

**IN RE: PETITION FOR ADMIN. VARIANCE \***

S side of Justa Lane; 210 feet W of the  
c/l of Boxer Hill Road  
8<sup>th</sup> Election District  
2<sup>nd</sup> Councilmanic District  
**(1105 Justa Lane)**

Scott J. and Bonnie G. Tarantino  
*Petitioners*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

**Case No. 2011-0156-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Scott J. and Bonnie G. Tarantino for property located at 1105 Justa Lane. The Variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (shed) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

On November 30, 2010, then Deputy Zoning Commissioner Thomas H. Bostwick called for a formal hearing on this matter as the case is currently the subject of an active violation case, namely CO-0086904, which called upon the Petitioners to relocate the existing shed to the rear yard of the residence. The Office policy was that properties with outstanding zoning/code enforcement violations not be handled as Administrative Variances. The instant variance hearing was subsequently scheduled for Thursday, February 3, 2011 at 11:00 AM in Room 205 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.

**ORDER RECEIVED FOR FILING**

Date 2-10-11

By 

Appearing at the public hearing in support of the variance request was Petitioner Scott J. Tarantino. There were no Protestants present. Variance petitions were received from neighbors residing in virtually all of the homes surrounding the subject site, stating that not only was there no objection to the request, but that the subject shed had been in the same location for many years.

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.

Testimony was provided by Mr. Tarantino. He advised that the property is some 2.59 acres, fronting on Justa Lane in Cockeysville and is zoned R.C. 5. He testified that he purchased the subject property in 2002. The then existing residence on the property was an old structure and had the subject shed in its rear yard. The well and septic area of the structure was located closer to the residence than would now exist under present regulations.

Petitioner related that he elected to construct a new primary residence, set further back from the property line on Justa Lane. The new building was situated on the site, not only to utilize the existing well and septic field, but also meet the requirements of present day regulations. Moreover, due to the increasing difficulties in the area relative to drilling new wells, the use of the already existing well would not further burden efforts to locate wells for others building homes in the area.

He related that, unfortunately, the relocation of the residence rendered the already existing shed to a position in front vis a vis the new residence. Hence, the technical violation. Additionally, the site is well wooded. A relocation of the shed, he testified, would not only leave an empty treeless area, but would also require the destruction of additional already existing tree cover.

ORDER RECEIVED FOR FILING

Date 2-10-11

By 



After considering all the testimony and evidence presented, I am persuaded to grant the variance relief. I find that the constraints already existing on the site related to the septic area and well, especially considering the developing difficulties as to locating new wells, placed the Petitioner in a unique position regarding the subject site. Without the variance, new disruptions to the site and the removal of tree cover, would accompany the relocation of the primary residence.

Accordingly, I find special circumstances or conditions exist in this location that are peculiar to the land or structure which is the subject of the variance request. I further find that the Petitioner and property itself would suffer an undue and unnecessary hardship and damage as a result of the above special circumstances were the variance not granted. Finally, I find that this variance 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.

Thus, I find that the variance can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R, as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

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 Administrative Law Judge for Baltimore County, this 10th day of February, 2011 that a Variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (shed) to be located in the front yard in lieu of the required rear yard is hereby **GRANTED**, subject to the following:

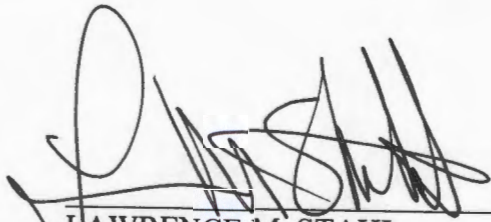
1. Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order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

ORDER RECEIVED FOR FILING

Date 2-10-11

By [Signature]

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



LAWRENCE M. STAHL  
Managing Administrative Law Judge  
for Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 2-10-11

By je



KEVIN KAMENETZ  
*County Executive*

LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
TIMOTHY M. KOTROCO  
*Administrative Law Judges*

February 10, 2011

SCOTT J. AND BONNIE G. TARANTINO  
1105 JUSTA LANE  
COCKEYSVILLE MD 21030

Re: Petition for Administrative Variance  
Case No. 2011-0156-A  
Property: 1105 Justa Lane

Dear Mr. and Mrs. Tarantino:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

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

Sincerely,

A handwritten signature in black ink, appearing to read "LMS", is written over a horizontal line.

LAWRENCE M. STAHL  
Managing Administrative Law Judge  
for Baltimore County

LMS/pz

Enclosure





TAX. ACCOUNT # 0812040300

# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 1105 JUSTA LN, COCKEYSVILLE  
which is presently zoned RC4 / RCS

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 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (SHED) TO BE LOCATED  
IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.

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

ORDER RECEIVED FOR FILING  
2-10-11  
Date

### Legal Owner(s):

SCOTT TARANTINO  
Name - Type or Print

Signature

BONNIE TARANTINO  
Name - Type or Print

Signature

1105 JUSTA Lane 410-560-3938  
Address Telephone No.

Cockeysville MD 21030  
City State Zip Code

### Representative to be Contacted:

Name

Address

Telephone No.

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. 2011-0156-A

Reviewed By D.T. Date 11/1/10

REV 10/25/01

Estimated Posting Date 11/4/10

# 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

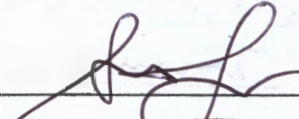
Address 1105 JUSTA LANE  
City COCKEYSVILLE MD State MD Zip Code 21030

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):

We have built a new home on our property, which is located further south on the lot. The location of our new home is such that our storage shed is located in the front yard. Moving the shed will be logistically difficult without damaging the structure as it has been in the same location for at least 20 years and is surrounded by substantial trees and shrubbery. The shed is in good repair and is conspicuously located on the property 60 feet from the north property line and 3 feet from the east property line. The dimensions of the shed are 12' (W) x 22' (L) x 10' (H). We would like to request an administrative variance for allow shed to remain in current location.

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

  
SCOTT TARANTINO

Name - Type or Print

Signature

  
BONNIE TARANTINO

Name - Type or Print

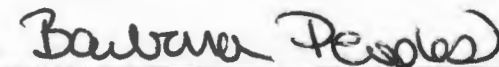
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28<sup>th</sup> day of October, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Scott Tarantino / Bonnie Tarantino

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 6/01/2011



**ZONING DESCRIPTION FOR:      1105 JUSTA LANE  
COCKEYSVILLE, MD 21030**

**Beginning at a point on the South side of Justa Lane, which is 14 feet wide at the distance of 210 feet West of the centerline of the nearest improved intersecting street Boxer Hill Road, which is 18 feet wide.**

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**BEGINNING FOR THE SAME** at a pipe set on the north side of a 16.5 foot road and in the third line of a parcel of land secondly described in a Deed dated April 2, 1885 and recorded among the Land Records of Baltimore County in Liber W.M.I. No. 144 folio 582 which was conveyed by John Wisner to Lizzie Swern, said pipe being distant south 83 degrees 58 minutes west 230.43 feet from the beginning of said third line and running thence with and binding on a part of said third line and on the north side of said 16.5 foot road with the right and use thereof in common with others entitled thereto, south 83 degrees 58 minutes west 230.43 feet, thence leaving said road and outline and running for a line of division, north 5 degrees 48 minutes east 539.72 feet to the center of a 16 foot road and to the end of the second line of a parcel of land which by a Deed dated April 30, 1948 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1660 folio 283 was conveyed by Edwin Benson Swen, et al, to J. Carroll Teano and wife, thence binding reversely on a part of said second line and in the center of said 16 foot road with the right and use thereof in common with others entitled thereto south 86 degrees 15 minutes east 206.52 feet and thence leaving said road and outline and running for a line of division south 3 degrees 36 minutes 30 seconds west 500.23 feet to the place of beginning. Containing 2.59 acres of land, more or less. The improvements thereon being known as No. 1105 Justa Lane.

**Also known as No. 1105 Justa Lane and located in the 8<sup>th</sup> election district and the 2<sup>nd</sup> Councilmanic District.**

2011-0156-A



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

No. **61009**

Date: **11/1/10**

**PAID RECEIPT**

BUSINESS ACTUAL TIME DOW  
 11/03/2010 11/01/2010 09:09:09 2

REG W905 WALKIN DDOL DMB  
 >>RECEIPT # 550897 11/01/2010 OFLP

Dept: 5 528 ZONING VERIFICATION  
 NO. 061009

Recpt Tot \$65.00  
 \$65.00 OK \$0.00 CA  
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Obj  | Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|------|---------|----------|---------|--------|
| 001  | 806  | 0000 |          | 6150 |         |          |         | 65.00  |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |

Total: **65.00**

Rec From: **SCOTT TARANTINO**

For: **2011-0156-A**  
**1105 JUSTA LANE**

**D THOMPSON**

**DISTRIBUTION**

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

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

2-3-11

2011-0156-A

**NOTICE OF ZONING  
HEARING**

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

**Case: # 2011-0156-A**

1105 Justa Lane  
S/side of Justa Lane, 210  
feet west of the centerline  
of Boxer Hill Road  
8th Election District  
2nd Councilmanic District  
Legal Owner(s): Scott &  
Bonnie Tarantino

**Variance:** to permit an accessory structure (shed) to be located in the front yard in lieu of the required rear yard.

**Hearing:** Thursday, February 3, 2011 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR  
OF PERMITS, APPROVALS  
AND INSPECTIONS 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.

JT 1/668 Jan. 18 265147

**CERTIFICATE OF PUBLICATION**

1/25/2011

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 1/18/2011.

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

*S. Wilkinson*

LEGAL ADVERTISING



# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN MATHHEWS

**DATE:** 1/18/2011

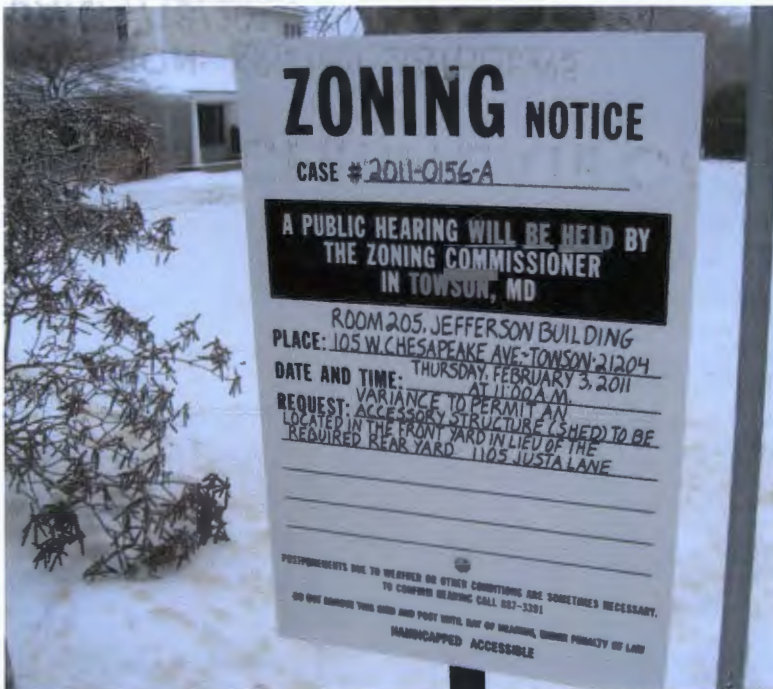
**Case Number:** 2011-0156-A

**Petitioner / Developer:** SCOTT TARANTINO

**Date of Hearing (Closing):** FEBRUARY 3, 2011

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:  
1105 JUSTA LANE

**The sign(s) were posted on:** JANUARY 18, 2011



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)

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN MATHHEWS

**DATE:** 11/15/10

**Case Number:** 2011-0156-A

**Petitioner / Developer:** SCOTT TARANTINO

**Date of Hearing (Closing):** NOVEMBER 29, 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:  
1105 JUSTA LANE

**The sign(s) were posted on:** NOVEMBER 12, 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)

*Cherry 11-29*



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, January 18, 2011 Issue - Jeffersonian

Please forward billing to:  
Scott Tarantino  
1105 Justa Lane  
Cockeysville, MD 21030

410-560-3938

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## 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: 2011-0156-A**

1105 Justa Lane

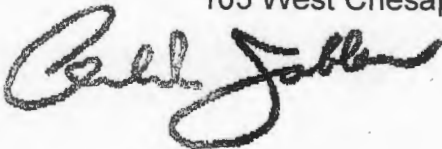
S/side of Justa Lane, 210 feet west of the centerline of Boxer Hill Road

8<sup>th</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Scott & Bonnie Tarantino

Variance to permit an accessory structure (shed) to be located in the front yard in lieu fo the required rear yard.

Hearing: Thursday, February 3, 2011 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon  
Director of Permits, Approvals and Inspections for Baltimore County

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



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
County Executive

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

January 11, 2011

**NOTICE OF ZONING HEARING**

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

**CASE NUMBER: 2011-0156-A**

1105 Justa Lane

S/side of Justa Lane, 210 feet west of the centerline of Boxer Hill Road

8<sup>th</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Scott & Bonnie Tarantino

Variance to permit an accessory structure (shed) to be located in the front yard in lieu fo the required rear yard.

Hearing: Thursday, February 3, 2011 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon  
Director

AJ:kl

C: Mr. & Mrs. Tarantino, 1105 Justa Lane, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 18, 2011.**
- (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.



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2011- 0156 -A

Address 1105 JUSTA LANE

Contact Person: DONNA THOMPSON

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11/1/10

Posting Date: 11/14/10

Closing Date: 11/29/10

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

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- 0156 -A

Address 1105 JUSTA LANE

Petitioner's Name TARANTINO

Telephone 410-560-3938

Posting Date: 11/14/10

Closing Date: 11/29/10

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (SHED) TO BE LOCATED  
IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.

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 2011-0156-A

Petitioner: TARANTINO

Address or Location: 1105 JUSTA LANE

PLEASE FORWARD ADVERTISING BILL TO

Name: MR. SCOTT TARANTINO

Address: 1105 JUSTA LANE

COCKEYSVILLE, MD 21030

Telephone Number: 410-560-3938





**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

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

November 29, 2011

Mr. Scott Tarantino  
1105 Justa Lane  
Cockeysville, Maryland

Dear Mr. Tarantino:

RE: 2011-0156-A 1105 Justa Lane

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 1, 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:rjc  
Enclosures

c: People's Counsel



KEVIN KAMENETZ  
County Executive

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

January 26, 2011

Scott Tarantino  
Bonnie Tarantino  
1105 Justa Lane  
Cockeysville Maryland 21030

Dear Scott & Bonnie:

RE: Case Number 2011-0156-A Address 1105 Justa Lane

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 1 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." The signature is fluid and cursive.

W: Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: People's Counsel





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Nov. 16, 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. 2011-0156-A  
1105 JUSTA LN.  
TARANTINO 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. 2011-0156-A.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael P. Bailey", is written over the typed name "Steven D. Foster".

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](http://www.sha.maryland.gov)

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** November 15, 2010

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

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 11-156- Administrative Variance**

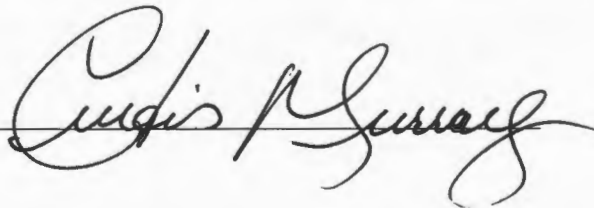
The petitioners request an administrative variance to allow an existing shed to remain in the front yard in lieu of the required rear yard. The shed is surrounded by mature landscaping and is unobtrusive.

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning does not object to the requested administrative variance.

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

**Prepared By:**  
CM/LL



**RECEIVED**

NOV 18 2010

**ZONING COMMISSIONER**



**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Memorandum**

DATE: November 30, 2010

TO: Kristen Matthews  
Dept. of Permits and Development Management

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

RE: Petitions for Administrative Variance  
Case No. 2011-0156-A - located at 1105 Justa Lane

---

After the review of the above-captioned case file, Tom Bostwick has determined that this case shall be set in for a formal hearing. This case is currently the subject of an active violation case, namely CO-0086904. Historically this Office has conducted hearings on cases that have violations. As is policy, properties with outstanding zoning/code enforcement violations should not be handled as Administrative Variances.

Hence, this case shall be set in for a public hearing, with Petitioner responsible for posting and advertising. We are returning the file to you for further processing. This matter can be assigned to me.

Thank you for your attention and cooperation in this matter.

c: Kristen Matthews, Zoning Review Office  
Rose Campbell, Zoning Review Office

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**FROM:** Dennis A. Kennedy<sup>DAK</sup>, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For November 22, 2010  
Item Nos. 2011- 155, 156, 157 and  
158

**DATE:** November 10, 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-11222010 -NO COMMENTS.doc



**From:** Patricia Zook  
**To:** Campbell, Rose; Lewis, Kristen  
**Date:** 11/30/2010 12:25 PM  
**Subject:** Case No. 2011-0156-A - located at 1105 Justa Lane - Schedule Hearing  
**Attachments:** IO-2011-0156-A schedule hearing-VIOLATION.doc

Tom is calling for a public hearing on this matter as there is an active violation case. Please see the attached memo.

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

**DIVISION OF CODE INSPECTIONS AND ENFORCEMENT**

**ACTIVE VIOLATION CASE DOCUMENTS**

2011-0156-A

BALTIMORE COUNTY MARYLAND  
INTER-OFFICE CORRESPONDENCE

DATE: November 16, 2010

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

FROM: Glenn Berry, Chief  
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2011-0156-A  
Legal Owner/Petitioner: Tarantino, Scott & Bonnie  
Contract Purchaser: N/A  
Property Address: 1105 Justa La.  
Location Description: S/side Justa La, 210' W/centerline Boxer Hill

VIOLATION INFORMATION: Case No. CO0086904  
Defendants: Tarantino, Scott & Bonnie

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

| NAME | ADDRESS |
|------|---------|
|------|---------|

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

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

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

AGB/tk  
C: Code Enforcement Officer





Baltimore County  
Department of Permits and  
Development Management

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

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

|                   |                            |         |
|-------------------|----------------------------|---------|
| Citation Case No. | Property No.<br>0812040300 | Zoning: |
|-------------------|----------------------------|---------|

Name(s): TERANTINO, SCOTT & BOVIERE

Address: 1105 JUSTA LANE

Violation Location: same as above

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

contractor critical path.  
Residential Construction Mgt. Secs.  
(for U&O purpose)  
Existing S.F.D. to be  
based #730994 After New  
S.F.D. #730995 has been granted  
& U&O (given final) grade can  
be completed.  
Within scope of  
Permit #730995  
(Relocate shed to rear of yard)

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

|                               |                             |
|-------------------------------|-----------------------------|
| ON OR BEFORE: <u>10.14.10</u> | DATE ISSUED: <u>9.27.10</u> |
|-------------------------------|-----------------------------|

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

Print Name: Tim Kidd

INSPECTOR: Dean Kidd

STOP WORK NOTICE

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

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

INSPECTOR: \_\_\_\_\_

# Permits & Development Management Complaint Report

Report Criteria:  
Complaint Record ID: CO0086904

| Record ID | AS/400 Case | Assigned To | Assigned Date | Scheduled Time | Received By   | Received Date | Status        | Hearing Date | ADC Grid |
|-----------|-------------|-------------|---------------|----------------|---------------|---------------|---------------|--------------|----------|
| CO0086904 |             | Jim Garland | 11/15/2010    |                | Karen Hopkins | 11/15/2010    | Open - Normal |              | 18B10    |

Complaint Description: EXISTING HOUSE RAZED. NEW HOUSE BUILT. SET BACKS FURTHER OFF FRONT LINE. SHED NOW IN FRONT YD.

| Facility:                                                              | Owner :                                                                        | Complainant:                |
|------------------------------------------------------------------------|--------------------------------------------------------------------------------|-----------------------------|
| FA0010796<br>PDM 0812040300<br>1105 JUSTA LN<br>COCKEYSVILLE, MD 21030 | TARANTINO SCOTT J TARANTINO BONNIE G<br>1105 JUSTA LN<br>COCKEYSVILLE MD 21030 | BALTO. CO.<br><br>FILE MADE |

## Daily Activity Details

| Serial Number | Inspector | Activity Date | Service            | Result            | Action  |
|---------------|-----------|---------------|--------------------|-------------------|---------|
| DA0085743     | Tim Kidd  | 09/27/2010    | INITIAL INSPECTION | NOT IN COMPLIANCE | MONITOR |

**Inspector Notes:** 9/27/10 GAVE CORR. NO. TO RELOCATE SHED TO REAR YD. P/U 10/14/10. T.KIDD/KH.

## Violation Details

|                                                          |                                      |              |                           |
|----------------------------------------------------------|--------------------------------------|--------------|---------------------------|
| Violation Record ID: IV0045133                           | Comply By: 11/24/2010                | Complied On: | Status: NOT IN COMPLIANCE |
| Program Category/Section Source: Building Inspection/IBC | Violation Description: IBC Violation |              |                           |
| Correction Text:                                         |                                      |              |                           |
| Violation Text:                                          |                                      |              |                           |
| Violation Comment:                                       |                                      |              |                           |

| Serial Number | Inspector     | Activity Date | Service      | Result            | Action  |
|---------------|---------------|---------------|--------------|-------------------|---------|
| DA0085752     | Karen Hopkins | 10/14/2010    | REINSPECTION | NOT IN COMPLIANCE | MONITOR |

**Inspector Notes:** 10/14/10 OWNER INFPRMS THAT THEY WERE GOING TO GO FOR VARIANCE TO KEEP SHED IN SAME LOCATION. WILL FOLLOW UP 11/24/10. T.KIDD/KH.

## Violation Details - No Data

## Comment Details - No Comments

## Lien Information - None



2011-0156-A

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

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

**Account Identifier:** District - 08 Account Number - 0812040300

#### Owner Information

**Owner Name:** TARANTINO SCOTT J  
TARANTINO BONNIE G  
**Use:** RESIDENTIAL  
**Principal Residence:** YES  
**Mailing Address:** 1105 JUSTA LN  
COCKEYSVILLE MD 21030-1730  
**Deed Reference:** 1) /16627/ 50  
2)

#### Location & Structure Information

**Premises Address** 1105 JUSTA LA  
**Legal Description** 2.59 AC SS JUSTA LA  
1105 JUSTA LA  
300 W BOXER HILL RD

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:  |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|
| 50  | 24   | 190    |              |             |         |       |     | 2               | Plat Ref: |

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

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 0000                    |               | 2.59 AC            | 04         |

**Stories** **Basement** **Type** **Exterior**

#### Value Information

|                           | Base Value | Value<br>As Of<br>01/01/2008 | Phase-in Assessments<br>As Of<br>07/01/2010 | As Of<br>07/01/2011 |
|---------------------------|------------|------------------------------|---------------------------------------------|---------------------|
| <b>Land</b>               | 231,800    | 231,800                      |                                             |                     |
| <b>Improvements:</b>      | 100        | 100                          |                                             |                     |
| <b>Total:</b>             | 231,900    | 231,900                      | 231,900                                     | NOT AVAIL           |
| <b>Preferential Land:</b> | 0          | 0                            | 0                                           | NOT AVAIL           |

#### Transfer Information

|                                    |                           |                         |
|------------------------------------|---------------------------|-------------------------|
| <b>Seller:</b> ORMAN MARK          | <b>Date:</b> 07/19/2002   | <b>Price:</b> \$350,000 |
| <b>Type:</b> IMPROVED ARMS-LENGTH  | <b>Deed1:</b> /16627/ 50  | <b>Deed2:</b>           |
| <b>Seller:</b> MCMONIGLE RANDALL E | <b>Date:</b> 11/12/1999   | <b>Price:</b> \$267,000 |
| <b>Type:</b> IMPROVED ARMS-LENGTH  | <b>Deed1:</b> /14147/ 486 | <b>Deed2:</b>           |
| <b>Seller:</b> LITZINGER RUTH      | <b>Date:</b> 10/18/1983   | <b>Price:</b> \$79,000  |



Case No.: 2011-0156-A

Exhibit Sheet

Petitioner/Developer

Protestant

|        |                                   |  |
|--------|-----------------------------------|--|
| No. 1  | photo of site                     |  |
| No. 2  | 12 11 P                           |  |
| No. 3  | Plot Plan                         |  |
| No. 4  | Collection of Petition<br>Letters |  |
| No. 5  |                                   |  |
| No. 6  |                                   |  |
| No. 7  |                                   |  |
| No. 8  |                                   |  |
| No. 9  |                                   |  |
| No. 10 |                                   |  |
| No. 11 |                                   |  |
| No. 12 |                                   |  |



1105 Justz Lane

PROTESTANT' S

EXHIBIT NO. 1



PROTESTANT'S

EXHIBIT NO.

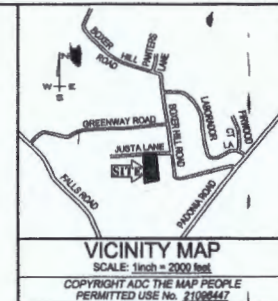
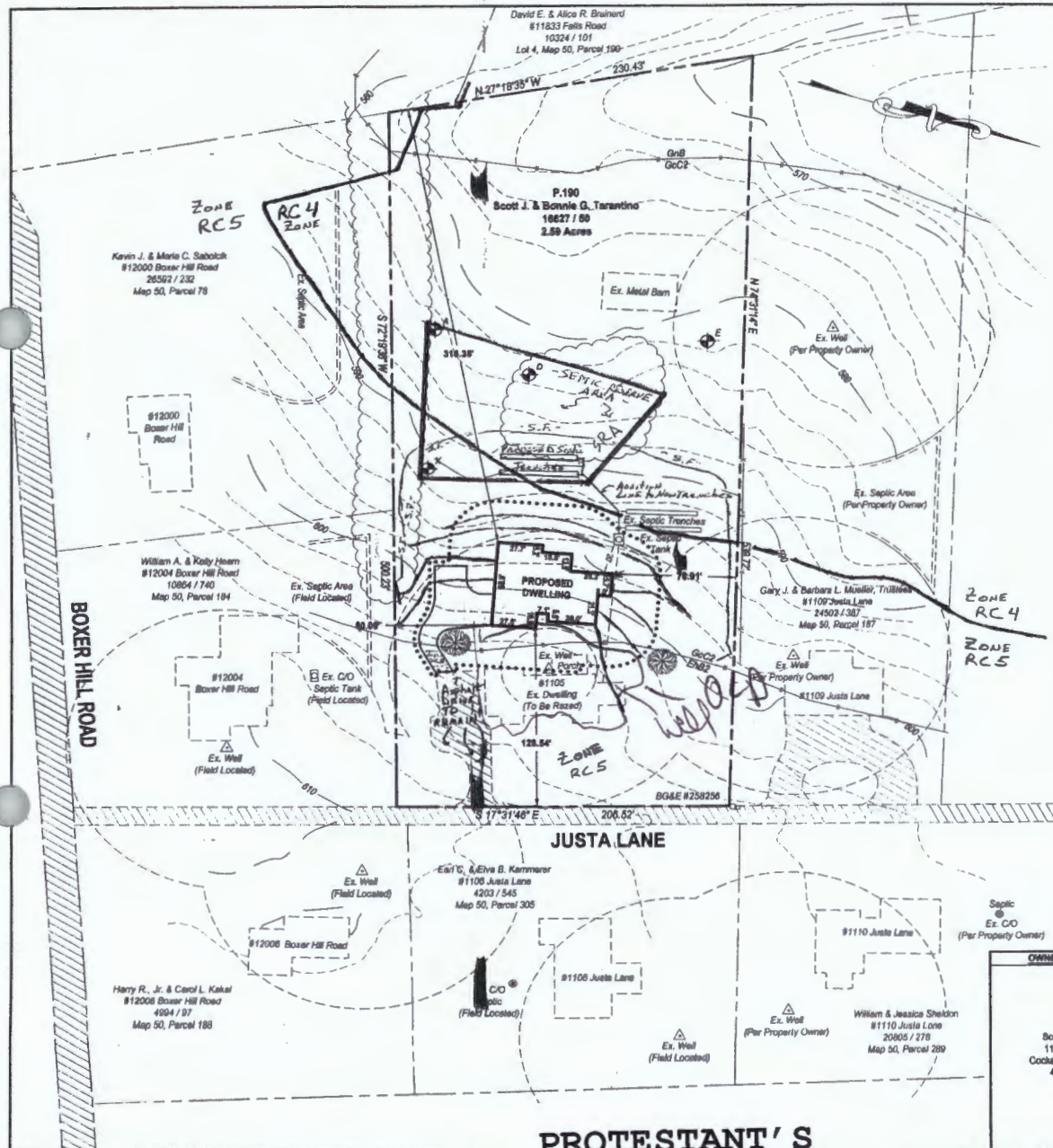
2

SHED



1105 Justa Lane





#### GENERAL NOTES

1. Current Title Reference  
Owner - Scott J. & Bonnie G. Tarantino  
Deed reference - 10627 / 00  
Date - July 12, 2002  
Grantor - Mark & Laurie K. Oman
2. The outline shown hereon is based on deed information and partial field survey by BPR INC.
3. The topography shown hereon is based on a field survey by BPR, Inc.
4. The nearest potable water supply is shown hereon.
5. There are no other wells or septic systems within 100 feet of the property boundary unless otherwise shown hereon.
6. "If gravity flow to sewage disposal area cannot be ensured, a pumped sewage disposal system will be required."
7. "For construction of dwellings (or other facilities), exceeding a three bedroom house size (450 sqd), it must be demonstrated that there is adequate area for an initial and two replacement septic systems in accordance with COMAR 26.04.02.04f (effective 11-18-85)." In some cases, it will be necessary to demonstrate that the sewage disposal area will accommodate an original and two replacement septic systems for a three bedroom house.
8. Baltimore County Soil Survey Map No. 22

#### DATA BLOCK

1. Zoning district: RC-5
2. Soil class map No. 22
3. Number of lots: 1
4. Total area of Lot: 2.59 Acres

#### AREA OF DISTURBANCE TABULATION

|                        |                |
|------------------------|----------------|
| Total area of driveway | 1,048 Sq. ft.  |
| Total area of house    | 14,400 Sq. ft. |
| Total area of septic   | 0 Sq. ft.      |
| Total disturbed area   | 15,808 Sq. ft. |

#### Additional Notes

- SE.E. Standard Elevation
- S.F. - Silt Fence
- \* Proposed GRABES Approximately 5'x10'

#### PLOT PLAN SCOTT J. & BONNIE G. TARANTINO PROPERTY

8th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND  
TAX MAP - 50 GRID - 24 PARCEL - 190

#### OWNER / DEVELOPER

Scott J. Tarantino  
1105 Justa Lane  
Cockeysville, MD 21030  
410-680-3908

| DATE     | REVISIONS                 | BY     |
|----------|---------------------------|--------|
| 12/07/02 | ADDED PERC TEST LOCATIONS | B.S.S. |
|          | Surveyed By               |        |
|          | Computed By               |        |
|          | Drawn By                  |        |
|          | Checked By                |        |
|          | D.S.S.                    |        |
|          | Drawing No.               |        |
|          | 09-071-000                |        |



**BPR INC**  
SURVEYORS - LAND PLANNERS  
150 Airport Drive  
Suite 4  
Westminster, Maryland 21157  
Phone: (410)-857-4030  
or (410)-878-0333  
Fax: (410)-878-1532  
www.bprsurveying.com

Date: November 11, 2009 Scale: 1 inch = 50 feet

A Licensed Maryland Surveyor either personally prepared the Survey as shown hereon, or was in responsible charge over its preparation and the surveying work reflected in it, in compliance with chapter 09.13.06.12 of the Maryland Minimum Standards of Practice for Land Surveyors.

PROTESTANT'S  
EXHIBIT NO. 3

January 30, 2011

PROTESTANT'S

EXHIBIT NO.

4

Dear Neighbor— *Carl & Elva -*

As you are probably aware from the posted signage, we have a hearing scheduled with the Zoning Commissioner of Baltimore County on Thursday, Feb 3, 2011. We wanted to contact you and just clarify some issues and then politely ask for your support.

Our new home was built in its current location because we wanted to back off of Justa Lane a little bit so the kids could play in the front yard, but more importantly, we wanted to use our existing well and septic system. By placing our house where it is, we avoided the need to drill another well and replace the septic system.

Baltimore County Zoning Code calls for any storage shed on the property to be located behind the rear foundation wall of the house. Obviously, this is not the case with our shed next to the driveway. In fact, the shed wasn't behind the rear foundation wall of the old house. If you have lived here long enough, you know that there was an old run-down storage shed in its current location when we purchased the house and moved here. About 2 years after we were living here, we hired someone and replaced the old shed with a new one after preparing the ground properly for drainage.

Our variance application was filed just to allow the current shed to stay where it is now. WE HAVE NO INTENTION OF PUTTING IN A NEW STORAGE SHED OR ANY OTHER BUILDING IN OUR FRONT YARD!! Given the growth of trees surrounding the shed over the last several years, it would be virtually impossible to move the shed without either destroying it or cutting down more trees, which we are trying to avoid. We planted several trees in our yard to try to replace many of those we lost during construction and would like to avoid taking down more.

We are asking for your support. We would respectfully ask that you sign the bottom portion of this letter in support of our variance application to keep our shed. If you elect not to do so, we respect your decision. I will bring these signed letters with me to the hearing on Thursday if you would be so kind to drop them in our mailbox or at my house before then.

Thank you in advance,

Scott and Bonnie Tarantino

*Scott*

---

I/we, the undersigned, are aware of the variance application filed by Scott and Bonnie Tarantino concerning the shed in their front yard at 1105 Justa Lane, Cockeysville, MD 21030. We have no objection to the variance as stated and support their application.

*Justa Lane is a private no thru street that is not visible to neighborhood traffic. There has always been a shed/playhouse on that spot (50 years +) and we on Justa Lane do not object to it being there. Therefore, it should be of no concern to others regarding this matter.*

*Earl & Elva Kammerer  
1106 Justa Lane*



**SITE**

BOXER HILL RD

MUSTA LN

2 CD  
8 ED 050C3  
NW 15-D

RC

RC 4

Pt. Bk./Folio # 056065A  
Pt. Bk. 56, Folio 65  
PDM # 080455 2000013421

Pt. Bk. 76, Folio 121  
Lot # 0  
2400005780

Pt. Bk./Folio # 076121  
2400005774 Lot # 12  
PDM # 080790

Pt. Bk./Folio # 024020  
0804050760  
PDM # 080012

0819039570  
Pt. Bk. 24, Folio 20  
Lot # 1

Lot # 4 080604

0820032061 Lot # 3

Lot # 0

Lot # 19

904

2011 017





PHOTO TAKEN FROM FRONT DOOR OF HOUSE





VIEW FROM JUSTA LANE

2011-0156-A



# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

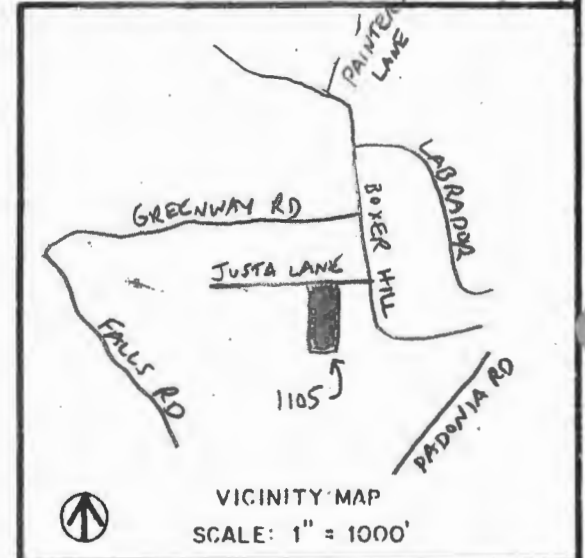
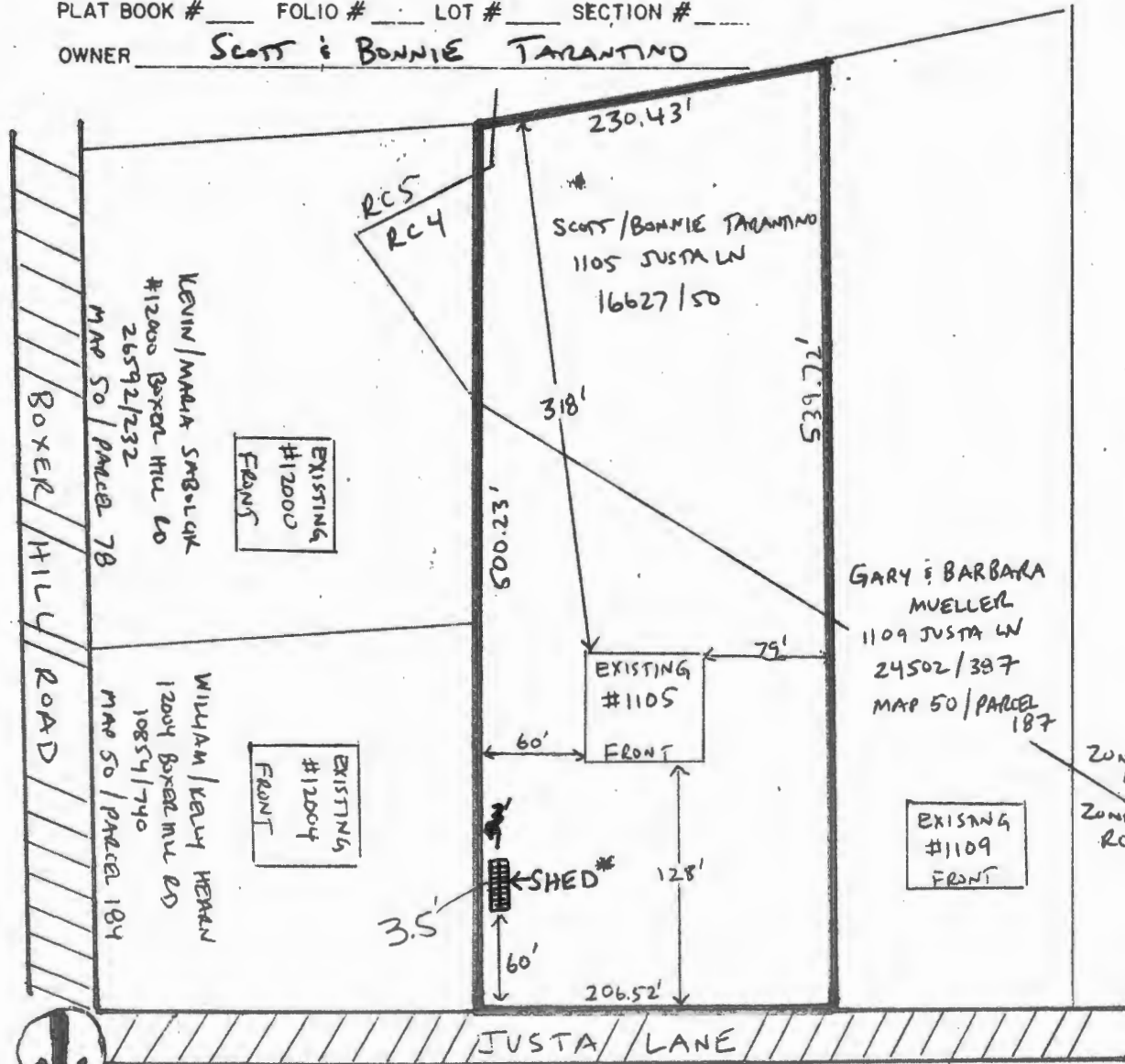
PROPERTY ADDRESS 1105 JUSTA LANE

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

SUBDIVISION NAME BOXER HILL

PLAT BOOK #      FOLIO #      LOT #      SECTION #     

OWNER SCOTT & BONNIE TARANTINO



| LOCATION INFORMATION         |                          |             |                                     |
|------------------------------|--------------------------|-------------|-------------------------------------|
| ELECTION DISTRICT            | 8                        |             |                                     |
| COUNCILMANIC DISTRICT        | 2                        |             |                                     |
| 1" = 200' SCALE MAP #        |                          |             |                                     |
| ZONING                       | RC5 / RC4                |             |                                     |
| LOT SIZE                     | 2.59                     | 112820.4    |                                     |
| ACREAGE                      |                          | SQUARE FEET |                                     |
| SEWER                        | <input type="checkbox"/> | PUBLIC      | <input checked="" type="checkbox"/> |
| WATER                        | <input type="checkbox"/> | PRIVATE     | <input checked="" type="checkbox"/> |
| CHESAPEAKE BAY CRITICAL AREA | <input type="checkbox"/> | YES         | <input checked="" type="checkbox"/> |
| 100 YEAR FLOOD PLAIN         | <input type="checkbox"/> | NO          | <input checked="" type="checkbox"/> |
| HISTORIC PROPERTY / BUILDING | <input type="checkbox"/> |             | <input checked="" type="checkbox"/> |
| PRIOR ZONING HEARING         | NONE                     |             |                                     |

| ZONING OFFICE USE ONLY |        |             |
|------------------------|--------|-------------|
| REVIEWED BY            | ITEM # | CASE #      |
| D.T.                   | 0156   | 2011-0156-A |

PREPARED BY SCOTT TARANTINO SCALE OF DRAWING: 1" = 100'

\* SHED DIMENSIONS: 12' wide, 22' length, 10' height