

IN RE: PETITION FOR ADMIN. VARIANCE

NW side of Chestnut Hill Lane; 95 feet SE
of Condor Court
4th Election District
2nd Councilmanic District
(104 East Chestnut Hill Lane)

Mary Anne and Raymond A. Pearson, Jr.
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2012-0004-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, Mary Anne and Raymond A. Pearson, Jr. for property located at 104 East Chestnut Hill Lane. Resolution 77-11 concerning the public disclosure of Mary Anne Pearson, an employee of the Baltimore County Public Schools, was approved at the County Council meeting held on August 1, 2011. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing detached garage with a height of 21 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners have an existing garage measuring 30 feet x 28 feet x 21 feet high. Petitioners state that at the time the permit was filed an error was made wherein the permit was approved with a maximum 15 feet height; however, the drawings indicated 21 feet height for the proposed garage. Not realizing the error in the height on the permit, Petitioners constructed the garage. The Building Inspector informed the Petitioners of the problem and also advised them to seek the subject variance request. Petitioners need the additional garage storage space as the attic and basement in the dwelling are not adequate. Petitioners state that they tried to architecturally match the lines of the dwelling. The property contains 1.13 acres zoned DR 3.5.

ORDER RECEIVED FOR FILING

Date 8-10-11

By [Signature]

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 17, 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.

Although the Office of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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.

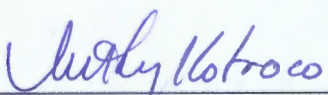
THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 10th day of August, 2011 that a variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing detached garage with a height of 21 feet in lieu of the maximum allowed 15 feet be and is hereby GRANTED, subject to the following:

ORDER RECEIVED FOR FILING

Date 8-10-11 2
By [Signature]

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 8-10-11 3

By [Signature]



KEVIN KAMENETZ
County Executive

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

August 10, 2011

MARY ANNE AND RAYMOND A. PEARSON, JR.
104 EAST CHESTNUT HILL LANE
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 2012-0004-A
Property: 104 East Chestnut Hill Lane

Dear Mr. and Mrs. Pearson:

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, Approvals 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 cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 104 E. Chestnut Hill Lane 21136 which is presently zoned DR 3.5

Deed Reference: 074471421 Tax Account # 0402085229

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.3 BCZR TO PERMIT AN EXISTING DETACHED GARAGE WITH A HT. OF 21 FT. IN LIEU OF THE MAXIMUM ALLOWED 15 FT. HT.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Raymond A. Pearson
Name - Type or Print

Signature

Mary Anne Pearson
Name - Type or Print

Signature

104 E. Chestnut Hill Lane 410-833-1624
Address Telephone No.

Reisterstown MD 21136
City State Zip Code

Representative to be Contacted:

Same as above
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 8-10-11 day of August 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. 2012 0004 - A

Reviewed By JL Date 7/08/11

Estimated Posting Date 7/17/11

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 own and reside at 104 E. Chestnut Hill Lane

Address number Road or Street name

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

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed) The practical need for the garage is to protect our vehicles from the elements. It will also protect our yard equipment from the elements as well as provide them with security. The extra space is additional storage for our family.
See attached.

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

Raymond A. Pearson
Signature

Raymond A. Pearson
Name- print or type

Mary Anne Pearson
Signature

Mary Anne Pearson
Name- print or type

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

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 7th day of July, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Raymond A. Pearson Mary Anne Pearson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

JITENDER SIDA
Name of Notary Public

March 8, 2014
Commission expires

PLACE SEAL HERE:

Subscribed and sworn to before me, in my presence, this
7th day of July, 2011, a Notary Public
in and for the County of Maryland
[Signature]
Notary Public
My commission expires March 8, 2014

2012-0004-A

HARDSHIP + PRACTICAL DIFFICULTY CONT'D.

104. E. CHESTNUT HILL LA.

At the time the permit was filed an error was made wherein the permit was approved with a maximum 15 foot height, however, the drawings indicated a 21 foot height for the proposed garage.

Not realizing the error in height on the permit, we constructed the garage. The building inspector advised us of the problem and also advised we seek this variance.

~~THE~~ We need the additional storage to allow for various property and furniture for immediate family as the basement and attic are not adequate. We tried to match the lines of the house.

Due to the above, we are seeking the variance.

zoning Description

0004

104 E. CHESTNUT HILL ~~RD~~ LA.

BEGINNING AT A POINT ON THE NORTH WEST
SIDE OF ^{EAST CHESTNUT} ~~CHESTNUT~~ HILL ^{LA.} ~~RD~~ (25 FT WIDE) AT A
DISTANCE OF 95 FT. SOUTH WEST OF THE EXTENDED
CENTER LINE OF CANDOR COURT (A 50 FT. RW)
THEN THE FOLLOWING DIRECTION AND DISTANCES
NORTH WESTERLY 260 FT. THEN NORTH EASTERLY
250 FT. THEN SOUTH EASTERLY 99.6 FT THEN
SOUTH EASTERLY 160 FT. THEN SOUTH WESTERLY
ALONG E. CHESTNUT HILL ^{LANE} ~~RD~~ R/W 134.3 FT.
BACK TO THE POINT OF BEGINNING.
CONTAINING 1.13 AC. $\pm$ IN THE 4TH ED., 2ND CD.

07/08/11

map

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

No. **71619**

Date: **7/08/11**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				75.00

Total: **75.00**

Rec
From:

For:

R.V. Jolley #2012 0004-A
E. Chestnut Hill LA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

7/11/2011 7/10/2011 16,1111
 WALKIN SHL. SAR
 RECEIPT # 71619 7/08/2011
 2012 ZONING RELOCATION
 Recpt for 75.00
 \$ 00 11 \$ 00 00
 \$ 00 00

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 7/17/11

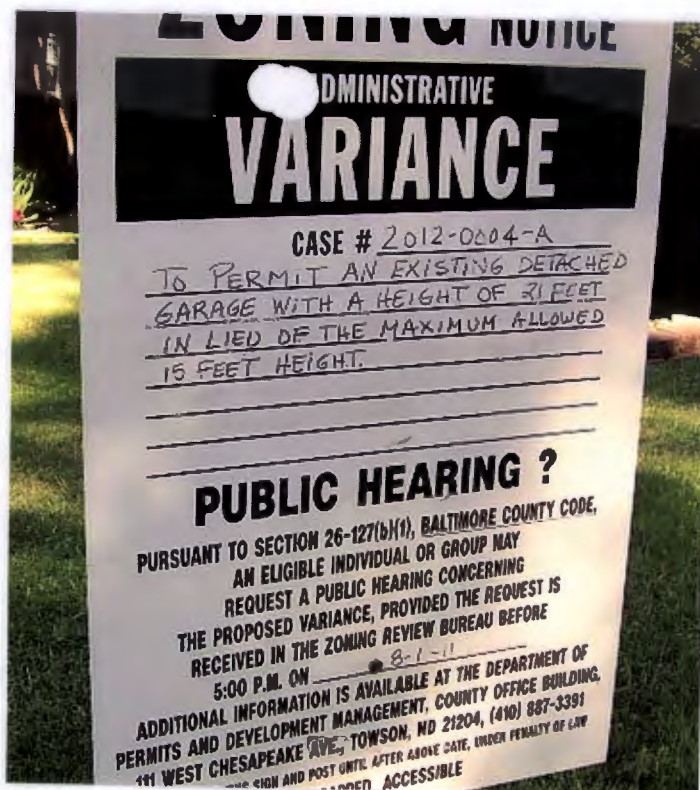
RE: Case Number: 2012-0004-A

Petitioner/Developer: Ann Pearson

Date of Hearing/Closing: 8-1-11

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 104E. Chestnut Hill Rd

The signs(s) were posted on 7/17/11
(Month, Day, Year)



J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING FILE COPY
ATP + HISTORIC
+ POSTLIST**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 2012- 0004 -AAddress 104 E. CHESTNUT HILL LANEContact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/08/11Posting Date: 7/17/11Closing Date: 8/01/11

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

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

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 2012- 0004 -AAddress 104 E. CHESTNUT HILL LANEPetitioner's Name RAYMOND & MARY ANNE PEARSONTelephone 410 833 1624Posting Date: 7/17/11Closing Date: 8/01/11Wording for Sign: To Permit AN EXISTING DETACHED GARAGE WITH A HT. OF 21 FT. IN LIEU OF THE MAXIMUM ALLOWED 15 FT. HT.

Revised 7/06/11

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: 2012 - 0004 - A
Petitioner: x Pearson
Address or Location: x 104 E. Chestnut Hill lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: Raymond Pearson
Address: 104 E. Chestnut Hill lane
Reisterstown, MD 21136

Telephone Number: 410-833-1624

Revised 2/17/11 DT



KEVIN KAMENETZ
County Executive

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

July 27, 2011

Raymond & Mary Anne Pearson
104 E. Chestnut Hill Lane
Reisterstown, MD 21136

RE: Case Number 2012-0004-A, 104 E. Chestnut Hill Lane

Dear Raymond & Mary Anne Pearson,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 8, 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.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel

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



Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7-21-11

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

RE: Baltimore County
Item No. 2012-0004-A
Administrative Variance
Raymond & Mary Anne Pearson
104 E. Chestnut Hill Lane.

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. 2012-0004-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,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/rz

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.roads.maryland.gov



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 15, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **July 18, 2011**

Item No.:

Special Hearing: 2012 – 0003-SPHX, 2012 – 0007-SPH, 2012 – 0009-SPHA.

Special Exception: 2012 – 0003-SPHX, 2012 – 0005 – XA.

Administrative Variance: 2012 – 0002A, 2012 – 0004A, 2012 – 0006A, 2012 – 0010A.

Variance: 2012 – 0001A, 2012 – 0005 – XA, 2012 – 0008A, 2012 – 0009-SPHA.

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 1, 2011
Item Nos. 2012-001, 002, 003, 004, 005, 006,
And 007.

DATE: July 22, 2011

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-08012011 -NO COMMENTS.doc

AV 8/1

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUL 29 2011

OFFICE OF ADMINISTRATIVE HEARINGS



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: July 29, 2011

SUBJECT: DEPS Comment for Zoning Item # 12-004-A
Address 104 East Chestnut Hill Lane
(Pearson Property)

Zoning Advisory Committee Meeting of July 18, 2011.

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

Reviewer: *Jeff Livingston; Development Coordination*



**County Council
of
Baltimore County**

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

Tom Quirk
FIRST DISTRICT

Vicki Almond
SECOND DISTRICT

Todd Huff
THIRD DISTRICT

Kenneth N. Oliver
FOURTH DISTRICT

David Marks
FIFTH DISTRICT

Cathy Bevins
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

AV 8/1

2011-0004-A

August 2, 2011

Lawrence M. Stahl, Esquire
Baltimore County Zoning Commissioner
The Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

RECEIVED

AUG 03 2011

OFFICE OF ADMINISTRATIVE HEARINGS

Dear Mr. Stahl:

Attached please find a copy of Resolution 77-11 concerning the public disclosure of Mary Anne Pearson, an employee of the Baltimore County Public Schools. Ms. Pearson has applied for an administrative variance for a garage at her residence at 104 E. Chestnut Hill Lane, Reisterstown, Maryland 21136.

This Resolution was approved by the County Council at its August 1, 2011 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
Enclosure

cc: Mary Anne Pearson

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2011, Legislative Day No. 13

Resolution No. 77-11

Mrs. Almond, Councilwoman

By the County Council, August 1, 2011

A RESOLUTION concerning the public disclosure of Mary Anne Pearson, an employee of the Baltimore County Public Schools.

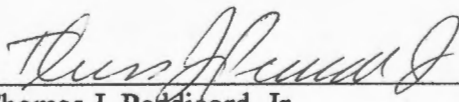
WHEREAS, Mary Anne Pearson, an employee of the Baltimore County Public Schools, has applied for an administrative variance for a garage at her residence at 104 E. Chestnut Hill Lane, Reisterstown, Maryland 21136; and

WHEREAS, this Resolution is intended to provide full public disclosure under Section 32-1-102 of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the zoning request filed by Mary Anne Pearson, does not contravene the public welfare.

READ AND PASSED this 1ST day of AUGUST, 2011.

BY ORDER



Thomas J. Petticord, Jr.
Secretary

ITEM: RESOLUTION 77-11

Property: 104 E. Chestnut Hill Lane

0004



View from neighbors at #106 (garage is thru the trees)



Raymond and Anne Pearson



View for Chestnut Hill Lane - looking at garage



View of back corner of garage and neighbors house at #102

View from front driveway of #104

Property: 104 E. Chestnut Hill Lane

0004

Raymond and Anne Pearson



Picture taken from drive on the side of the house



Picture of the garage back from side property



View of garage front from sidewalk



View from back property line

Property: 104 E. Chestnut Hill Lane

Raymond and Anne Pearson

0004



View from corner of Candor Court.





Lot # 4
0402002240

0419033740
Pt. Bk. 26, Folio 134
PDM # 040045

Lot # 3
Pt. Bk./Folio # 026134A

0411067840
Lot # 2

0423017160
Lot # 1

E CHERRY HILL RD

Pt. Bk./Folio # 037046

PDM # 040117300014647

Lot # 4

109

1600014210

107

1700001625

Lot # 3

105

048C3
DR 3.5

Lot # 2
1600012481

Lot # 1
1600014890

0413040943
Pt. Bk. 28, Folio 127

4ED

NW 14-J

2CD

0402085229104

0423052550

102

E CHESTNUT HILL LN

1900003416

109

Lot # 4
1900003417

Lot # 5
1900003418

1900003419

Lot # 6

Lot # 7

Lot # 8

Lot # 9

Lot # 10

Lot # 11

Lot # 12

057C1

20050067

0402021476

0418011510

0402022400

101

PDM # 048023

Pt. Bk./Folio # 044145

Lot # 16

1900003429

Lot # 18

Pt. Bk. 44, Folio 145
1900003431

1900003428

Lot # 15

Lot # 14

20040465

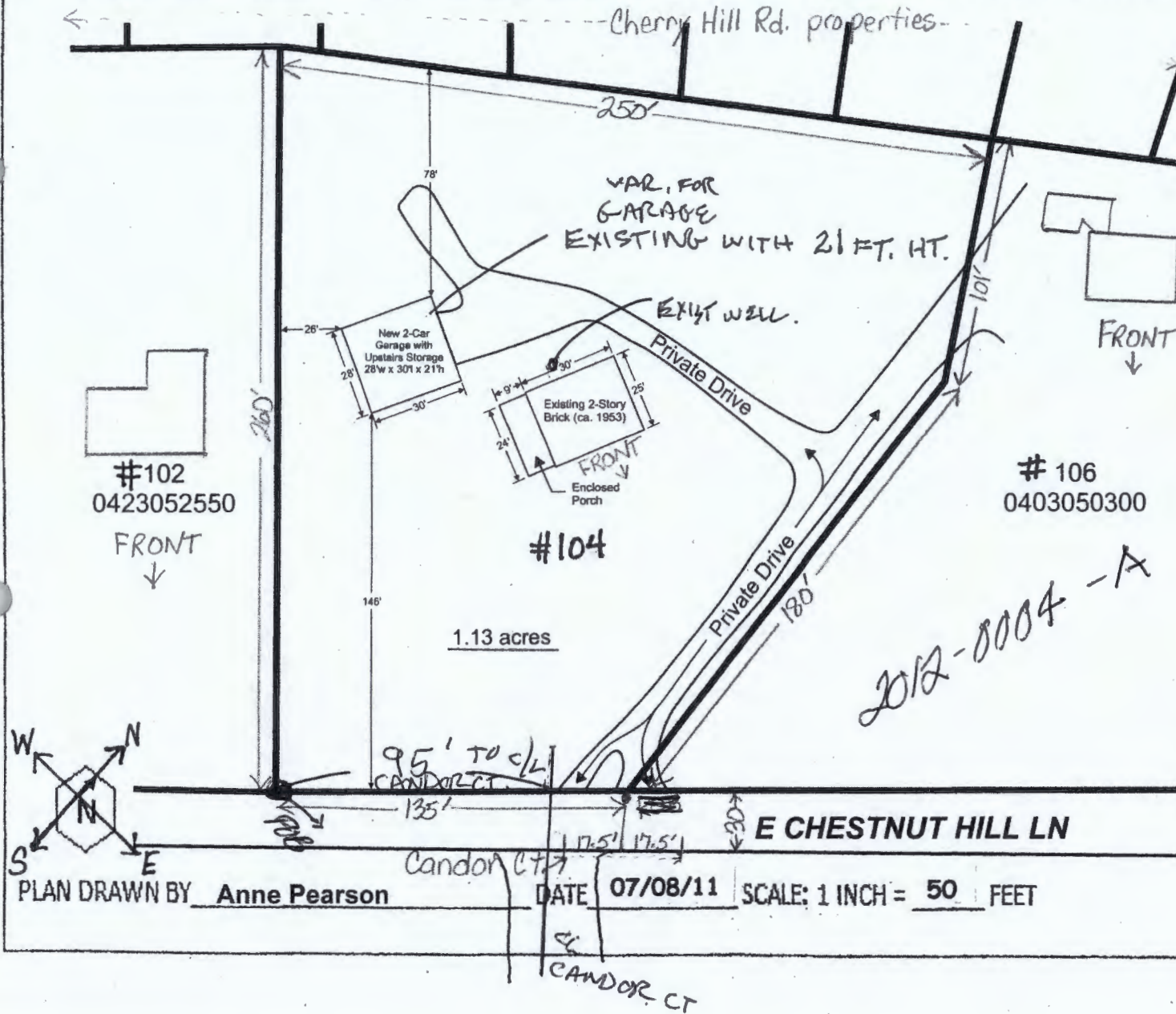
1900003427

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 104 E. Chestnut Hill Lane 21136 OWNER(S) NAME(S) Raymond & Anne Pearson

SUBDIVISION NAME 0000 LOT# _____ BLOCK# _____ SECTION# _____

PLAT BOOK # N/A FOLIO # _____ 10 DIGIT TAX # 0402085229 DEED REF. # 07447/00421



SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 048C3

SITE ZONED DR3.5

ELECTION DISTRICT 4 ED

COUNCIL DISTRICT 2 CD

LOT AREA ACREAGE 1.13

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO: