

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Jarrettsville Road; 965 feet
SW of the c/l of Richfield Road
10th Election District
3rd Councilmanic District
(13612 Jarrettsville Pike)

Jennifer M. and Garth R. McDonald, Trustees
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2012-0157-A

* * * * *

OPINION AND ORDER

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Jennifer M. and Garth R. McDonald, Trustees. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

- To permit a proposed (accessory structure) garage/woodshed in the front yard of an existing single family dwelling at a height of 19 feet; and
- To permit an existing accessory structure (barn/garage) in the front and side yard of an existing single family dwelling with a height of 30 feet in lieu of the rear yard and the required 15 feet, respectively; and
- To permit an existing accessory structure (greenhouse) in the front yard of a single family dwelling in lieu of the rear yard.

The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

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.

ORDER RECEIVED FOR FILING

Date 2-6-12

By PM

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 13, 2012, 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 shed 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 6th day of February, 2012 that the Petitioners' variance request from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

- To permit a proposed (accessory structure) garage/woodshed in the front yard of an existing single family dwelling at a height of 19 feet; and

ORDER RECEIVED FOR FILING

Date 2-6-12

2

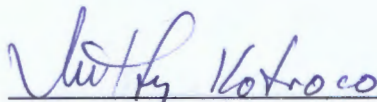
By [Signature]

- To permit an existing accessory structure (barn/garage) in the front and side yard of an existing single family dwelling with a height of 30 feet in lieu of the rear yard and the required 15 feet, respectively; and
- To permit an existing accessory structure (greenhouse) in the front yard of a single family dwelling in lieu of the rear yard,

be and are hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject accessory structures into dwelling units or apartments. The structures shall not contain any sleeping quarters, living areas, kitchens or bathroom facilities.
3. The accessory structures 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 2-6-18

By 



KEVIN KAMENETZ
County Executive

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

February 6, 2012

JENNIFER M. AND GARTH R. MCDONALD, TRUSTEES
13612 JARRETTSVILLE PIKE
PHOENIX MD 21131

Re: Petition for Administrative Variance
Case No. 2012-0157-A
Property: 13612 Jarrettsville Pike

Dear Mr. and Mrs. McDonald:

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. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

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: Jeff Bayer, 8920 Dogwood Road, Windsor Mill MD 21244



Fluor Daniel

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

171
A 20

To the Office of Administrative Law of Baltimore County for the property located at:

Address 13612 Jarrettsville Pike which is presently zoned RC 6

Deed Reference 8879 Libe pg 103 10 Digit Tax Account # 2200008770

Property Owner(s) Printed Name(s) McDonald Jennifer M, McDonald Garth R, trustees

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ ADMINISTRATIVE VARIANCE from section(s) 400.1; 400.3

To permit a proposed garage/woodshed in the front yard of an existing single family dwelling at a height of 19 feet; To permit an existing barn/garage in the front and side yard of an existing single family dwelling with a height of 30 feet in lieu of the rear yard and the required 15 feet respectively; To permit an existing greenhouse in the front yard of a single family dwelling in lieu of the rear yard.

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, It is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0157-A Filing Date 1/6/12 Estimated Posting Date 1/15/12 Reviewer W

ORDER RECEIVED FOR FILING

Rev 10/12/11

Date 2-6-12

By pm

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 13612 Jarrettsville Pike Phoenix MD 21131
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Jennifer M McDonald
Signature of Affiant
Jennifer M. McDonald, trustee
Name- Print or Type

Garth R McDonald
Signature of Affiant
GARTH R McDonald, trustee
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of January, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Jennifer M. McDonald & Garth R. McDonald
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Danielle H. Moore
Notary Public

DANIELLE H. MOORE
Notary Public-Maryland
Baltimore County
My Commission Expires
February 12, 2013

My Commission Expires

REV. 10/12/11

0157-A

Affidavit in Support of Administrative Variance Attachment to Petition dated January 6, 2012

Based upon personal knowledge, the following are the facts which we base the request for an Administrative Variance for 13612 Jarrettsville Pike, Phoenix, Maryland 21131.

The 13612 Jarrettsville Pike is an unusually shaped old farmette with severe topography, the stands of forest, wetlands, and buffers that create a practical difficulty and undue hardship in locating a new garage in the rear or side yard of the Lot. The original farmhouse was built in the late 1700s prior to any zoning regulations being in effect. Although it remains debatable what side of the house is the front, if we assume for this application that the front of the house is the original door built in the late 1700s then the multiple additions completed over the last 25 years have been to the sides and rear of the house. A Forest Buffer Easement runs over much of the rear and one side of the Lot. The 7 acre Lot (13612 Jarrettsville Pike) and the adjacent 4 acre lot (13616 Jarrettsville Pike) are both owed by the Petitioners. The 7 acre Lot contains the house and accessory structures, including a greenhouse. The proposed new garage/ wood shed will be located on a peninsula of land. The desired height is 19 feet. Please note that the peninsula of land is more like the rear yard of most lots, being the area last reached upon entry to the Lot. The one side of this peninsula of land is bordered by old forest and steep slope and the other side borders the other lot owned by Petitioner.

Therefore Petitioner seeks relief from the zoning regulations so that a garage may be located in the front yard of the Lot. The neighbors' lots are not impacted by construction on the Lot because of the size of the lots, the distance of structures, blocked views due to stands of forest, streams, and significant topography. The existing chicken coop is located on one side of the house, and the existing barn is located on the other side of the house. Both these accessory structures are thought to be well over 75 years old. Other accessory structures exist on the Lot. Much of the front area of the Lot is landscaped with brick patios and paved driveways. As a result there is not another practical place to locate a garage other than on the flat peninsula of land that accesses the existing driveway area. Any other location of the garage would impact steep slopes and necessitate earth moving and new driveway construction. The original farm house with additions and old accessory structures and the unique physical features of the Lot create practical difficulty and undue hardship for the property owner to comply with the strict interpretation of the zoning regulations.

REFERENCE:

Lot #1: 2200008769

(13616 Jarrettsville Pike, approximately 4 acres)

Lot #2: 2200008770 AND Lot #3: 2200008771

(13612 Jarrettsville Pike, approximately 7 acres, although two parcels, and only one house permitted per subdivision requirements)

0157-A

2012-0157-A

Dietz Surveying
Professional Land Surveyor #21080
8119 Oakleigh Road, Parkville, MD 21234
Phone 410-661-3160 Fax 410-661-3163
www.dietzsurveying.net

January 5, 2012

Zoning Description

13612 Jarrettsville Pike
Tax Acc# 2200008770

All that piece or parcel of land situate, lying and being in the 10th Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the West side of Jarrettsville Pike at a point distant Southerly 965 feet more or less from the intersection of the center of Richfield Lane with the West side of Jarrettsville Pike, and thence running and biding on said West side of Jarrettsville Pike,

1. South 02 degrees 43 minutes 26 seconds West 12.53 feet, thence leaving said Jarrettsville Pike and running with and binding on the land of the herein petitioner the 14 following courses and distances viz;
2. North 83 degrees 38 minutes 34 seconds West 803.83 feet
3. North 27 degrees 31 minutes 30 seconds West 122.64 feet
4. North 70 degrees 52 minutes 00 seconds West 134.18 feet
5. South 29 degrees 13 minutes 15 seconds West 203.72 feet
6. South 22 degrees 33 minutes 46 seconds West 278.09 feet
7. North 55 degrees 54 minutes 15 seconds West 310.00 feet
8. North 29 degrees 06 minutes 25 seconds East 376.86 feet
9. North 38 degrees 02 minutes 47 seconds West 265.18 feet
10. North 50 degrees 42 minutes 39 seconds East 115.00 feet
11. South 38 degrees 02 minutes 47 seconds East 250.00 feet
12. South 02 degrees 39 minutes 27 seconds East 71.73 feet
13. South 70 degrees 52 minutes 00 seconds East 350.00 feet
14. South 27 degrees 31 minutes 30 seconds East 121.36 feet, and
15. South 83 degrees 38 minutes 34 seconds East 797.93 feet to the place of beginning.

Containing 4.00 Acres of land more or less.

Being the land of the petitioners herein as shown on a plat filed in the office of the Zoning Commissioners, known as 13612 Jarrettsville Pike.

M E M O R A N D U M

DATE: March 8, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0157-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 7, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

Case No.: 2012-0157-A

Exhibit Sheet

2/10/12
CJ

Petitioner/Developer

Protestant

No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



North Elevation

Front

0157-A

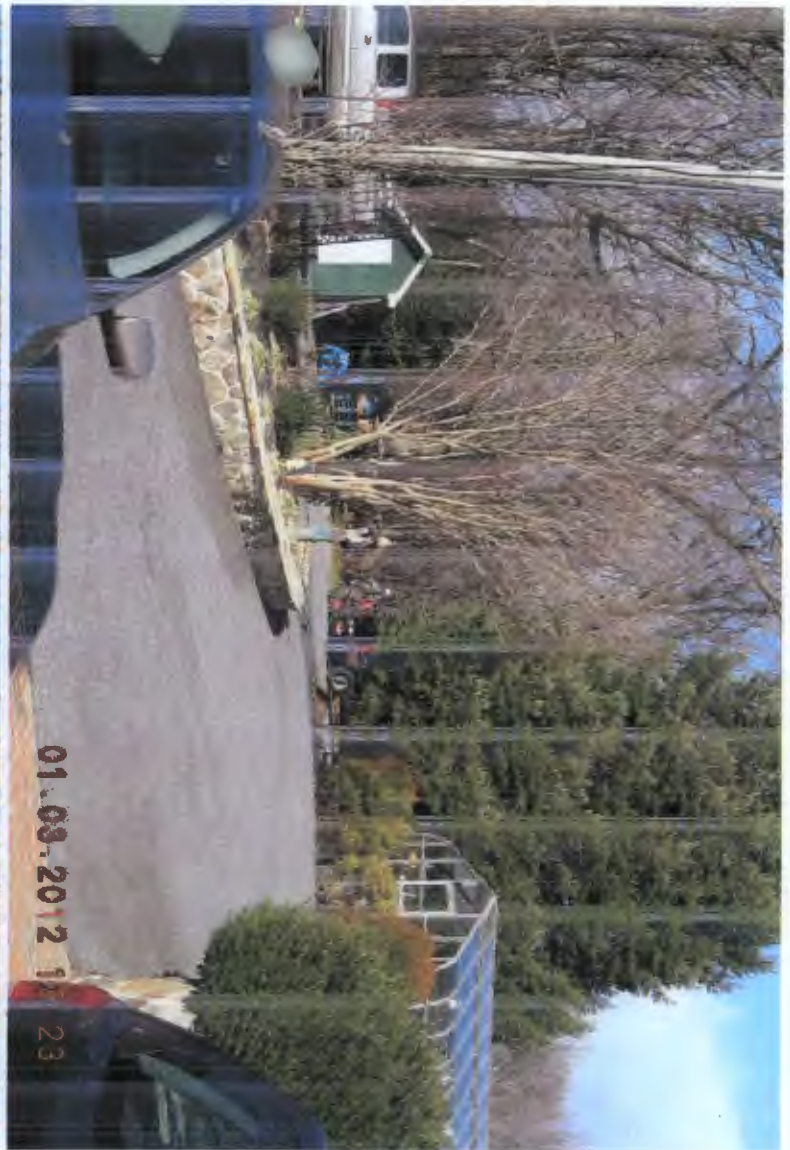


South Side Elevation

Rear

0157-A





2012-0157-A

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Existing Barn North East Corner

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Proposed Garage Area Facing South

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Driveway Facing West

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Property Entrance Facing East

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IMG_4458

Proposed Garage Area Facing East

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IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
E/S Jarrettsville Pike, 962 ft.
S. of c/l Richfield Lane
13612 Jarrettsville Pike
10th Election District
3rd Councilmanic District
Garth R. McDonald, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-391-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Garth R. McDonald and Jennifer M. McDonald, his wife, for that property known as 13612 Jarrettsville Pike in the northern section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft. in lieu of the required 50 ft. for a proposed addition. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, 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 26-127 (b)(1) 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 Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECOMMENDED FOR FILING

Date

By

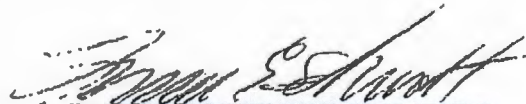
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order

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 Zoning Commissioner for Baltimore County this 9th day of April 1997 that the Petition for a Zoning Variance from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft., in lieu of the required 50 ft., for a proposed addition, in an R.C.4 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn



KEVIN KAMENETZ
County Executive

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

January 18, 2012

Jennifer McDonald, Trustee
13612 Jarrettsville Pike
Phoenix, MD 21131

RE: Case Number 2012-0157-A, 13612 Jarrettsville Pike

Dear Ms. McDonald,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 6, 2012. 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
Jeff Bayer, 8920 Dogwood Road, Windsor Mill, MD 21244

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-18-12

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

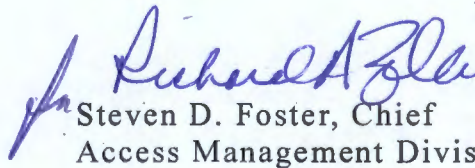
RE: Baltimore County
Item No. 2012-0157-A
Administrative Variance
Jennifer McDonald
13612 Jarrettsville Pk

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 1-18-12. A field inspection and internal review reveals that an entrance onto MD146 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2012-0157-A.

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

Sincerely,


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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 01/15/2012

Case Number: 2012-0157-A

Petitioner / Developer: JENNIFER & GARTH McDONALD ~
JEFF BAYER of BAYER CONSTRUCTION CO. INC.

Date of Hearing (Closing): JANUARY 30, 2012

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:
13612 JARRETTSVILLE PIKE

The sign(s) were posted on: JANUARY 13, 2012



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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2012- 0157 -AAddress 13612 Jarrettsville PikeContact Person: Leonard Wasilewski
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/4/12Posting Date: 1/15/12Closing Date: 1/30/12

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)

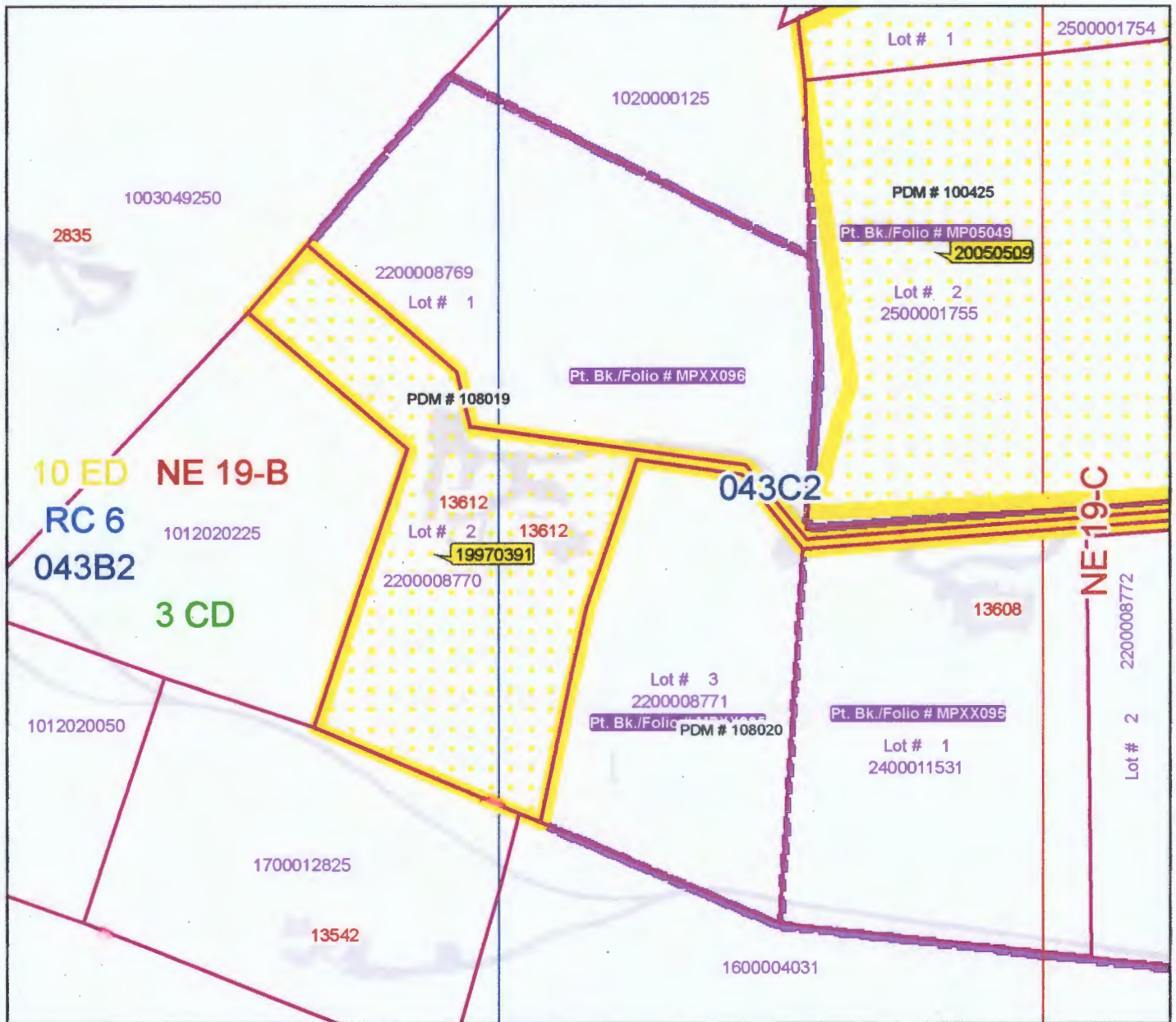
Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 2012- 0157 -AAddress 13612 Jarrettsville PikePetitioner's Name Jennifer M. McDonald & Garth R. McDonald Telephone 410. 667 1749Posting Date: 1/15/12Closing Date: 1/30/12

Wording for Sign

To permit a proposed garage/woodshed in the front yard of an existing single family dwelling at a height of 19 feet; To permit an existing barn/garage in the front and side yard of an existing single family dwelling with a height of 30 feet in lieu of the rear yard and the required 15 feet respectively; To permit an existing greenhouse in the front yard of a single family dwelling in lieu of the rear yard.

Revised 7/06/11

13612 Jarrettsville Pike



2012-0157-A



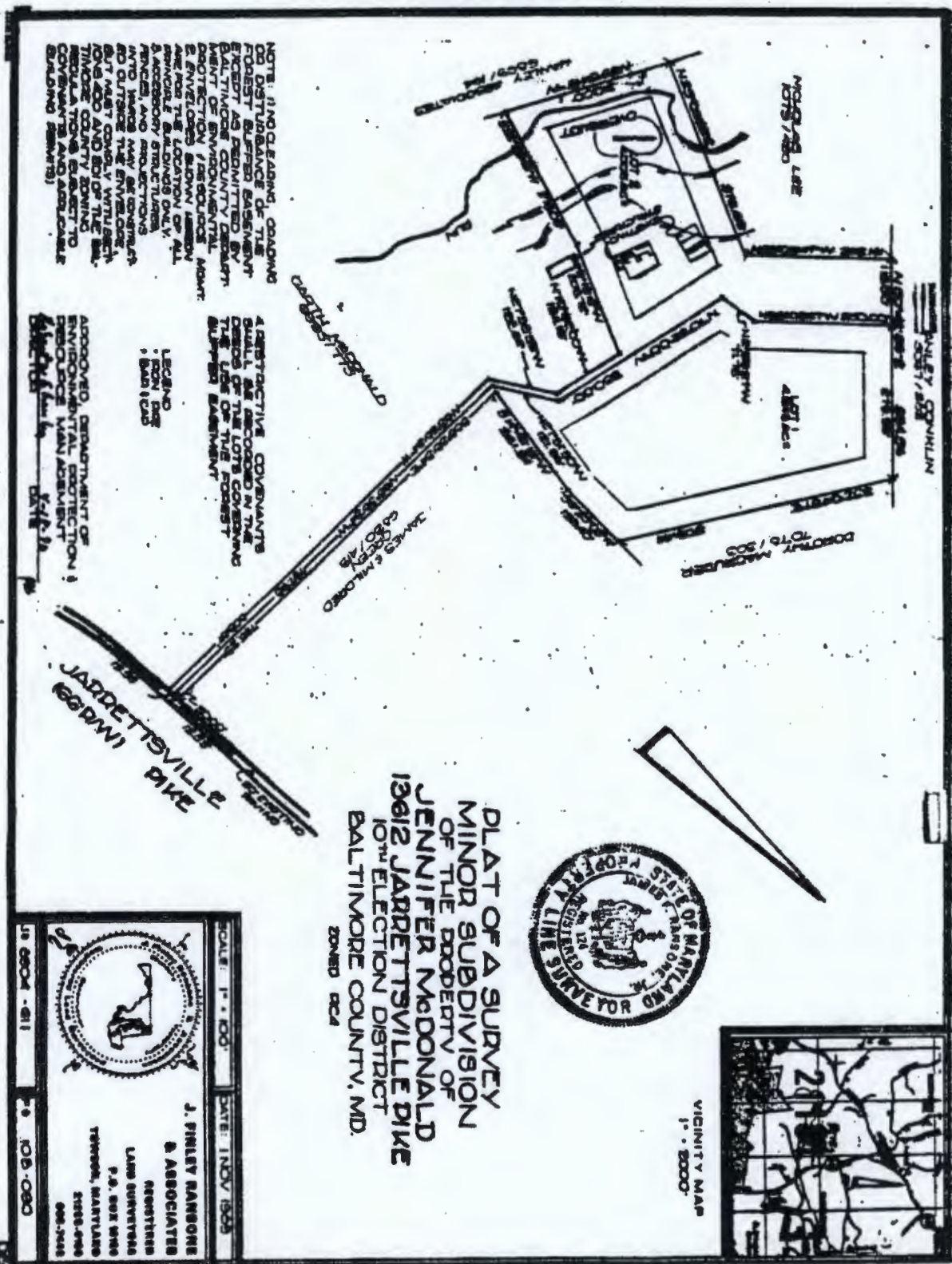
Publication Date: January 03, 2012
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 200 400 Feet

1 inch = 200 feet

001789 000000



PLAT TO ALLEGANY PETITION RE ZONING. ☒ VARIANCE. ☐ SPECIAL HEARING.

PROPERTY ADDRESS: 13612 JACARANTH AVE.
 PHOENIX, MARICOPA CO. 85021.
 SUBDIVISION: EAST FOLIO LOT 42, SECTION 10, T4S, R1E, S4E.
 OWNER: GARTH R. & JENNIFER M. McDONALD.

EXISTING ZONING
 (SEE MAP 1992)

DATE: 11/12/2017
 DRAWN BY: J. J. L. L.

PROPOSED LOT H*1.
 4.8 AC

ALLEGANY LEE.
 RECD REF 1071/420.

EXISTING STRUCTURE
 AREA: 440.00

PROPOSED LOT N*3.
 7.3 AC

FOREST PAVILION
 AREA: 510.00.

100 YD. ROAD RUN
 AREA: 510.00.

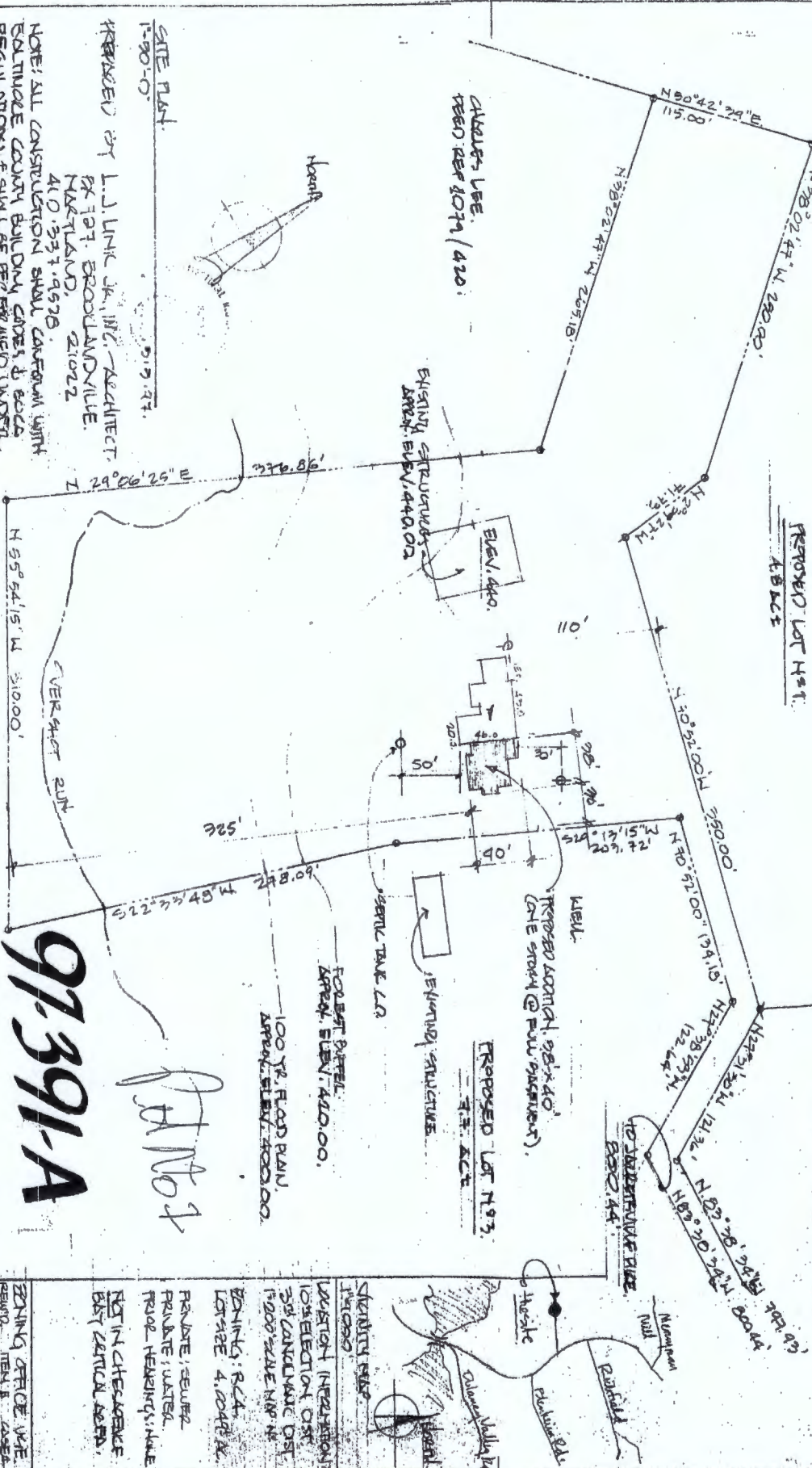
PLAN 1

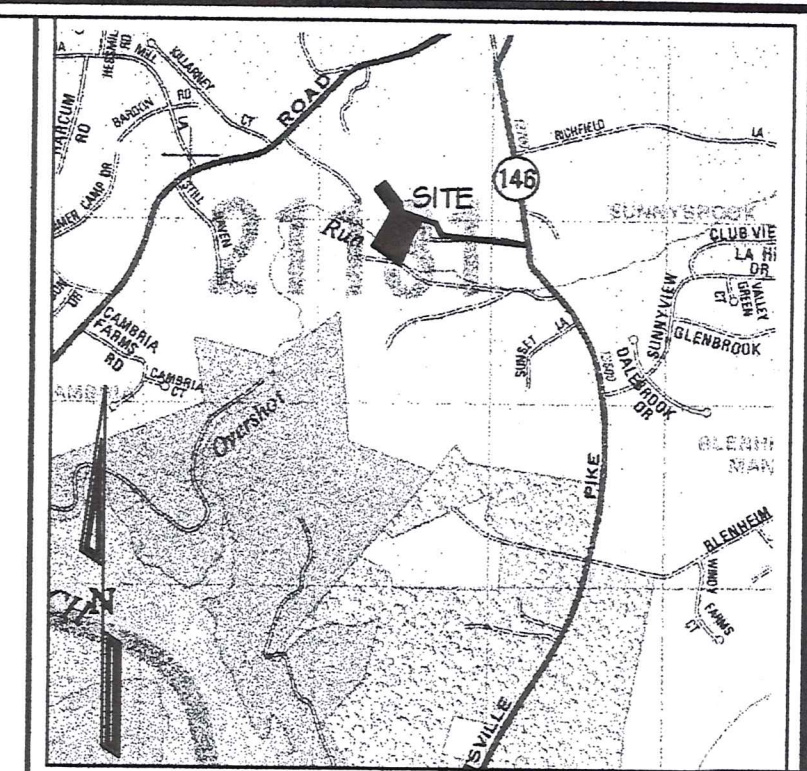
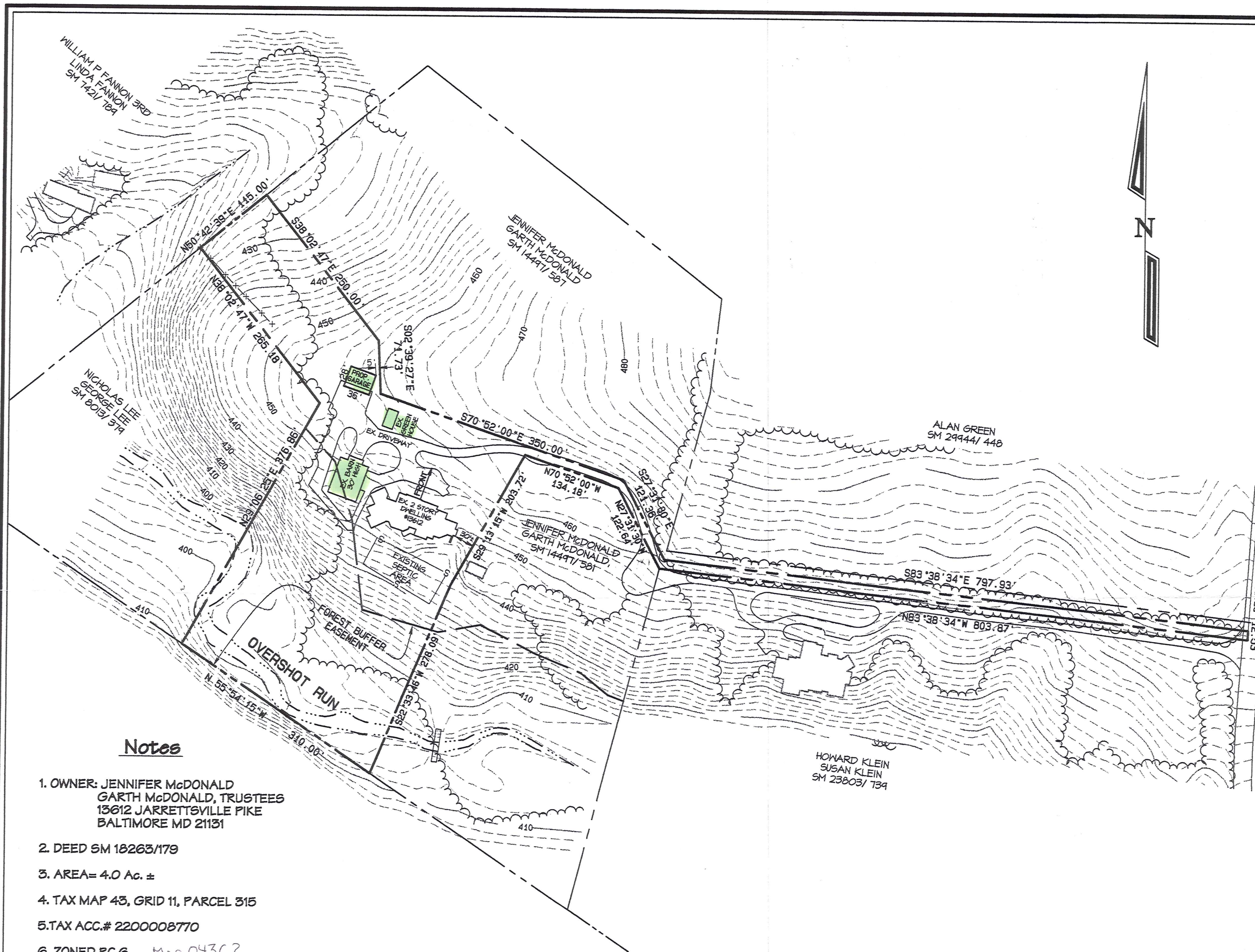
97-391-A

SITE PLAN
 1-30-0
 0.13.77.
 PREPARED BY L.J. LUK, JR., ARCHITECT.
 137. BROADLANDVILLE.
 MARICOPA, 21022.
 410.331.9578.
 NOTE: ALL CONSTRUCTION SHALL CONFORM WITH
 REGULATIONS COUNTY BUILDING CODES & LOCAL
 ORDINANCES & SHALL BE PERMITTED UNDER
 SUPERVISION OF AN ARCHITECT.

HANDLE & ASSOCIATES
 DEED REF: 10091164.

ZONING OFFICE USE
 PERMIT: 10091164
 391





Vicinity Map Scale: 1" = 2000'

Notes

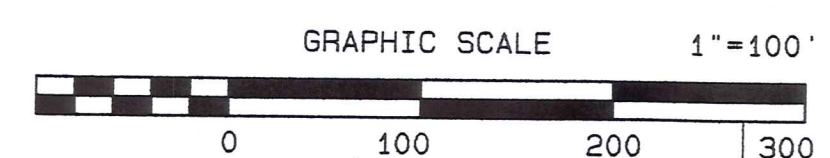
1. OWNER: JENNIFER McDONALD
GARTH McDONALD, TRUSTEES
13612 JARRETTSVILLE PIKE
BALTIMORE MD 21131
2. DEED SM 18263/179
3. AREA= 4.0 Ac. ±
4. TAX MAP 43, GRID 11, PARCEL 315
5. TAX ACC.# 2200008770
6. ZONED RC 6 Map 043C2
7. CONTOURS SHOWN HEREON WERE
TAKEN FROM BALTIMORE COUNTY GIS.
8. NOT IN CBCA.
9. PROPERTY IS IN A FLOOD PLAIN.
10. NOT A HISTORIC BUILDING.
11. PRIOR ZONING CASE 1997-0391-A
- TO ALLOW A 30' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 50'
- GRANTED APRIL 9, 1997

2012-0157-A

**PLAT TO ACCOMPANY
A ZONING VARIANCE**

of the
McDONALD PROPERTY

**13612 Jarrettsville Pike
Baltimore County, Maryland**
10th Election District, 3rd Councilmanic District
Scale: 1"=100' Date: December 15, 2011



Revise Property lines, add Forest Buffer Easement	12-20-11
Revisions	Date

Dietz Surveying Co.
Land Surveying and Land Planning
8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsveying.net

Plot Date: 1/6/2012
File Name: X:\Jarrettsville Pike 13612\site plan.pro

Job No. 11134
Party Chief: BRD

Petitioners' Exhibit
#1