

IN RE: PETITION FOR ADMIN. VARIANCE *

NW side of Jerusalem Road, 660' NE from
c/line of Jerusalem Glen Court *
11th Election District *
3rd Councilmanic District *
(12206 Jerusalem Road) *

Robert C. and Lisa M. Atwell
Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0005-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, Robert C. and Lisa M. Atwell. 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 29 feet in lieu of the required 50 feet for an attached garage. 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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 21, 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

ORDER RECEIVED FOR FILING

Date 8-14-12

By SW

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 14th day of August, 2012 that the Variance request from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 29 feet in lieu of the required 50 feet for an attached garage, be and is hereby GRANTED, subject to the following:

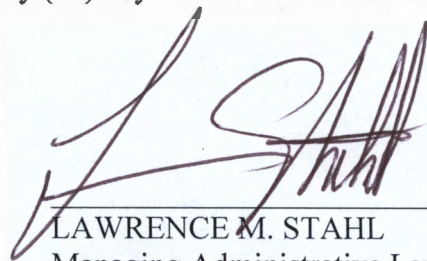
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

ORDER RECEIVED FOR FILING

Date 8-14-12

By RS

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:dlw

ORDER RECEIVED FOR FILING

Date 8-14-12

By DLW



KEVIN KAMENETZ
County Executive

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

August 14, 2012

Robert C. Atwell
Lisa M. Atwell
12206 Jerusalem Road
Kingsville, Maryland 21087

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(12206 Jerusalem Road)
Case No. 2013-0005-A

Dear Mr. and Mrs. Atwell:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 887-3868.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the words "Very truly yours,".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: J. Scott Dallas, P.O. Box 26, Baldwin, MD 21013



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 12206 Jerusalem Road which is presently zoned RC5

Deed Reference 25622-18 10 Digit Tax Account # 2500000323

Property Owner(s) Printed Name(s) Robert C. and Lisa M. Atwell

(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) 1A04.3.B.2.b; BCEE, TO PERMIT
A SIDEYARD SETBACK OF 29ft FOR AN ATTACHED
GARAGE IN LIEU OF THE REQUIRED 50ft.

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

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2); (indicate type of work in this space to raze, alter or construct addition to building)

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

Legal Owners:

Robert C. Atwell / Lisa M. Atwell

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

12206 Jerusalem Rd Kingsville MD

Mailing Address City State

21087 c/o Steve Smith

Zip Code Telephone # Email Address stevesmith1013

@yahoo.com

Representative to be contacted:

J. Scott Dallas

Name - Type or Print

Signature

PO Box 26 Baldwin MD

Mailing Address City State

21013 / 410-817-4600 / jsdinc@aol.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

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 14 day of August, 2012 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 2013-0005-A Filing Date 7/12/12 Estimated Posting Date 7/22/12 Reviewer JS/SCM

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: 12206 Jerusalem Road Kingsville MD 21087
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)

Due to site constraints including existing siting of house and
driveway, existing septic system components and propane tank,
existing fenced area for dogs and steep slope behind house, attached
garage will need to be located as shown on site plan, within 29' of
eastern property line.

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

Robert C. Atwell
Signature of Affiant

Lisa M. Atwell
Signature of Affiant

Robert C. Atwell
Name- Print or Type

Lisa M. Atwell
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 6th day of July, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Robert C. Atwell and Lisa M. Atwell
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

Joann L. Cahill
Notary Public

12/10/13
My Commission Expires

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

ZONING DESCRIPTION OF # 12206 JERUSALEM ROAD

BEGINNING at a point on the northwest side of Jerusalem Road, proposed 60' wide, at the distance of 660', more or less, northeast from the centerline of Jerusalem Glen Court.

BEING Lot # 1 on the plat entitled Minor Subdivision of the Horodowicz Property as recoded in Baltimore County Plat Book Number S.M. 01 folio 283.

CONTAINING 127,484 square feet or 2.927 acres of land, more or less.

LOCATED the 11th Election District, 3rd Councilmanic District.



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: 2013-0005-A

Petitioner: ATWELL

Address or Location: 12206 JERUSALEM RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert C. Atwell

Address: 12206 Jerusalem Rd.

Kingsville MD. 21087

Telephone Number: c/o Steve Smith 443-250-9059

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013 0005 -A Address 12206 JERUSALEM RD

Contact Person: JASON SEIDELMAN | JOE MERRY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7-12-12 Posting Date: 7-22-12 Closing Date: 8-6-12

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 2013 0005 -A Address 12206 JERUSALEM RD

Petitioner's Name ROBERT C. ATWELL Telephone _____

Posting Date: 7-22-12 Closing Date: 8-6-12

Wording for Sign: TO PERMIT A SIDEYARD SETBACK OF 29 FEET FOR AN
ATTACHED GARAGE IN LIEU OF THE REQUIRED 50 FEET.

Revised 7/06/11

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 07/23/2012

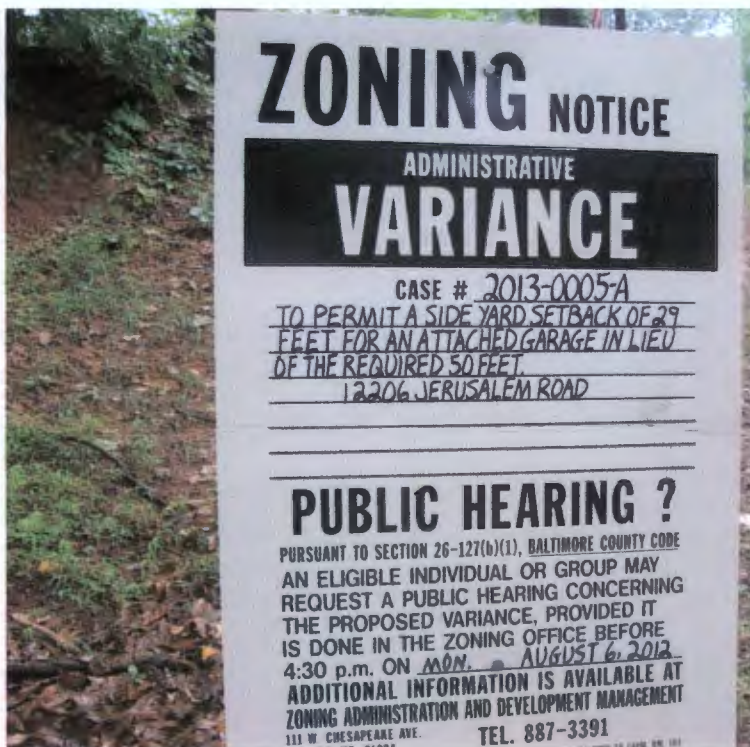
Case Number: 2013-0005-A

Petitioner / Developer: ROBERT C. ATWELL~SCOTT DALLAS

Date of Hearing (Closing): AUGUST 6, 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:
12206 JERUSALEM ROAD

The sign(s) were posted on: JULY 21, 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)

MEMORANDUM

DATE: September 14, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0005-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 13, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7-31</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-24</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7-21</u>	by <u>O'Keefe</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐	No ☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐	No ☐

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 11 Account Number - 2500000323

Owner Information

Owner Name: ATWELL ROBERT C
ATWELL LISA M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 12206 JERUSALEM RD
KINGSVILLE MD 21087-1150
Deed Reference: 1) /25622/ 00018
2)

Location & Structure Information**Premises Address**

12206 JERUSALEM RD
0-0000

Legal Description

2.9278AC
12206 JERUSALEM RD
1625FT NE OF CHAPMAN RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
0055	0014	0469		0000			1	3		
									Plat Ref:	

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2006	3,559 SF	2.9300 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
		01/01/2012	07/01/2011	07/01/2012
Land	214,700	214,700		
Improvements:	546,700	368,700		
Total:	761,400	583,400	761,500	583,400
Preferential Land:	0			0

Transfer Information

Seller: ROCKY LOTS LLC	Date: 05/11/2007	Price: \$850,000
Type: ARMS LENGTH IMPROVED	Deed1: /25622/ 00018	Deed2:
Seller: HORODOWICZ ANTONI	Date: 06/29/2006	Price: \$300,000
Type: ARMS LENGTH VACANT	Deed1: /24107/ 00335	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status:	Approved 02/10/2009
--------------------------------------	---------------------



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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

District - 11 Account Number - 2500000323



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml





5



Debra Wiley - ZAC Comments - Distribution Mtg. of 7/23

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 7/25/2012 4:00 PM
Subject: ZAC Comments - Distribution Mtg. of 7/23

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2013-0005-A - 12206 Jerusalem Road
Administrative Variance - Closing Date: 8/6

2013-0007-SPHX - 1924 Greenspring Drive
No hearing date in data base as of today

2013-0008-A - 8803 Harkate Way
Administrative Variance - Closing Date: 8/13

2013-0009-A - 2735 A Still Haven Court
Administrative Variance - Closing Date: 8/13

2013-0010-SPHA - 18403 Ensor Farm Court
No hearing date in data base as of today

2013-0011-A - 1502 Burke Road
No hearing date in data base as of today

2013-0012-SPHA - 135 Village Queen Drive - **HISTORIC AREA**
No hearing date in data base as of today

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

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

August 7, 2012

Robert C. & Lisa M. Atwell
12206 Jerusalem Road
Kingsville MD 21087

RE: Case Number: 2012-0005 A, Address: 12206 Jerusalem Rd, 21087

Dear: Mr. & Ms. Atwell:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 12, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
J. Scott Dallas, P O Box 26, Baldwin MD 21013

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



Maryland Department of Transportation

Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 7-24-12

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No 2013-0005-A
Administrative Variance
Robert C. & Lisa M. Atwell
12206 Jerusalem Road.

Dear Ms. Lewis:

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. 2013-0005-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).

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Zeller", is written over the typed name "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 31, 2012

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

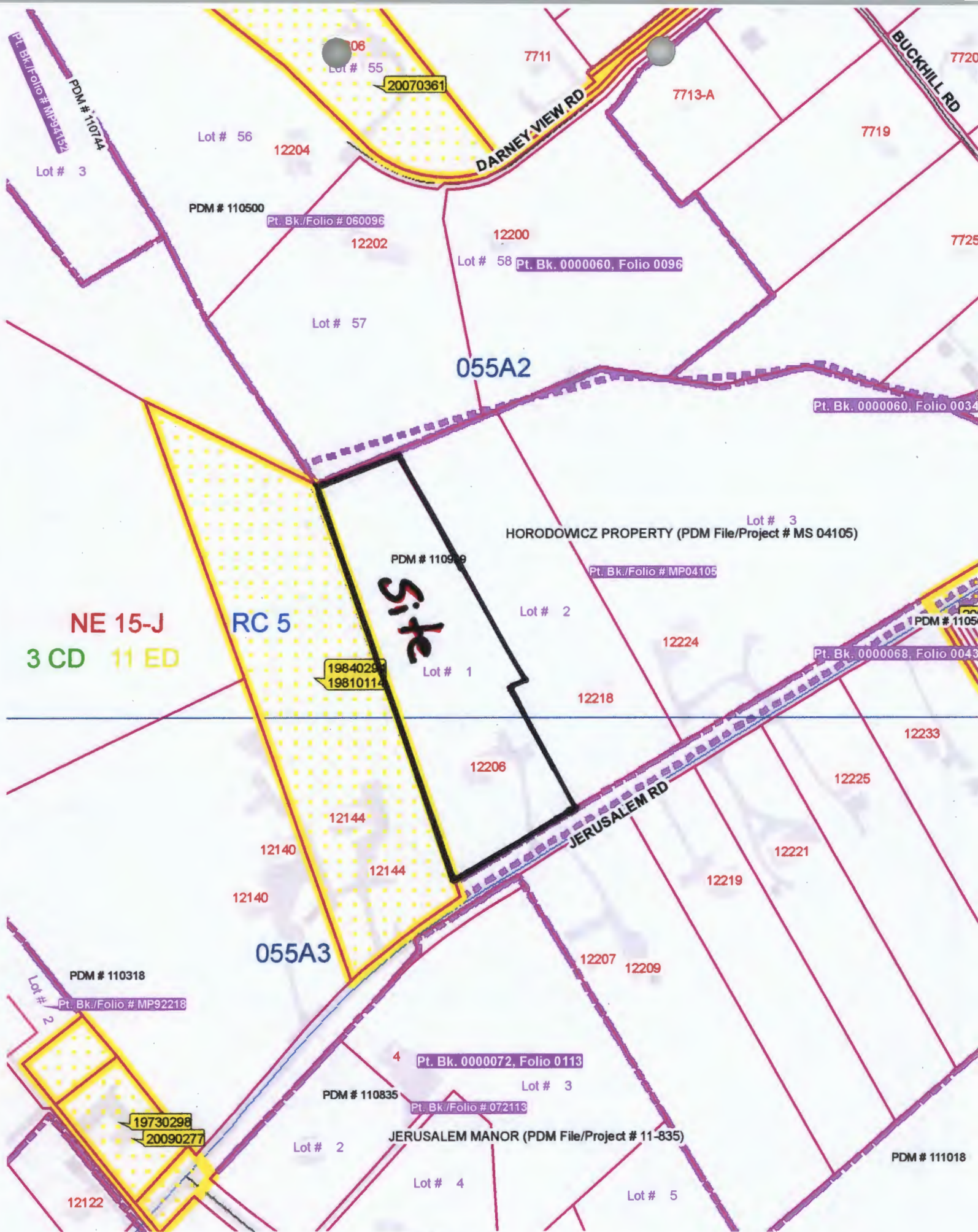
SUBJECT: Zoning Advisory Committee Meeting
For August 06, 2012
Item Nos. 2013-0005, 0007, 0008, 0009, 0010 and 0012

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-08062012-NO COMMENTS.doc



12206 Jerusalem Rd.

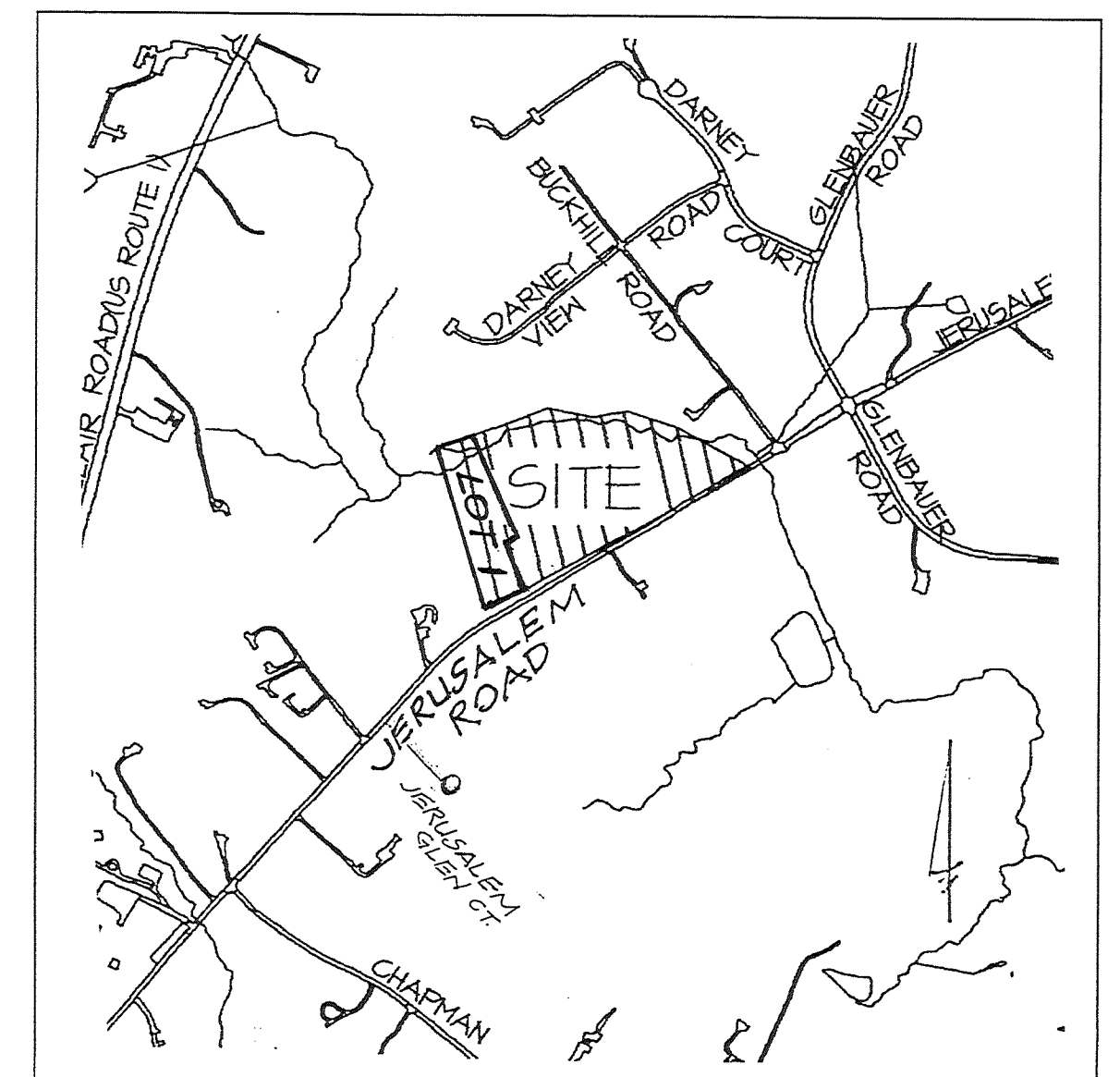
GENERAL NOTES:

- OWNER: ROBERT C. ATWELL
LISA M. ATWELL
12206 JERUSALEM ROAD
KINGSVILLE, MD. 21087
- SITE AREA: 2.927 AC. ±
= 127,484 SF ±
- PROPOSED (ADDITION) BUILDING AREA: 806 SF
- UTILITIES:
PRIVATE WELL
PRIVATE SEPTIC
- THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100285F DATED SEPTEMBER 26, 2008
- DEED REFERENCE: SM 25622-18
- TAX ACCOUNT #2500000323
- COUNCILMANIC DISTRICT: 3
- CENSUS TRACT: 411102
- WATERSHED: LITTLE GUNPOWDER FALLS
- ZONING: RCS
- TAX MAP: PARCEL 0469, GRID 0014, MAP 0055
- NO KNOWN PREVIOUS ZONING CASES ON FILE.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
- NO KNOWN PREVIOUS DRC MEETINGS.
- NEIGHBORING WELLS AND SEPTIC AREAS PER DEPS BACKFILES.
NEIGHBORING DWELLINGS PER ZONING WEBSITE (MY NEIGHBORHOOD)

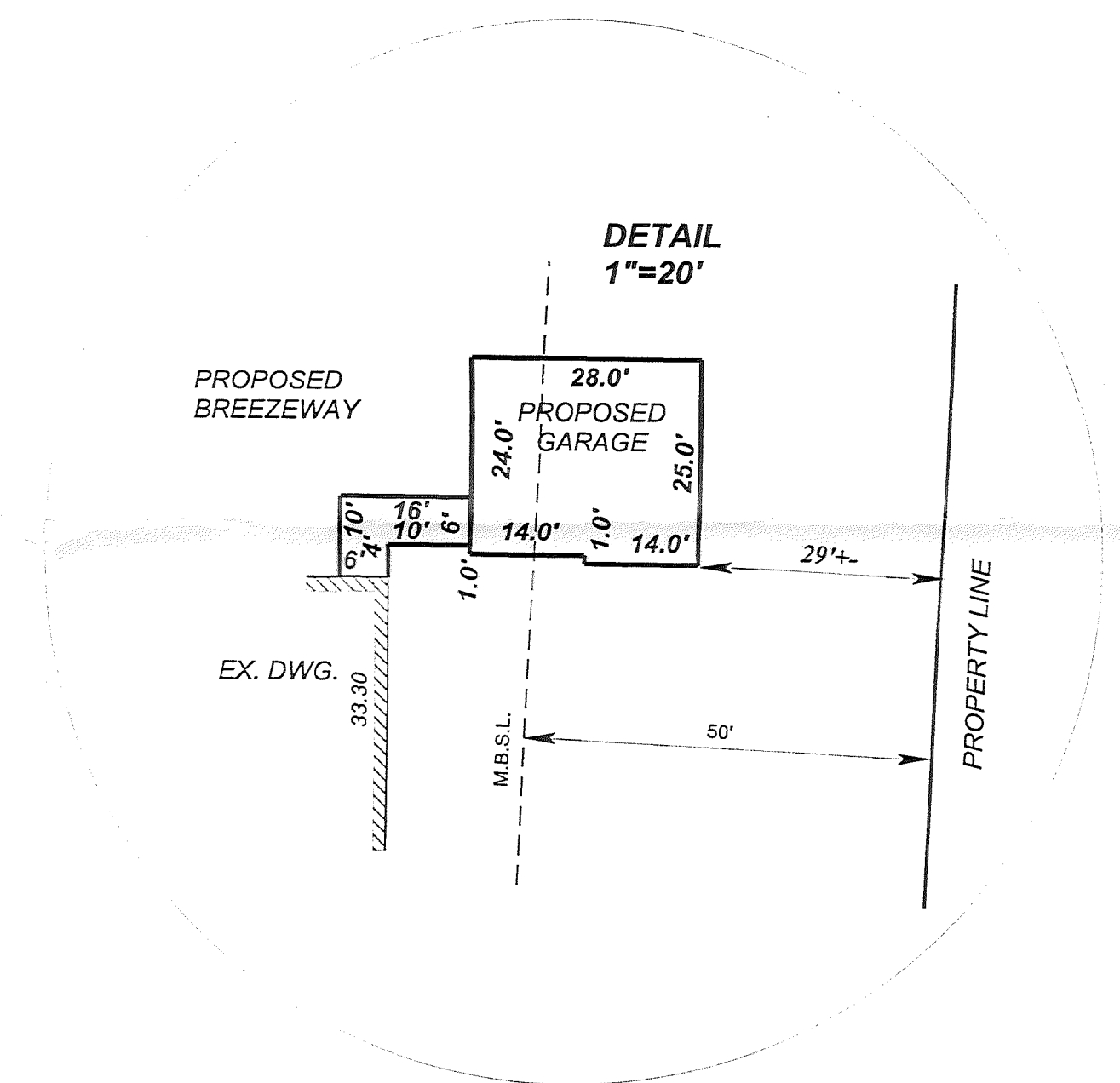
ANTONI HORODOWICZ
BOZENA HORODOWICZ
DEED REFERENCE
EHK JR. 6267-183
TAX ACCT #1900043128
#12144 JERUSALEM ROAD

TIMOTHY R VANPELT
PAMELA A VANPELT
DEED REFERENCE
SM 8733-509
TAX ACCT #2100012786
#7711 DARNEY VIEW RD

JOHN F FUNKHUSER
WANDA M FUNKHUSER
DEED REFERENCE
SM 25183-655
TAX ACCT #2500000543
#12116 JERUSALEM ROAD



VICINITY MAP (N.T.S.)



SITE PLAN TO ACCOMPANY APPLICATION
FOR ADMINISTRATIVE ZONING
VARIANCE
#12206 JERUSALEM ROAD

DEED REFERENCE: SM 25622-18

LOT 1 "AMENDED SUBDIVISION OF
HORODOWICZ PROPERTY" (LIBER S.M. No. 1, FOLIO 283
REVISED AT LIBER S.M. No. 1 FOLIO 290)

11TH EL. DIST
1"=50'

BALTIMORE CO., MD.
JULY 3, 2012



J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



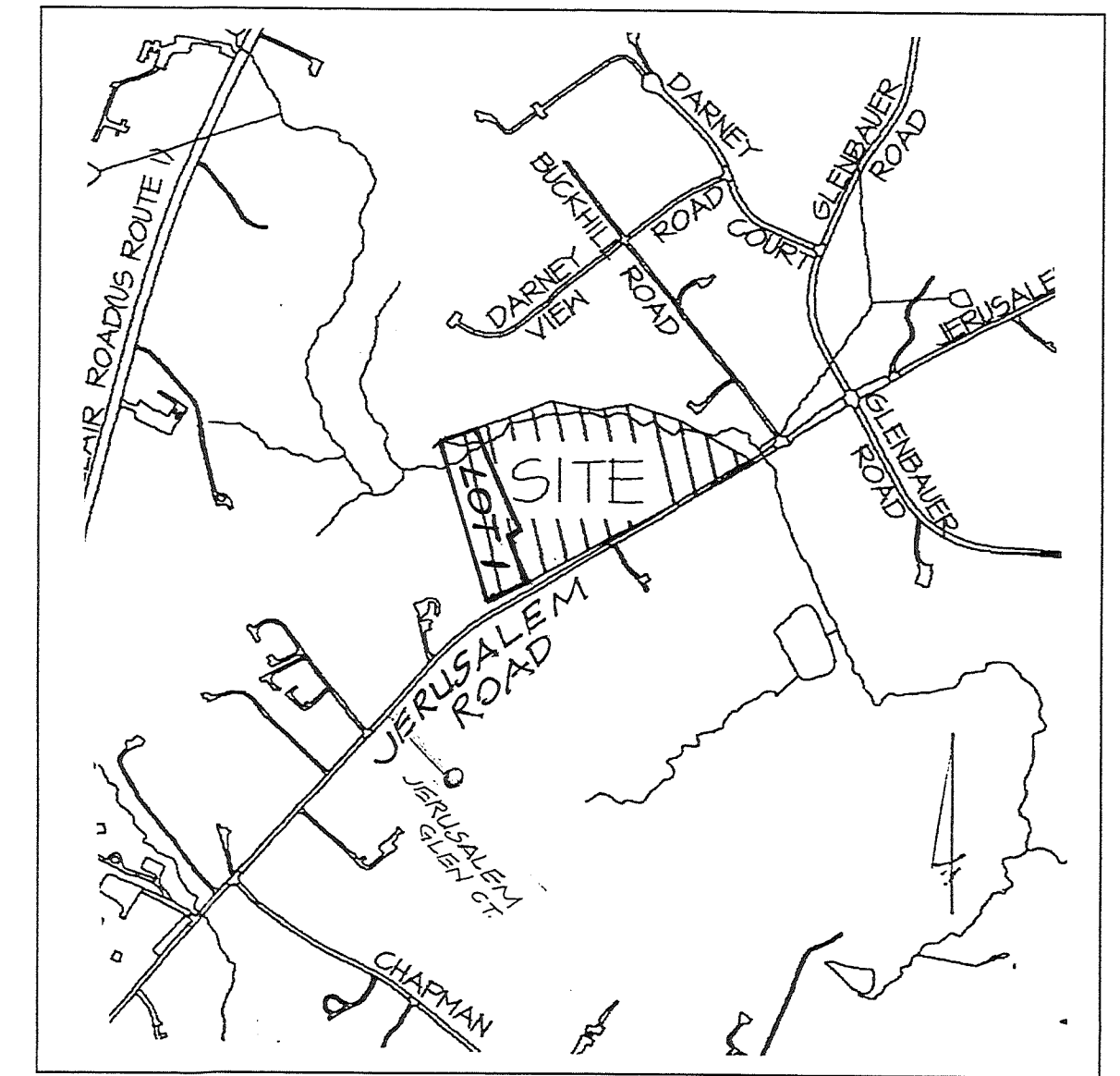
GENERAL NOTES:

1. OWNER: ROBERT C. ATWELL
LISA M. ATWELL
12206 JERUSALEM ROAD
KINGSVILLE, MD. 21087
2. SITE AREA: 2.927 AC. +/-
= 127484 SF ±
3. PROPOSED (ADDITION) BUILDING AREA: 806 SF
4. UTILITIES:
PRIVATE WELL
PRIVATE SEPTIC
5. THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100285F DATED SEPTEMBER 26, 2008
6. DEED REFERENCE: SM 25622-18
7. TAX ACCOUNT #2500000323
8. COUNCILMANIC DISTRICT: 3
9. CENSUS TRACT: 411102
10. WATERSHED: LITTLE GUNPOWDER FALLS
11. ZONING: RCS
12. TAX MAP: PARCEL 0469, GRID 0014, MAP 0055
13. NO KNOWN PREVIOUS ZONING CASES ON FILE.
14. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.
15. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
16. NO KNOWN PREVIOUS DRC MEETINGS.
17. NEIGHBORING WELLS AND SEPTIC AREAS PER DEPS BACKFILES.
NEIGHBORING DWELLINGS PER ZONING WEBSITE (MY NEIGHBORHOOD)

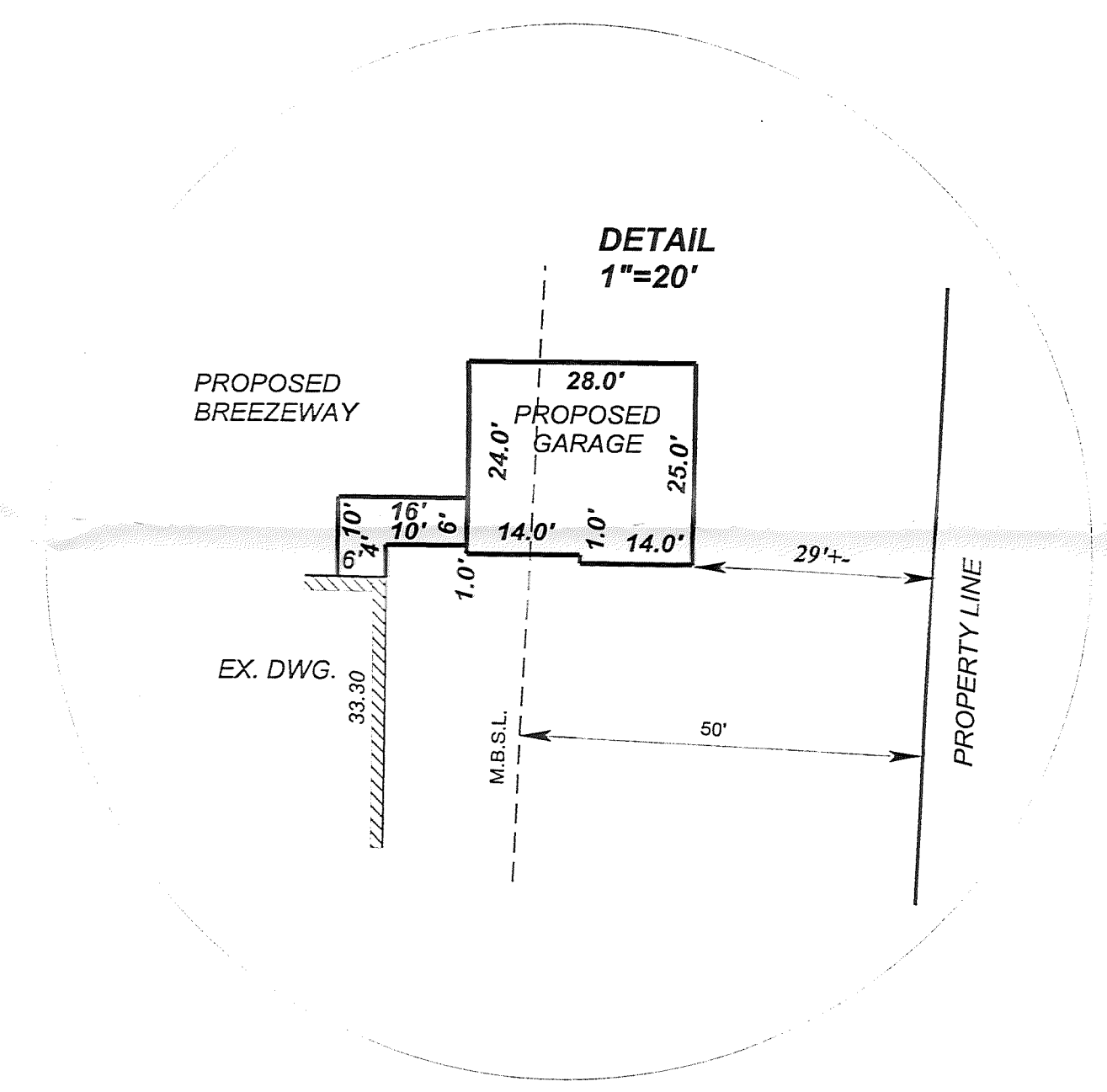
ANTONI HORODOWICZ
BOZENNA HORODOWICZ
DEED REFERENCE
EHK JR. 6267-183
TAX ACCT #1900043128
#12144 JERUSALEM ROAD

TIMOTHY R VANPELT
PAMELA A VANPELT
DEED REFERENCE
SM 8733-509
TAX ACCT #2100012786
#7711 DARNEY VIEW RD

JOHN F FUNKHUSER
WANDA M FUNKHUSER
DEED REFERENCE
SM 26183-655
TAX ACCT #2500000543
#12116 JERUSALEM ROAD



VICINITY MAP (N.T.S.)



SITE PLAN TO ACCOMPANY APPLICATION
FOR ADMINISTRATIVE ZONING
VARIANCE
#12206 JERUSALEM ROAD

DEED REFERENCE: SM 25622-18

LOT 1 "AMENDED SUBDIVISION OF
HORODOWICZ PROPERTY" (LIBER S.M. No. 1, FOLIO 283
REVISED AT LIBER S.M. No. 1 FOLIO 290)

11TH EL. DIST
1"=50'

BALTIMORE CO., MD.
JULY 3, 2012



J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



DOWICZ
 RODOWICZ
 ENCE
 183
 00043128
 SALEM ROAD

100 YEAR FLOODPLAIN,
DRAINAGE & UTILITY
EASEMENT

**FOREST
BUFFER
EASEMENT**

**FOREST
CONSERVATION
EASEMENT**

M.S.

②

M.S.
①

PROPOSED
10,000 S.F.
SEPTIC RESERVE
AREA

PROPOSED
10,000 S.F.
SEPTIC RESERVE
AREA

**PROPOSED
GARAGE
SEE
DETAIL**

S 69°55'26" W
30.29'

DWG
#12218

**DURIED
PROPANE
TANK**

**S 29°15'18" E
228.02'**

S 57°16'01" W
21.73' EX. WELL 

S 58°02'16" W
67.75'

JERUSALEM ROAD

S 58°37'29" W
141.78'

HIGHWAY WIDENING

EXISTING
PAVING

"TREE
PRESERVATION
EASEMENT"

WELL

PHOTO KEY
#12206 JERUSALEM ROAD