

IN RE: PETITION FOR ADMIN. VARIANCE *
(1400 Carrollton Avenue)
9th Election District *
2nd Councilmanic District *
James W. and Rebecca Williams *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0102-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, James W. and Rebecca Williams, for property located at 1400 Carrollton Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a front yard addition (attached garage) with a front setback of 15' in lieu of the minimum required 30'. 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 27, 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 11-30-12

By [Signature]

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 Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the garage 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 30th day of November, 2012, that a Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a front yard addition (attached garage) with a front setback of 15' in lieu of the minimum required 30', be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

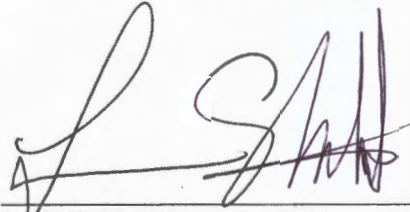
1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, 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 11-30-12

By RW

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 11-30-12

By AS



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

November 30, 2012

James W. Williams
Rebecca Williams
1400 Carrollton Avenue
Ruxton, Maryland 21204

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(1400 Carrollton Avenue)
Case No. 2013-0102-A

Dear Mr. and Mrs. Williams:

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 410-887-3868.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Michael Owings, 1912 Liberty Road, Eldersburg, MD 21784



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 1400 Carrollton Ave 21204 which is presently zoned 3.5

Deed Reference 60 30631 479

10 Digit Tax Account # 0901130100

Property Owner(s) Printed Name(s) James + Rebecca Williams

(SELECT THE HEARING(S) BY MARKING **X** 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)

BCZR: 1B02.3.C.1 → To permit a front yard addition (attached garage) with a front setback of 15 feet in lieu of the minimum required 30 feet.

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

Attorney for Petitioner

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners:

James Williams / Rebecca Williams

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1400 Carrollton Ave Ruxton, MD

Mailing Address

City

State

21204 / 210-710-5451 /

Zip Code

Telephone #

Email Address

Representative to be contacted:

Michael Owings

Name - Type or Print

Signature

Mailing Address

City

State

21784 / 410 781-7022

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 11 day of Nov, 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 2013-0102-4

Filing Date 10/26/12

Estimated Posting Date 11/4/12

Reviewer JS

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: 1400 Carrollton Ave Ruxton MD 21204
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)

See Attached

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

X [Signature] 10-25-2012
Signature of Affiant

James Williams
Name- Print or Type

X [Signature] 10/25/12
Signature of Affiant

Rebecca Williams
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 25th day of Oct, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

James Williams + Rebecca Williams
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

[Signature]
Notary Public
4/1/16
My Commission Expires

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2013- 0102 -A Address 1400 CARROLLTON AVE.Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 10/26/12 Posting Date: 11/04/12 Closing Date: 11/19/12

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

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 2013- 0102 -A Address 1400 CARROLLTON AVE.Petitioner's Name WILLIAMS Telephone _____Posting Date: 11/04/12 Closing Date: 11/19/12Wording for Sign: TO PERMIT A FRONT YARD ADDITION (ATTACHED GARAGE) WITH
A FRONT SETBACK OF 15 FEET IN LIEU OF THE MINIMUM REQUIRED
30 FEET.

Revised 7/06/11

Hardship:

1400 Carrollton Avenue, Ruxton, MD 21204

The request for this Administrative variance is to add a new two car garage to the front of the existing home. The dimension of the new garage will be 22' wide by 24' deep. The current front setback for DR3.5 requirement is 30'. We are requesting a 15' setback in lieu of the 30'. The house was constructed in 1923 with a garage that had inadequate dimensions, as well as, being poorly designed and non-functional. The previous homeowner converted the garage into a recreational space. Our family is desperately in need of storage space, as well as, a garage to accommodate our vehicles. Given the location of the current driveway and current façade of the home, the location of the new garage is the only solution available. We have provided conceptual drawings to ensure the architectural integrity will integrate into the existing home. Additionally, we have incorporated similar exterior finish material that will also compliment the current home. We thank you in advance for your consideration of our hardship.

Zoning Description:

Description for: 1400 Carrollton Avenue, Ruxton, MD 21204

Beginning for the same at the corner formed by the intersection of the North side of Carrollton Avenue and the West side of Chelsea Avenue; thence Westerly, binding on the North side of said Carrollton Avenue, one hundred and twenty-five feet; thence Northerly parallel with Chelsea Avenue one hundred fifty-five feet; thence Easterly, parallel with Carrollton Avenue, one hundred twenty-five feet to the West side of Chelsea Avenue; thence Southerly, binding on the West side of Chelsea Avenue, one hundred fifty-five feet to the place of beginning.

Being all of lots numbered seventy-eight (78) and seventy-nine (79), and a part of lots numbered seventy-seven (77), forty-four (44), forty-five (45) and forty-six (46) and part of lot 47, on the plat of Ruxton Heights, recorded among the land Records of Baltimore County in plat book JWS No1, folio 64.

The improvements thereon being known as No. 1400 Carrollton Avenue, Baltimore, MD 21204

Being the same property described in a deed dated January 20, 2002 and recorded among the Land Records of Baltimore County in Liber No. 16441, Folio 393, containing 0.46 acres. Located in 9th election district and 2nd council district.

2013-0102-4

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

No. **90118**

Date: **10/26/12**

PAID RECEIPT

BUSINESS ACTUAL TIME BAW
 10/26/2012 10/26/2012 10:14:53 2

REC W005 WALKIN W001 000
 RECEIPT N 642394 10/26/2012 07:11

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		650					75.00

DEPT \$ 520 COMING VERIFICATION

CR NO 090118
 Recpt Tot \$75.00

\$75.00 CR 1.00 CR
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **WILLIAMS**

For: **2013-0102-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/28/2012

Case Number: 2013-0102-A

Petitioner / Developer: WILLIAMS~OWINGS BROTHERS
CONTRACTING

Date of Hearing (Closing): NOVEMBER 19, 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:
1400 CARROLLTON AVENUE

The sign(s) were posted on: OCTOBER 27, 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)



KEVIN KAMENETZ
County Executive

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

November 20, 2012

James & Rebecca Williams
1400 Carrollton Avenue
Ruxton MD 21204

RE: Case Number: 2013-0102 A, Address: 1400 Carrollton Avenue, 21204

Dear Mr. & Ms. Williams:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 26, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Michael Owings, 1912 Liberty Road, Eldersburg, MD 21784

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE : November 15, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For November 26, 2012
Item Nos. 2013-0100, 0102, 0103, 0104 and 0105.

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

DAK. CEN
cc: File

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-15-12

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

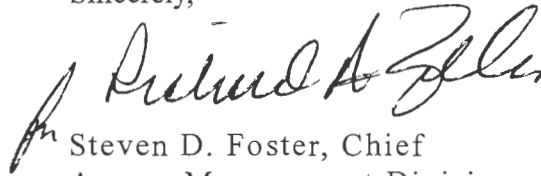
RE: Baltimore County
Item No 2013-0102-A
Administrative Variance
James & Rebecca Williams
1400 Carrollton Avenue.

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. 2013-0102-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,


Steven D. Foster, Chief
Access Management Division

SDF/raz

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 09 Account Number - 0901130100

Owner Information

Owner Name: WILLIAMS JAMES W
WILLIAMS REBECCA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1400 CARROLLTON AVE
TOWSON MD 21204-
Deed Reference: 1) /30637/ 00479
2)

Location & Structure Information

Premises Address
1400 CARROLLTON AVE
0-0000
Legal Description
LT 78-79 PT 44-47,77
1400 CARROLLTON AVE
RUXTON HEIGHTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0069	0010	0829		0000			78	2		0001/ 0064

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1923	2,360 SF	20,150 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	WOOD SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	204,030	204,000		
Improvements:	304,240	212,300		
Total:	508,270	416,300	416,300	416,300
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
SHELLE WAYNE N TRUSTEE	03/22/2011	\$545,000
Type: ARMS LENGTH IMPROVED	Deed1: /30637/ 00479	Deed2:
SHELLE WAYNE N	05/23/2002	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /16441/ 00393	Deed2:
KELLEY JAMES SHERIDAN	08/02/1978	\$117,600
Type: ARMS LENGTH IMPROVED	Deed1: /05917/ 00520	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class:
Special Tax Recapture: NONE

Homestead Application Information

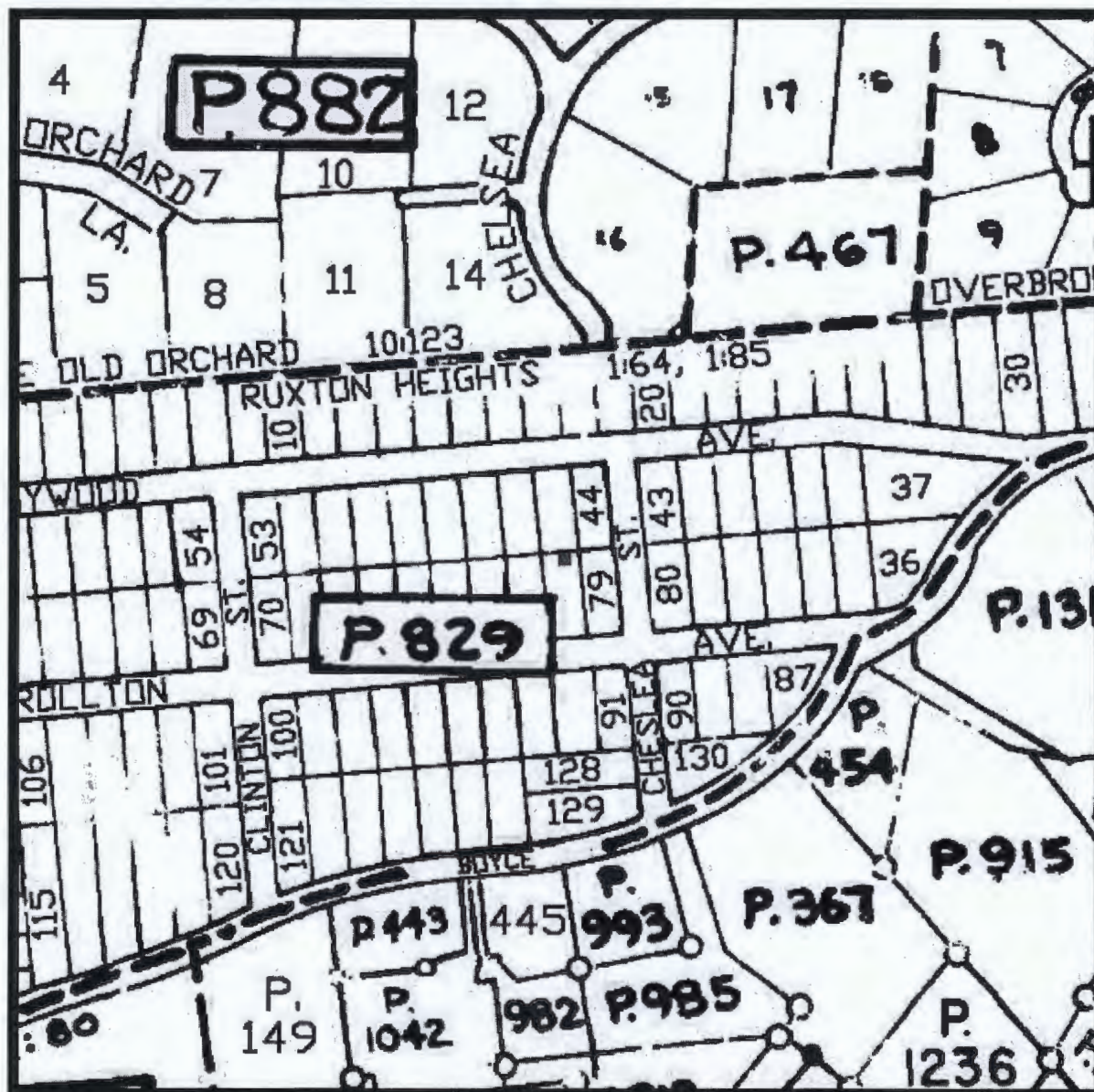
Homestead Application Status: Approved 05/31/2011



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

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

District - 09 Account Number - 0901130100



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

M E M O R A N D U M

DATE: January 8, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0102-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 31, 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
-----------------------------	-------------------	---

<u>11-15</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 _____)	_____
-------	---	-------

_____	STATE HIGHWAY ADMINISTRATION	_____
-------	------------------------------	-------

_____	TRAFFIC ENGINEERING	_____
-------	---------------------	-------

_____	COMMUNITY ASSOCIATION	_____
-------	-----------------------	-------

_____	ADJACENT PROPERTY OWNERS	_____
-------	--------------------------	-------

ZONING VIOLATION	(Case No. _____)
------------------	------------------

PRIOR ZONING	(Case No. _____)
--------------	------------------

NEWSPAPER ADVERTISEMENT	Date: _____
-------------------------	-------------

SIGN POSTING	Date: <u>10-27-12</u> by <u>O'Keefe</u>
--------------	---

PEOPLE'S COUNSEL APPEARANCE	Yes	☐	No	☐
-----------------------------	-----	--------------------------	----	--------------------------

PEOPLE'S COUNSEL COMMENT LETTER	Yes	☐	No	☐
---------------------------------	-----	--------------------------	----	--------------------------

Comments, if any: _____



2013-0102-A



2013-01-23-8



PDM # 098003

Lot # 11

11

1700014321

069B1

14

1600006415

Lot # 14

Pt. Bk. 0000010, Folio 0123

0911000110

Lot # 16

16

Pt. Bk./Folio # 010123C

1700001056

DR 2

CHELSEA ST

MAYWOOD AVE

MAYWOOD AVE

10363 - 1955352

CHELSEA ST

CARROLLTON AVE

CARROLLTON AVE

DR 3.5

069B2

54587 - 20040108

55802 - 20060126

81112 - 20080561

PDM # 090210

Pt. Bk./Folio # 006088

0911150480

DR 2

BOYCE AVE

* SITE

1400

77A

9 ED

2 CD

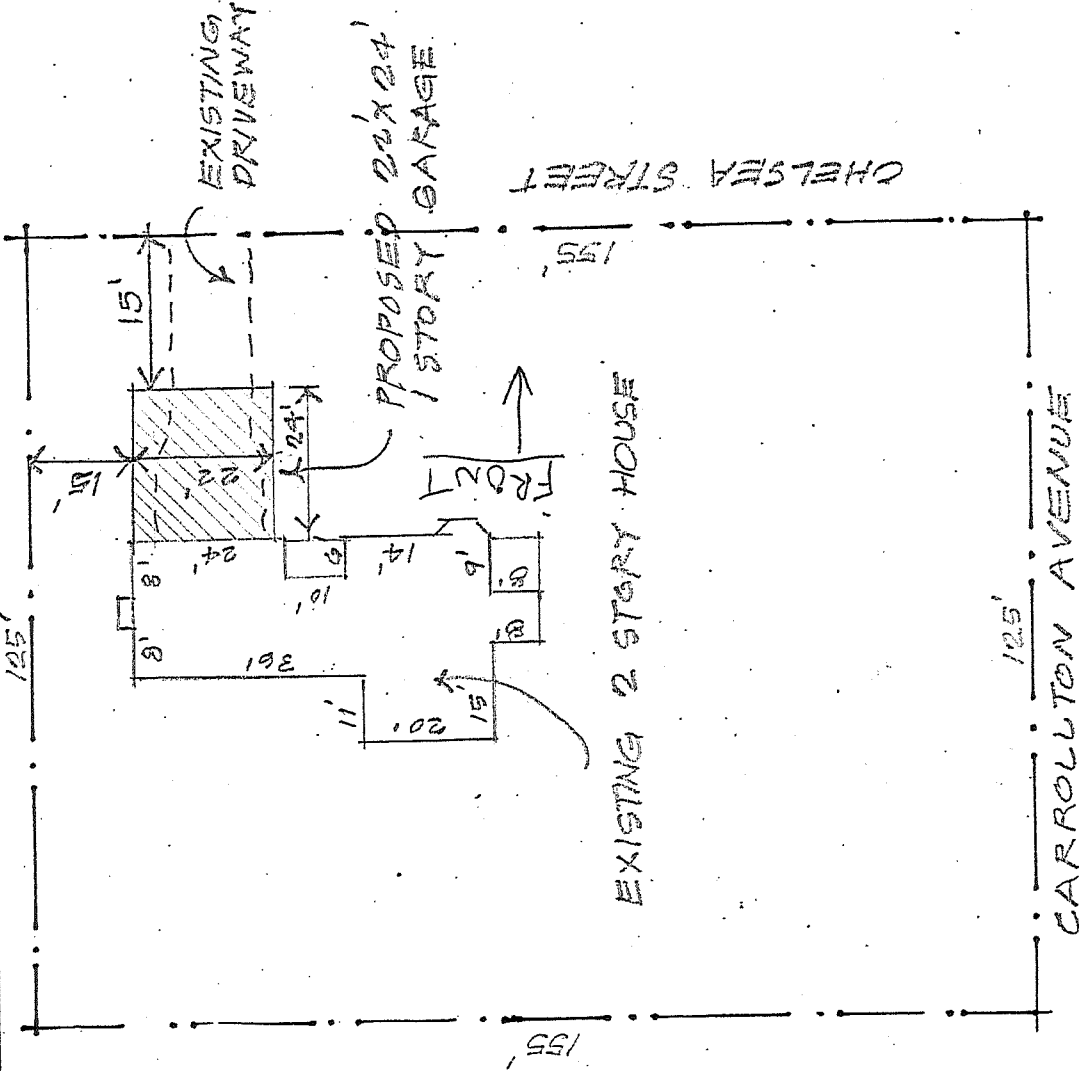
2013-0102-A

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

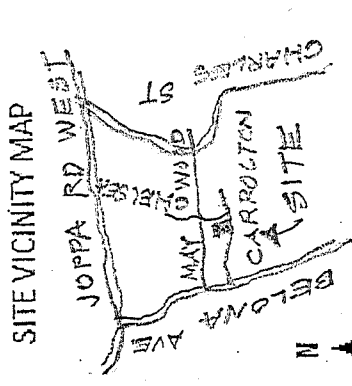
ADDRESS 1400 Carrollton Ave OWNER(S) NAME(S) James + Rebecca Williams

SUBDIVISION NAME _____ LOT # 78 BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # 393 10 DIGIT TAX # 090130100 DEED REF. # 0080631/479 --



PLAN DRAWN BY R.W. PRIEST JR. DATE 10/26/12 SCALE: 1 INCH = 30 FEET



MAP IS NOT TO SCALE
ZONING MAP# 069B2
SITE ZONED DB 3.5
ELECTION DISTRICT 9
COUNCIL DISTRICT 2
LOT AREA ACREAGE 0.448
OR SQUARE FEET 9,375
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: _____
PUBLIC ☒ PRIVATE _____
SEWER IS: _____
PUBLIC ☒ PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO: _____

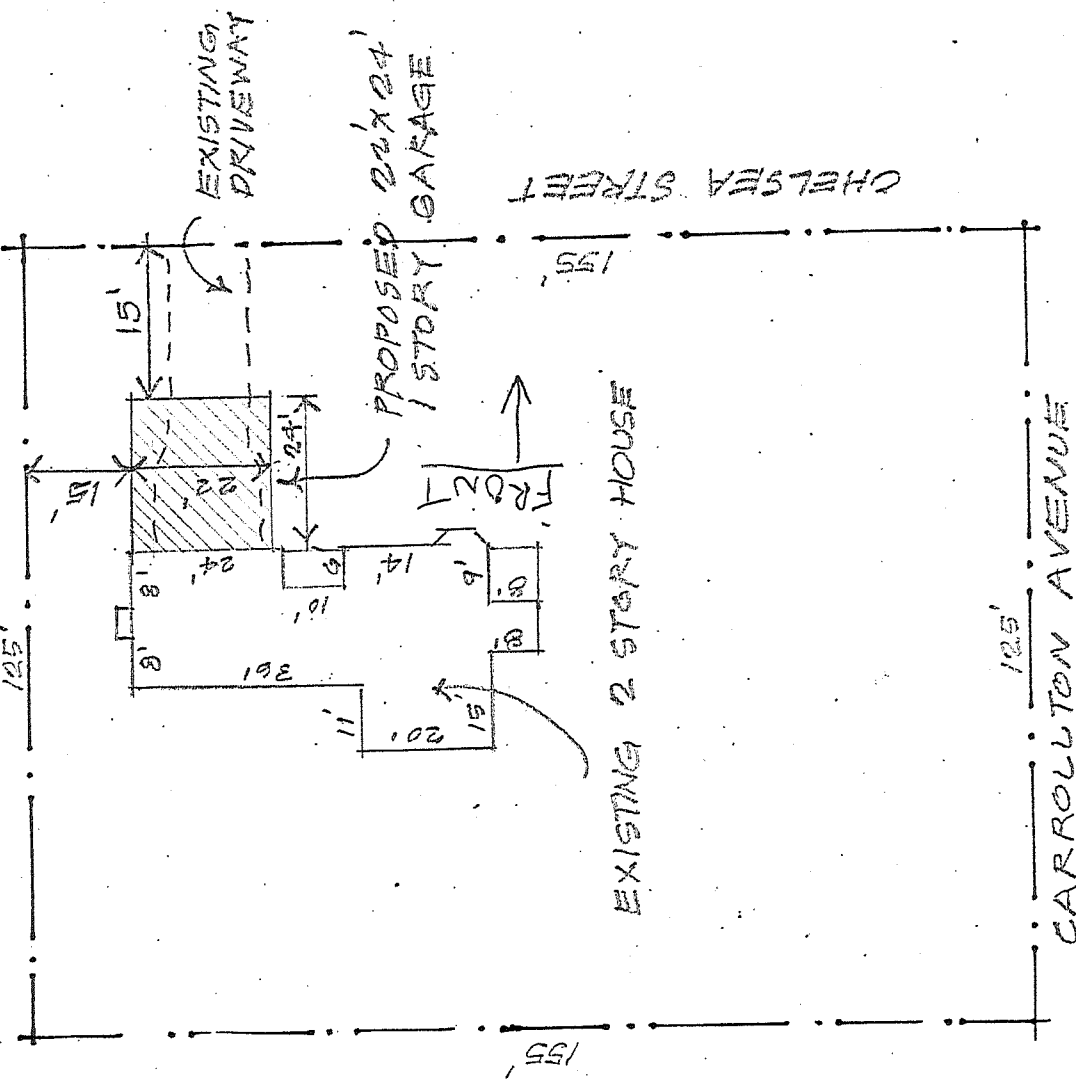
0013-0102-A

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

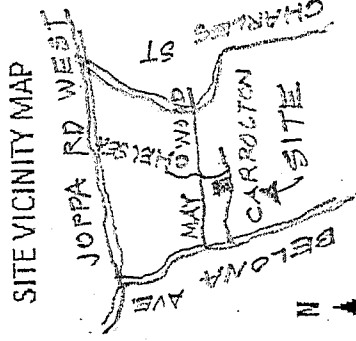
ADDRESS 1400 Carrollton Ave OWNER(S) NAME(S) James + Rebecca Williams

SUBDIVISION NAME _____ LOT # 78 BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # 893 10 DIGIT TAX # 090130100 DEED REF. # 0080601 / 472



PLAN DRAWN BY R.W. PRIEST JR. DATE 10/26/12 SCALE: 1 INCH = 30 FEET



MAP IS NOT TO SCALE

ZONING MAP# 069B2

SITE ZONED DB 3.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.448

OR SQUARE FEET 19,375

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

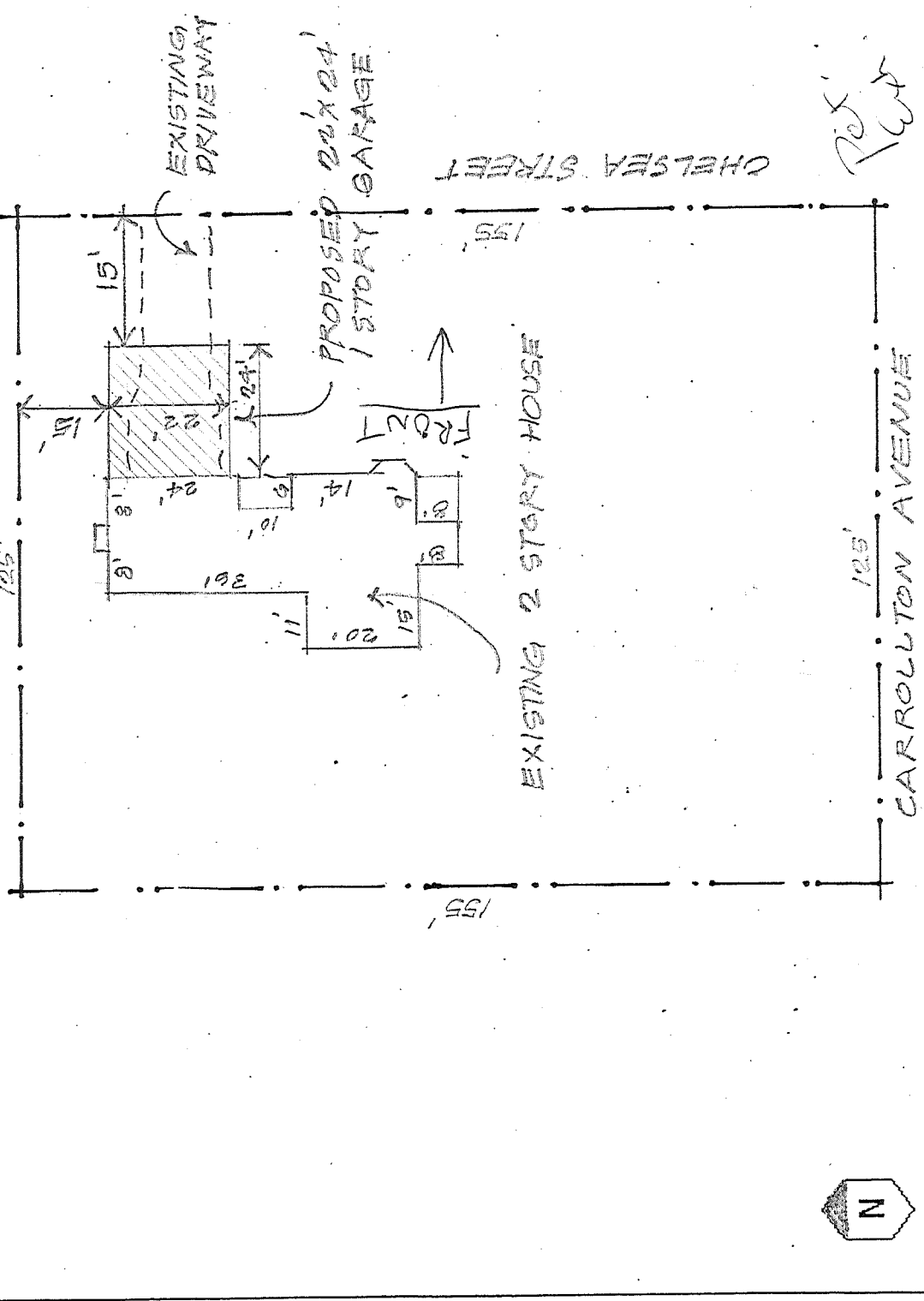
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2013-0107-A

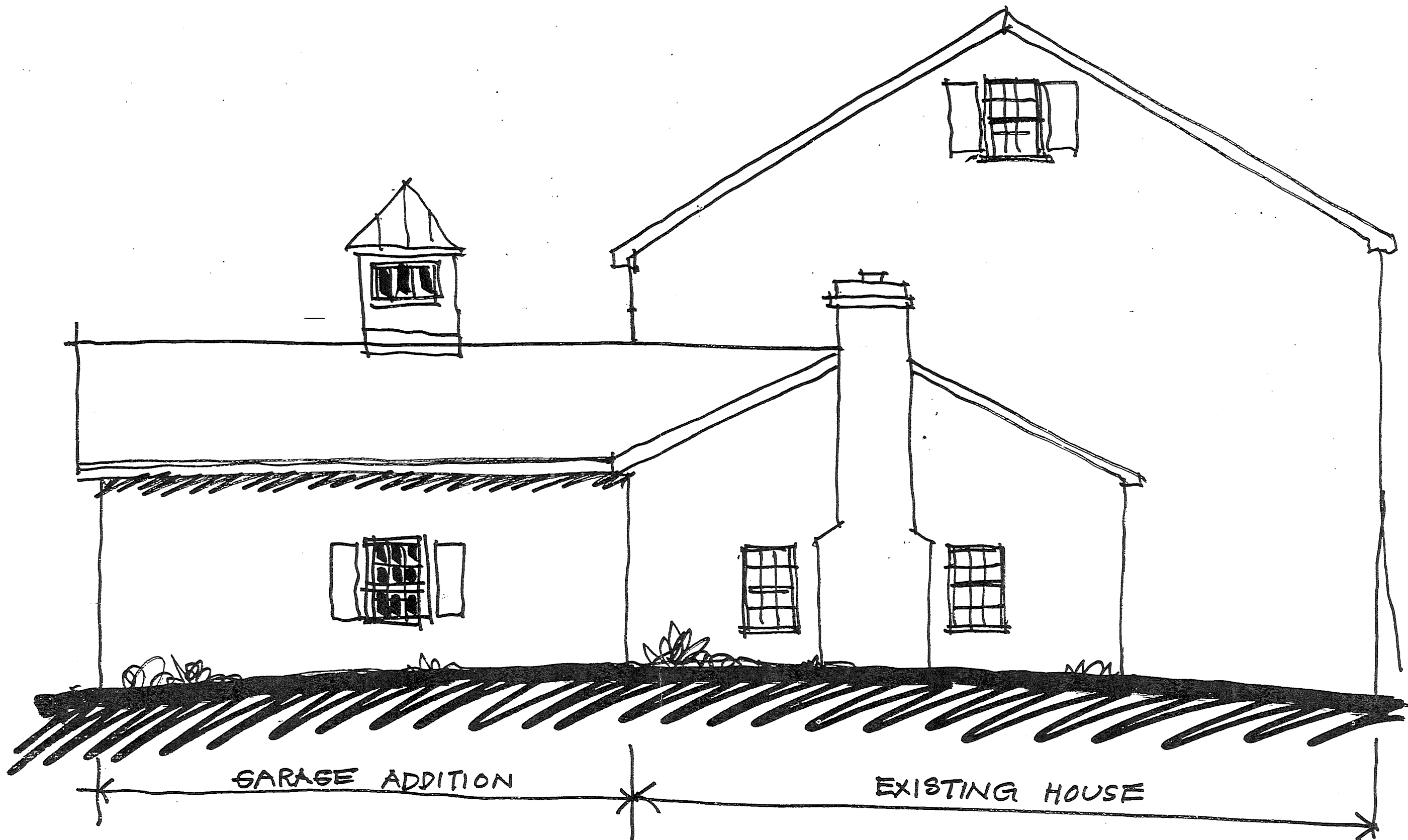
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 1400 Carrollton Ave OWNER(S) NAME(S) James + Rebecca Williams
 SUBDIVISION NAME _____ LOT # 78 BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # 893 10 DIGIT TAX # 090130100 DEED REF. # 0080681 / 429



PLAN DRAWN BY R.W. Priest Jr. DATE 10/26/12 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP
 JOPPA RD WEST
 MAY TOWNSHIP
 CARROLLTON
 SITE
 N
 MAP IS NOT TO SCALE
 ZONING MAP# 069B2
 SITE ZONED DB 3.5
 ELECTION DISTRICT 9
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE 0.448
 OR SQUARE FEET 19,375
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: _____
 PUBLIC ☒ PRIVATE _____
 SEWER IS: _____
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER _____
 AND ORDER RESULT BELOW _____
 VIOLATION CASE INFO: _____

2013-0107-A



WILLIAMS RESIDENCE

$\frac{1}{4}'' = 1' 0''$

OCT 17, 2012

GARAGE ADDITION
SIDE ELEVATION

STUDIO 22 INC./OWINGS BROTHERS

Pet. Cook . 1



EXISTING HOUSE

GARAGE ADDITION
in front of family room

WILLIAMS RESIDENCE

$\frac{1}{4}" = 1'-0"$

OCT 17, 2012

GARAGE ADDITION
FRONT ELEVATION (STREET)

STUDIO 22.INC./OWINGS BROTHERS

2013-0102-A

Rev. Edn 1



EXISTING HOUSE

GARAGE ADDITION
in front of family room

WILLIAMS RESIDENCE

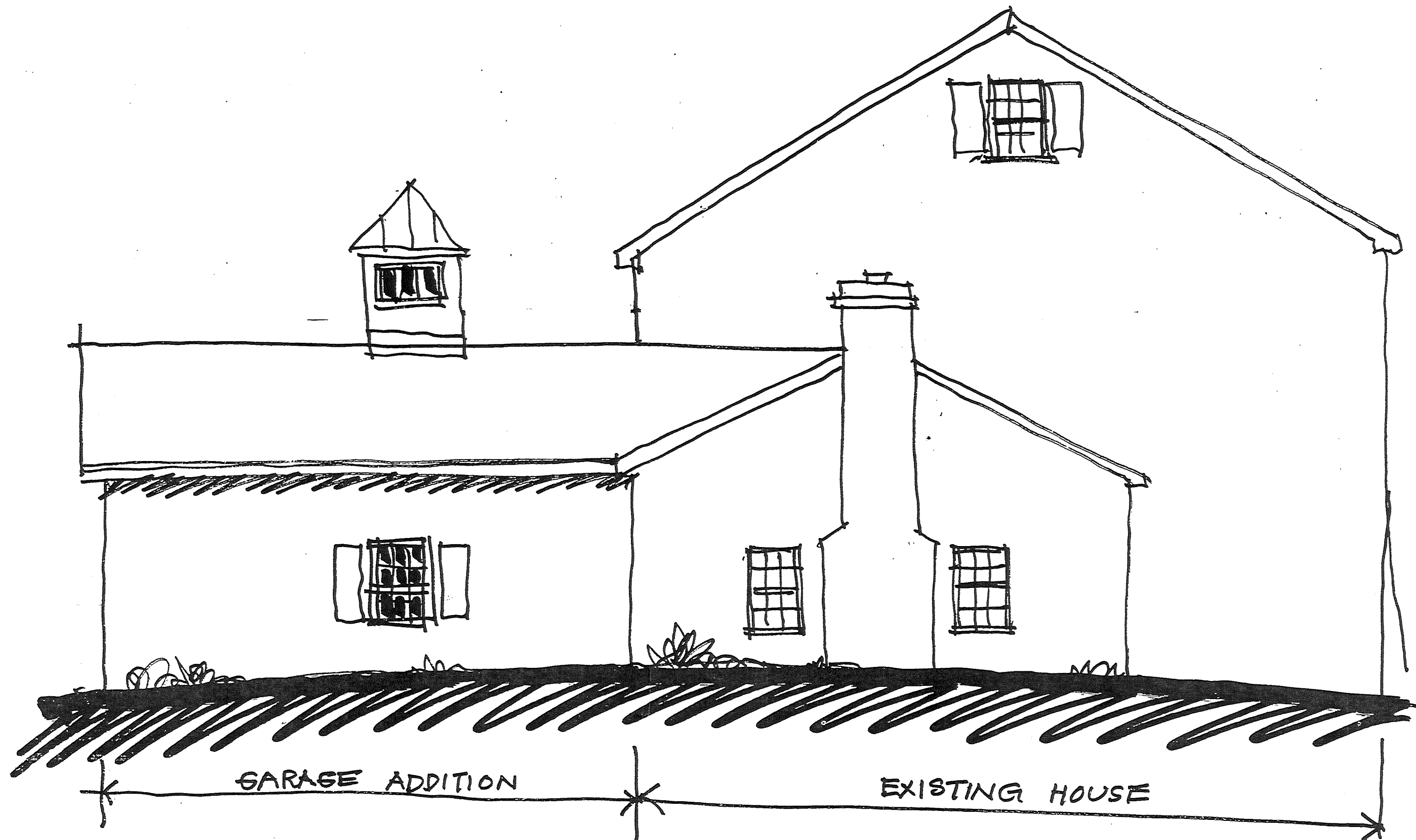
1/4" = 1'-0"

OCT 17, 2012

GARAGE ADDITION
FRONT ELEVATION (STREET)

STUDIO 22, INC. / OWINGS BROTHERS

2013-0107-A



WILLIAMS RESIDENCE

$\frac{1}{4}'' = 1' 0''$

OCT 17, 2012

GARAGE ADDITION
SIDE ELEVATION

STUDIO 22 INC./ OWINGS BROTHERS