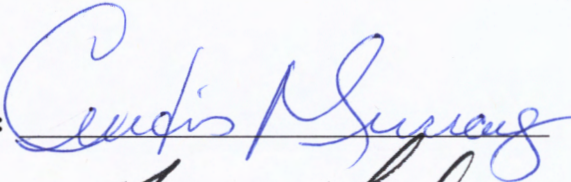
SUMMARY OF RECOMMENDATIONS:

The Office of Planning **does not support** an accessory structure (proposed RV Port) in the front yard. There are no other instances wherein a large carport is present in the front yard in the neighborhood. As such, a precedent should not be set by allowing large carports in the neighborhood. However, the Office Planning would not object if the carport were located behind the front façade at least 10 feet.

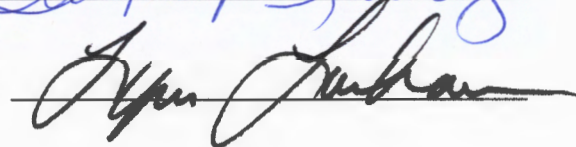
The Office of Planning does support additional relief for the proposed attached garage provided the petitioner submits architectural elevations to this office for review and approval.

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

Prepared by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 5, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For August 16, 2010
Item Nos. 2007-352, 2011- 029, 030,
031, 033, 034, 035, 036, 042, 043,
044 and 045

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-08162010 -NO COMMENTS.doc



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 18, 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.: **Administrative Variance:** 2011-0035A – 0036A, 2011-0042A-0045A ⁴⁴

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.

Comments:

The above plans were not attached to the paperwork that was sent over to the Fire Marshal's Office on August 4, 2010. I will need copies of the above plans before making any comments.

The above plans were received and reviewed on Wednesday August 18, 2010, with the following comment:

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

State Highway
Administration

Beverly K. Swalm-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: August 6, 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. 2011-0044-A
5658 Gunpowder Rd
McCARTY 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. 2011-0044-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,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

From: Patricia Zook
To: Lewis, Kristen; Williams, LaShenda
Date: 9/1/2010 10:12 AM
Subject: Case No. 2011-0044-A -- located at 5658 Gunpowder Road - Schedule Hearing
Attachments: IO-2011-0044-A AV schedule hearing-OP comments.doc

Good morning Ladies -

Please see the attached memorandum regarding this administrative variance case. Tom has called for a hearing on this case based on the negative Planning comments.

The file is being returned to your office.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

From: Patricia Zook
To: Lewis, Kristen
Date: 10/19/2010 4:03 PM
Subject: Case No. 2011-0044-A - 5658 Gunpowder Road - reschedule hearing
Attachments: 11-0044-A memo to file-reschedule hearing.doc

Kristen -

Please see Tom's memorandum to the file regarding this case that was scheduled for a hearing on Friday, October 15, 2010.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Thomas Bostwick - Case 2011-0044-A - Friday, October 15

From: Patricia Zook
To: Lewis, Kristen
Date: 10/12/2010 3:24 PM
Subject: Case 2011-0044-A - Friday, October 15
CC: Bostwick, Thomas; Wiley, Debra

FYI

Tom has agreed to postpone this matter as the Petitioner is still in Idaho on a job assignment and won't be back until next Monday. I'm not sure if he'll contact you for a new hearing date before Monday.

CASE NUMBER: 2011-0044-A

5658 Gunpowder Road

Location: S side of Gunpowder Road; 620 feet N of Jerome Avenue.

11th Election District, 5th Councilmanic District

Legal Owner(s): Michael McCarty

ADMINISTRATIVE VARIANCE To permit an accessory structure to be located in the front yard in lieu of the required rear yard, and an attached garage to be located within 3 feet of the side property line in lieu of the required 15 feet.

Hearing: Friday, 10/15/2010 at 9:00 AM, County Office Building, 111 West Chesapeake Avenue, Room 106.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

CHECKLIST

<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>8-18-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>8-16-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>comment</u>
<u>8-6-10</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: <u>10-28-10</u>	
SIGN POSTING	Date: <u>10-30-10</u> <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

CHECKLIST

<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>8-18-10</u>	FIRE DEPARTMENT	<u>Can't comment; NC</u>
<u>8-16-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>doesn't support RV in front yard</u>
<u>8-6-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	<u>-</u>
_____	ADJACENT PROPERTY OWNERS	<u>-</u>
ZONING VIOLATION	(Case No. <u>-</u>)	
PRIOR ZONING	(Case No. <u>-</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>na</u>	
SIGN POSTING	Date: <u>8-8-10 but not for hearings</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
BALTIMORE COUNTY

Account Identifier:

District - 11 Account Number - 1123002040

Owner Information

Owner Name: MCCARTY MICHAEL L **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 5658 GUNPOWDER RD **Deed Reference:** 1) /29611/ 455
 WHITE MARSH MD 21162-1129 2)

Location & Structure Information

Premises Address
5658 GUNPOWDER RD
WHITE MARSH 21162

Legal Description

5658 GUNPOWDER RD
DARRYL GARDENS 2

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
73	3	317				D	16	3

Special Tax Areas **Town**
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	Cc
1960	1,137 SF	18,125.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2010 As Of 07/01/2011	
Land	113,530	113,530		
Improvements:	115,120	122,610		
Total:	228,650	236,140	233,642	236,140
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
GUTRIDGE DEENA L	06/23/2010	
Type: NOT ARMS-LENGTH	Deed1: /29611/ 455	Deed2:
WAGA THEODORE, JR	06/18/2008	
Type: NOT ARMS-LENGTH	Deed1: /27107/ 534	Deed2:
WAGA THEODORE	05/12/2006	
Type: NOT ARMS-LENGTH	Deed1: /23836/ 288	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 *

CASE NAME Michael McCarty
CASE NUMBER 2011-0044-A
DATE 10-15-10

CASE NAME Michael McCarty
CASE NUMBER 2011-0044-A
DATE 10-15-10

[illegible]

Case No.: 2011-0044-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	zoning map	
No. 3 A+B	photos of property	
No. 4	design of garage	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



RV Port Location - FROM ROAD

PETITIONER'S
EXHIBIT NO. 3A



PETITIONER'S

EXHIBIT NO.

313

Garage Location

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 5658 Gunpowder Rd, White Marsh

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

SUBDIVISION NAME Darryl Gardens

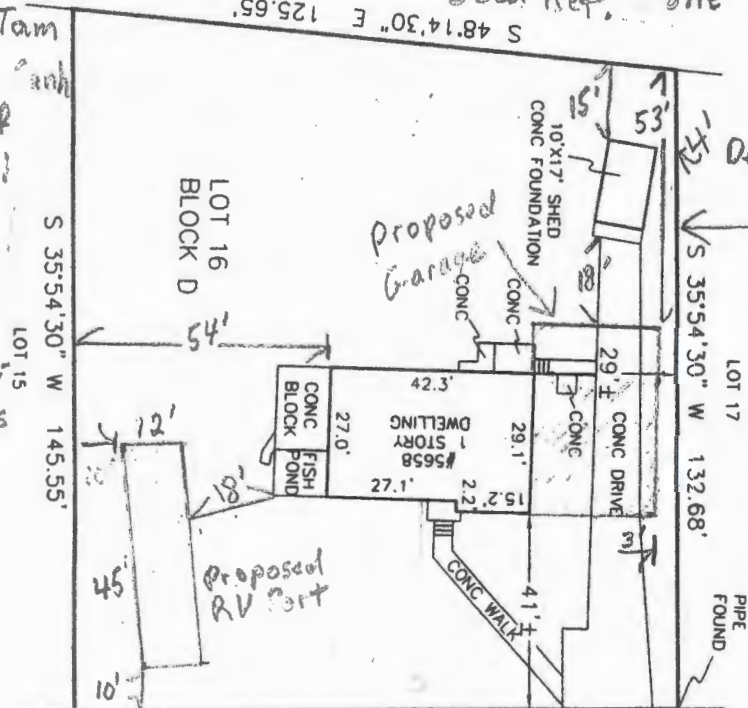
PLAT BOOK # 13 FOLIO # 150 LOT # 16 SECTION #

OWNER Michael McCarty

Lot # 0 No Improvements
Win some at Carrington Ridge LLC
Deed Ref. "one Tax Aect 2300010370"

Nguyen Tam
 Phan Ben Anh
 Deed Ref
 24844/511

NO
 Improvements



Gary and Diane
 Lent Z
 Deed Ref 10183/702

Existing
 Dwelling
 #5652
 Front

620' to E of
 edge of road
 Jerome Ave
 GUNPOWDER ROAD
 (60' R/W, 20' paved)



NORTH

PETITIONER'S

EXHIBIT NO. 1

PREPARED BY

Michael McCarty

SCALE OF DRAWING: 1" = 40'



LOCATION INFORMATION

ELECTION DISTRICT 11
 COUNCILMANIC DISTRICT 5
 1"=200' SCALE MAP # 073.B1
 ZONING DR2
 LOT SIZE .42 18295
 ACREAGE SQUARE FEET
 PUBLIC PRIVATE
 SEWER ☒ ☐
 WATER ☒ ☐
 CHESAPEAKE BAY CRITICAL AREA ☐ ☒
 100 YEAR FLOOD PLAIN ☐ ☒
 HISTORIC PROPERTY/BUILDING ☐ ☒
 PRIOR ZONING HEARING ☒

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____

SEE RED LINED SITE PLAN

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 5658 Gunpowder Rd. White Marsh

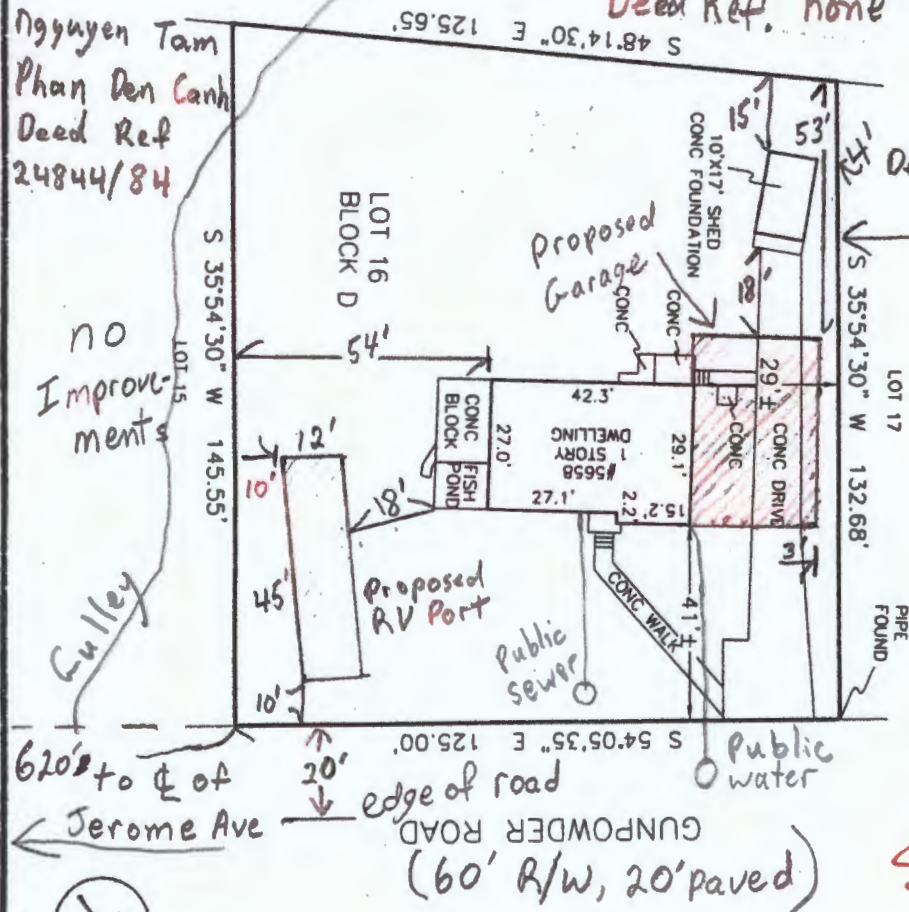
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Darryl Gardens

PLAT BOOK # 13 FOLIO # 150 LOT # 16 SECTION #

OWNER Michael McCarty

Lot # 0 No Improvements
 with some at Carrington Ridge LLC
 Deed Ref. none Tax Acct 2300010370



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # NE#K

ZONING DR2 07381

LOT SIZE .42 18295
 ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING		☒

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

PREPARED BY Michael McCarty

SCALE OF DRAWING: 1" = 40

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 5658 Gunpowder Rd. White Marsh

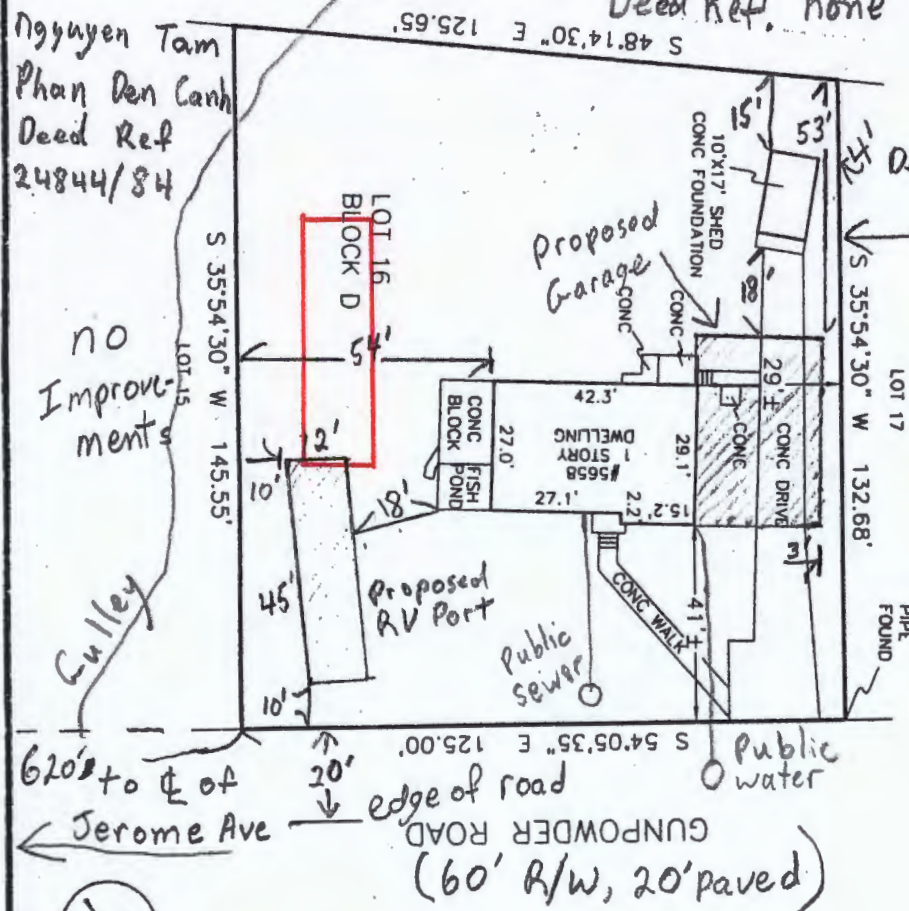
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Darryl Gardens

PLAT BOOK # 13 FOLIO # 150 LOT # 16 SECTION #

OWNER Michael McCarty

Lot # 0 No Improvements
Win some at Carrington Ridge LLC
Deed Ref. none Tax Acct 2300010370



LOCATION INFORMATION

ELECTION DISTRICT 11
COUNCILMANIC DISTRICT 5
1" = 200' SCALE MAP # NE #1
ZONING DR 2 07381
LOT SIZE .42 18295
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 YES ☐ NO ☒

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY Michael McCarty

SCALE OF DRAWING: 1" = 40