

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Belfair Lane, 405 feet NW
of c/l of Ridge Road
8th Election District
2nd Councilmanic District
(12301 Highgrove Court)

Hugo J. and Monica B. Warns
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2011-0329-A**

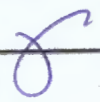
* * * * *

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, Hugo J. and Monica B. Warns for property located at 12301 Highgrove Court. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 18 feet in lieu of the required 50 feet setback. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The location of the existing dwelling in relation to the driveway and property line requires that the garage addition be located as shown on the site plan. The topography of the site slopes to the rear of the property and would prohibit location of the addition to the rear. Also, there is an existing in-ground swimming pool that is located in this area with retaining walls. The pool location on the west side of the property was dictated by the location of the septic system in the northeast corner of the lot. The dwelling is located at the front setback line so there is not room in front of the house for a garage either. This would detract from the existing dwelling and be out of character with the rest of the neighborhood. The subject property contains 1.209 acres zoned RC 5 and is served by private water and sewer.

ORDER RECEIVED FOR FILING

Date 6-16-11

By 

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 22, 2011, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 16th day of June, 2011 that a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 18 feet in lieu of the required 50 feet setback be and is hereby GRANTED, subject to the following:

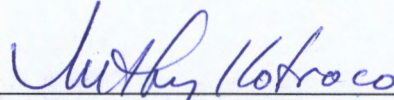
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

ORDER RECEIVED FOR FILING

Date 6-16-11 2

By [Signature]

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

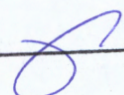


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 6-16-11

By 



KEVIN KAMENETZ
County Executive

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

June 16, 2011

HUGO J. AND MONICA B. WARNS
12301 HIGHGROVE COURT
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 2011-0329-A
Property: 12301 Highgrove Court

Dear Mr. and Mrs. Warns:

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 "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

c: Richardson Engineering LLC, 30 East Padonia Road, Suite 500, Timonium MD 21093



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 12301 Highgrove Court
which is presently zoned RC-5

Deed Reference: 16107 / 449 Tax Account # 2400000125

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)

1A04.3.B.2.b to permit a side yard setback of 18' in lieu of the required 50' setback

garage addition

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

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

I, or we, agree to pay expenses of above Administrative Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Date 6-16-11
City _____ By [Signature] State _____ Zip Code _____

Legal Owner(s):

Hugo J. Warns

Name - Type or Print Hugo J. Warns
Signature _____
Monica B. Warns
Name - Type or Print Monica B. Warns
Signature _____
12301 Highgrove Court 410-526-9861
Address Telephone No.
Reisterstown, MD 21136-5669
City State Zip Code

Representative to be Contacted:

Richardson Engineering, LLC
Name _____
30 E. Padonia Road, Suite 500 410-560-1502
Address Telephone No.
Timonium, MD 21093
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. 2011-0329-A

Reviewed By RH Date 5/9/11

REV 7/20/07

Estimated Posting Date 5/22/11

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

12301 Highgrove Court

Address

Reisterstown

MD

21136

City

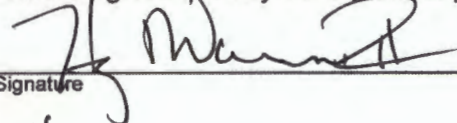
State

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 location of the existing house in relation to the driveway and existing property line requires that the garage addition be in the location shown on the plan. The topography of the site slopes severely to the rear of the property and would prohibit location of the structure to the rear. In addition there is an existing pool is located in this area with retaining walls so it could be installed. The pool location on the west side of the property was dictated by the location of the septic system in the northeast corner of the lot. The existing house is located at the front setback line so there is not room in front of the house for a garage either. This would also detract from the existing structure and be out of character with the rest of the neighborhood.

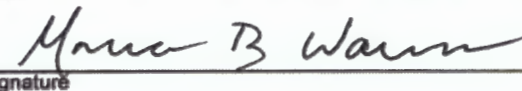
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.



Signature

Hugo J. Warns III

Name - Type or Print



Signature

Monica B. Warns

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of May, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Hugo J. Warns III

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

AS WITNESS my hand and



Notary Public

Tammy S. White

My Commission Expires

November 17, 2012

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

tel. 410-560-1502
fax 443-901-1208

**ZONING DESCRIPTION
12301 HIGHGROVE COURT
8TH ELECTION DISTRICT
2ND Councilmanic District
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the north side of Belfair Lane (40' right-of-way) at a distance of 405 feet northwest from the centerline of Ridge Road (60' right-of-way), thence leaving the north side right-of-way of Belfair Lane for the following courses and distances (1) North 38 degrees 32 minutes 10 seconds East 273.53 feet, (2) North 57 degrees 41 minutes 16 seconds West 6.04 feet, (3) North 47 degrees 42 minutes 20 seconds West 172.88 feet, (4) South 40 degrees 13 minutes 18 seconds West 241.99 feet to a point on the east side of Highgrove Court (40' right-of-way) thence binding on the east side right-of way of Highgrove Court (5) by a curve to the right with a radius of 295.00 feet and an arc length of 114.85 feet or by a chord bearing and distance of South 06 degrees 27 minutes 51 seconds East 114.12 feet, (6) South 36 degrees 19 minutes 41 seconds East 14.87 feet to a point on the north side of Belfair Lane thence binding on the north side right-of-way of Belfair Lane (7) South 78 degrees 18 minutes 36 seconds East 40.99 feet, (8) by a curve to the right with a radius of 545.00 feet and an arc length of 59.05 feet or by a chord bearing and distance of South 75 degrees 12 minutes 25 seconds East 59.02 feet to the point of beginning. Being Lot #23 in the subdivision of BELFAIR as recorded in Baltimore County Plat Book #74, Folio #81;

Containing a total net area of 52,664 square feet or 1.21 acres of land, more or less.

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

No. **69053**

Date: 5/9/11

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 5/10/2011 5/09/2011 10:06:57 5

REG WSD3 WALKIN RPOS LRB
 >>RECEIPT # 514835 5/09/2011 OFLN

Dept 3 528 ZONING VERIFICATION

CR NO. 049033

Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
701	306	0000		6150					\$ 75.00

Total: \$ 75.00

Rec From: H. W. Jones

For: Administrative - Variance

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2011-0329-A

RE: Case No.: _____

Petitioner/Developer: _____

Hugo & Monica Warns

June 6, 2011

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

12301 Highgrove Ct

May 22, 2011

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,



May 23, 2011

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2011-0329-A

TO PERMIT A PROPOSED ADDITION WITH A SIDE YARD
SETBACK OF 18 FT. IN LIEU OF THE REQUIRED 50 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 0-6-11

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0329 -A Address 12301 Highgrove Ct.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/6/11 Posting Date: 5/22/11 Closing Date: 6/6/11

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- 0329 -A Address 12301 Highgrove Ct.

Petitioner's Name Hugo & Monica Wachs Telephone 410-526-9861

Posting Date: 5/22/11 Closing Date: 6/6/11

Wording for Sign: To Permit a proposed addition with a side yard setback
of 18 ft. in lieu of the required 50 ft.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2011-329

Petitioner: HUGO & MONICA WARUS

Address or Location: 12301 HIGHGROVE CT

PLEASE FORWARD ADVERTISING BILL TO:

Name: HUGO WARUS

Address: 12301 HIGHGROVE CT

REISTERSTOWN, MD 21136

Telephone Number: 410-526-9861



KEVIN KAMENETZ
County Executive

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

May 26, 2011

Mr. & Mrs. Warns
12301 Highgrove Court
Reisterstown, MD 21136

RE: Case Number 2011-0329 A, 12301 Highgrove Court

Dear Mr. & Mrs. Warns,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 9, 2011. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Richardson Engineering, LLC, 230 E. Joppa Road, Timonium, MD 21093

AV 6/6/11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: June 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-329-A
Address 12301 Highgrove Court
(Warns Property)

Zoning Advisory Committee Meeting of May 16, 2011.

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

1. Groundwater Mgmt. will need to review any proposed building permit for a garage on this site. The plan shows a neighboring well that would be 27 feet from the garage. There will need to be a well variance granted (to be less than the required 30 foot - setback from buildings to wells).

Reviewer: *Dan Esser; Groundwater Management*

RECEIVED

JUN 07 2011

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: May 25, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For May 30, 2011
Item Nos. 2011-152, 324, 326, 327, 328, 329, 331
And 332

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05302011 -NO COMMENTS.doc



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

May 17, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **May 16, 2011**

Item No.:

Administrative Variance: 2011-0324A, 2011-0328A – 0329A.

Special Hearing: 2011-0152-SPHA, 2011-0330-SPH.

Variance: 2011- 0152-SPHA, 2011-0326A, 2011-0327-SPHA, 2011-0331A – 0332A.

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 5-17-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

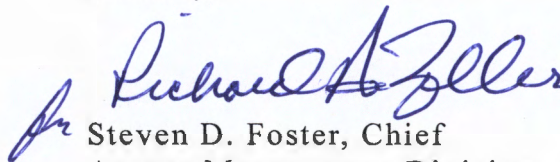
RE: Baltimore County
Item No. 2011-0329-A
Administrative Variance
Hugo & Monica Warns
12301 Highgrove Court

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. 2011-0329-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,



Steven D. Foster, Chief
Access Management Division

SDF/rz

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

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

Account Identifier:

District - 08 Account Number - 2400000125

Owner Information

Owner Name:	WARNS HUGO J WARNS MONICA B	Use:	RESIDENTIAL
Mailing Address:	12301 HIGHGROVE CT REISTERSTOWN MD 21136-5669	Principal Residence:	YES
		Deed Reference:	1) /16107/ 00449 2)

Location & Structure Information

Premises Address
12301 HIGHGROVE CT
0-0000

Legal Description
1.2090 AC
12301 HIGHGROVE CT ES
BELFAIR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0050	0015	0129		0000			23	2	
									Plat Ref: 0074/ 0081

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2002	6,974 SF	1.2100 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2010	07/01/2011
Land	306,300	204,200		
Improvements:	823,800	627,700		
Total:	1,130,100	831,900	1,130,100	831,900
Preferential Land:	0			0

Transfer Information

Seller:	TOLL MD II LIMITED PARTNERSHIP	Date:	02/14/2002	Price:	\$913,749
Type:	ARMS LENGTH IMPROVED	Deed1:	/16107/ 00449	Deed2:	

Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

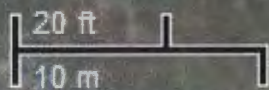
Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

Tax Exempt:		Special Tax Recapture:
Exempt Class:		* NONE *



Map

Traffic



©2011 Google - Map data ©2011 Google - Terms of Use

[Report a problem](#)



#0329

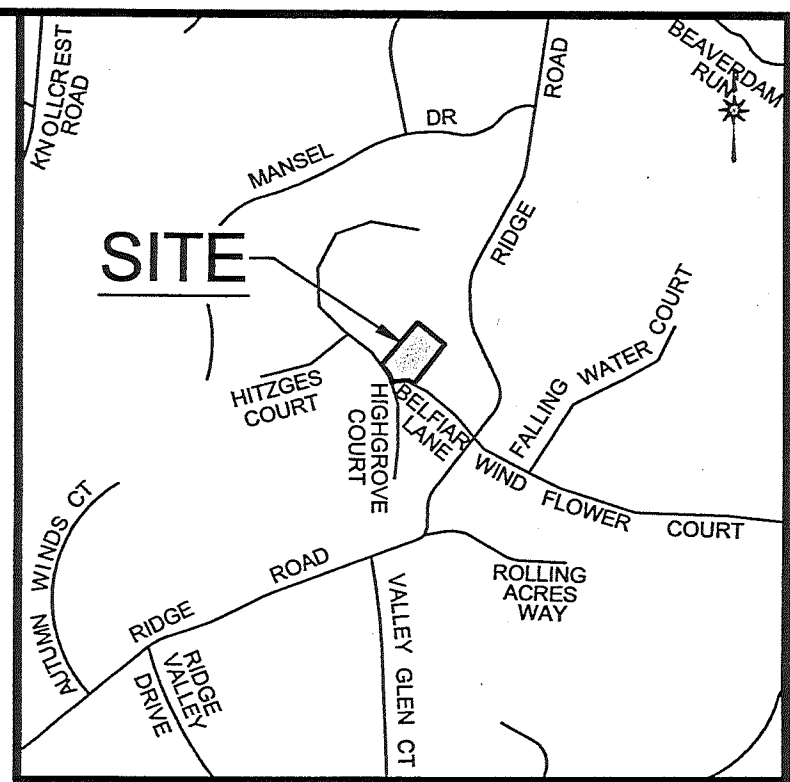
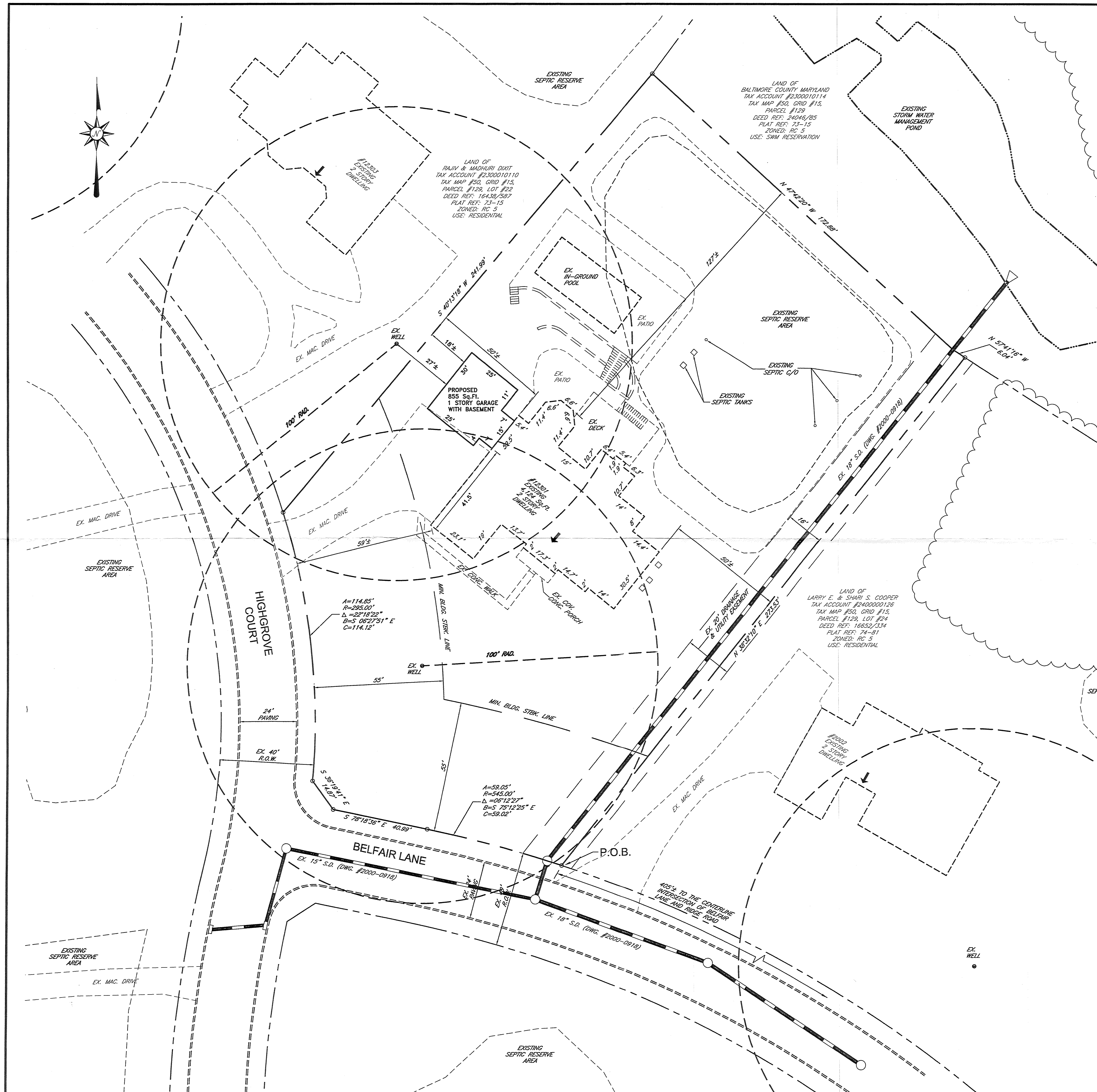


#0329



ZONING MAP #050 B-2
SCALE: 1" = 200'

#0329



GENERAL NOTES:

- OWNER: HUGO J. & MONICA B. WARNS
#12301 HIGHGROVE COURT
REISTERSTOWN, MARYLAND 21136-5669
- SITE AREA:
52,664 Sq.Ft. or 1.209 Ac.±
- USES:
EXISTING: 2 STORY RESIDENTIAL DWELLING.
PROPOSED: NO CHANGE (PROPOSED 1 STORY GARAGE
ADDITION WITH BASEMENT).
- UTILITIES:
PRIVATE WELL & SEPTIC
- DEED REF: 16107/449
- TAX ACCOUNT #2400000125
- COUNCILMANIC DISTRICT: 2nd
- ZONING: RC 5
(PER 1"=200' ZONING MAP 020B2)
- TAX MAP #50, PARCEL #129, LOT #23.
- PLAT REF: 74-81, "RESUBDIVISION OF LOTS 23, 24 AND 25
-BELFAIR-FORMERLY PART OF PLAT SM 73-15"
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP
(FIRM) PANEL #240010 0230 F PANEL 230 OF 580 DATED
SEPT. 26, 2008. ZONE "X" IS AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO PREVIOUS ZONING CASES ON FILE.
- NO PREVIOUS PERMITS ON FILE
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC.
- SETBACKS FOR

	RC 5 REQUIRED	PROVIDED
FRONT:	55'	59'±
SIDE:	50'	18'±**
REAR:	50'	127'±
NOTE: ** REQUIRES VARIANCE		

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY
ZONING PETITION FOR THE

WARNS PROPERTY
12301 HIGHGROVE COURT
REISTERSTOWN, MARYLAND 21136

8TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS

DRAWN BY: CND

DESIGNED BY: PCR

SCALE:
1" = 20'

DATE:

JOB NO.:

SHEET NO.:

05-04-11

11033

1 OF 1