

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1801 Ridge Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Christopher B. and Nancy Baggan	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2014-0020-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Christopher B. and Nancy Baggan. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To permit a proposed addition to have a side yard setback of 20 ft. and a front yard setback of 67 ft. from the centerline of a road in lieu of the required 50 ft. and 75 ft., respectively; and (2) To amend the Final Development Plan (FDP) of Fox Ridge Estates, Lot 14 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no ZAC comments submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 9, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 9-3-13

By [Signature]

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). 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 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, this 3rd day of September, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), as follows: (1) To permit a proposed addition to have a side yard setback of 20 ft. and a front yard setback of 67 ft. from the centerline of a road in lieu of the required 50 ft. and 75 ft., respectively; and (2) To amend the Final Development Plan (FDP) of Fox Ridge Estates, Lot 14 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

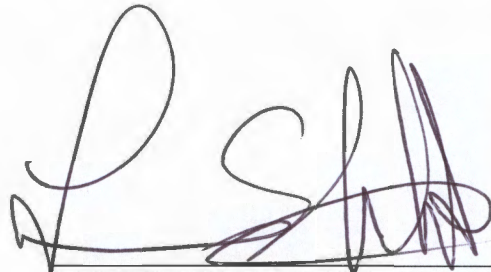
ORDER RECEIVED FOR FILING

Date 9-3-13

By [Signature]

1. Petitioners may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at her 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.

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 9-3-13

By Law 3



KEVIN KAMENETZ
County Executive

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

September 3, 2013

Christopher B. Baggan
Nancy Baggan
1801 Ridge Road
Reisterstown, Maryland 21136

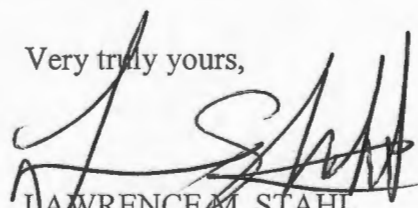
RE: PETITION FOR ADMINISTRATIVE VARIANCE
(1801 Ridge Road)
Case No. 2014-0020-A

Dear Mr. and Mrs. Baggan:

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,


LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Walter J. Daniels, Daniels & Associates Architects, Ltd., 1113 Ivy Hill Road,
Hunt Valley, MD 21030



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 1801 Ridge Road which is presently zoned RC5
 Deed Reference 30893200354 10 Digit Tax Account # 2100008992
 Property Owner(s) Printed Name(s) Christopher and Nancy Baggan

(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)

Section 1A04.3.B.2.b – to permit a proposed addition to have a side yard setback of 20 feet and a front yard setback of 67 feet from the centerline of a road in lieu of the required 50 feet and 75 feet, respectively; and to amend the final development plan of Fox Ridge Estates, lot 14 only.

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:

Christopher Baggan / Nancy Baggan
 Name #1 – Type or Print Name #2 – Type of Print

Signature #1 Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Walter Daniels, Architect
 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 2014-0020-A Filing Date 7/31/13 Estimated Posting Date 8/11/13 Reviewer RJD

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: 1801 Ridge Rd. Reisterstown MD 21136
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)

____ The need is to add a 3 car attached garage to an existing dwelling. The existing house is
____ sited tightly into the northwest corner, the only logical location for a garage. The front
____ yard is not a desirable location, nor is there enough space without a variance. The
____ southeast side contains the septic area which makes that area unbuildable. The northwest
____ corner is close to the existing driveway and has mature evergreen visual screening to Lot
____ #15.

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

[Signature]
Signature of Affiant
Christopher Baggan
Name- Print or Type

[Signature]
Signature of Affiant
Nancy L. Baggan
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 24 day of JULY, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

CHRIS BAGGAN & NANCY BAGGAN
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

AUGUST 23 2011
My Commission Expires

PROPERTY DESCRIPTION

Beginning at a point on the south side of Ridge Road, which has a 60-foot right of way, at a distance of 50 feet west of the centerline of the nearest improved intersecting street Falls Road, which has a 100-foot right of way (ie: the southwest corner of intersection.)

Being Lot#14 in the subdivision of Fox Ridge Estates, as recorded in Baltimore County Plat Book #59, Folio #29, containing 2.67 acres, located in the 8th Election District, 2nd Councilmanic District.

Item # 0020

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/neighborhood 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: 2014-0020-A
Petitioner: Christopher + Nancy Baggan
Address or Location: 1801 Ridge Road, Reisterstown MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: Daniels Architects
Address: 1113 Ivy Hill Rd
Cockeysville MD
21030
Telephone Number: 410 493 8550

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0020 -A Address 1801 Ridge Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/31/13 Posting Date: 8/11/13 Closing Date: 8/26/13

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 2014- 0020 -A Address 1801 Ridge Rd

Petitioner's Name C + N Baggan Telephone 410 388-9870

Posting Date: 8/11/13 Closing Date: 8/26/13

Wording for Sign: To Permit a proposed addition to have a side yard setback of 20 feet and a front yard setback of 67 feet from the center-line of a road in lieu of the required 50 feet and 75 feet, respectively; and to amend the final development plan of Fox Ridge Estates, lot 14 only

Revised 7/25/13

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

No. **101592**

Date: **7/31/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 7/31/2013 7/31/2013 10:30:35 0

REC WSKH WNLKH SHIL SAH
 RECEIPT # 580908 7/31/2013 OFLN

Dept 5 S28 ZONING VERIFICATION
 CR NO. 101592

Recpt Tot \$150.00
 \$150.00 CK \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$150.00

Total: **\$150.00**

Rec From:

For:

Zoning hearing - case # 2014-0020-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 08/09/13

Case Number: 2014-0020-A

Petitioner / Developer: WALTER DANIELS~CHRIS & NANCY BAGAN

Date of Hearing (Closing): AUGUST 26, 2013

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:
1801 RIDGE ROAD

The sign(s) were posted on: AUGUST 9, 2013



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: October 8, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0020-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 3, 2013. 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 TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment8-7

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

NC

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

8-6

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 8-9-13by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

August 27, 2013

Christopher & Nancy Bagger
1801 Ridge Road
Reisterstown MD 21136

RE: Case Number: 2013-0020 A, Address: 1801 Ridge Road

Dear Mr. & Ms. Bagger:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 31, 2013. 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Walter Daniels, Architect, 1113 Ivy Hill Road, Cockeysville MD 21030

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 8-6-13

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

RE: Baltimore County
Item No. 2014-0020-A
Administrative Variance
Christopher & Nancy Baggan
1801 Ridge 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. 2014-0020-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/
Development Manager
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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 12, 2013
Item Nos. 2014- 0020, 0021 and 0022.

DATE: August 7, 2013

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

DAK:CEN
Cc: file

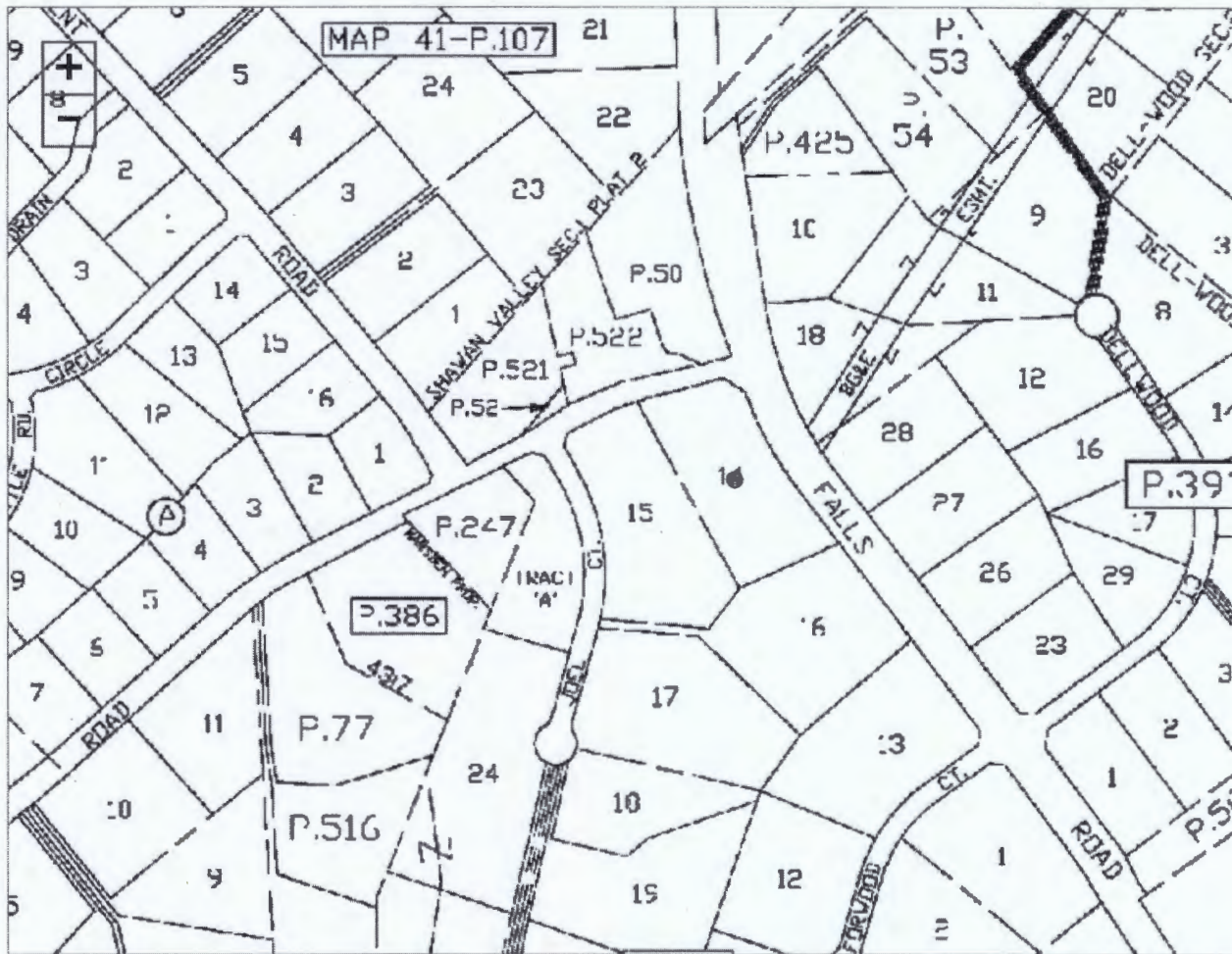
Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 08 Account Number - 2100008992	
Owner Information		
Owner Name:	BAGGAN CHRISTOPHER B BAGGAN NANCY	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1801 RIDGE RD REISTERSTOWN MD 21136-5617	Deed Reference: 1) /30893/ 00354 2)
Location & Structure Information		
Premises Address:	1801 RIDGE RD 0-0000	Legal Description: 2.671 AC FOX RIDGE ESTATES
Map: 0050	Grid: 0004	Parcel: 0079
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 14	Assessment Year: 2014
Plat No:	Plat Ref: 0059/ 0029	
Special Tax Areas:	Town: NONE	Ad Valorem:
	Tax Class:	
Primary Structure Built 1991	Above Grade Enclosed Area 3,810 SF	Finished Basement Area
		Property Land Area 2.6700 AC
County Use 04		
Stories 2.000000	Basement YES	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 2 full/ 1 half	Garage 1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2011
Land:	233,400	233,400
Improvements	342,600	342,600
Total:	576,000	576,000
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2013
		As of 07/01/2014
Transfer Information		
Seller: OHARA ROBERT P	Date: 06/09/2011	Price: \$735,000
Type: ARMS LENGTH IMPROVED	Deed1: /30893/ 00354	Deed2:
Seller: FALLS RIDGE LIMI TED PARTNERSHIP	Date: 04/30/1992	Price: \$348,000
Type: ARMS LENGTH IMPROVED	Deed1: /09157/ 00155	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
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 06/05/2012		

Baltimore County

[New Search](#)District: **08** Account Number: **2100008992**

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.



☒ Loading... Please Wait. Loading... Please Wait.

->

PHOTO #2 - 1801 RIDGE ROAD - "SIDE VIEW"

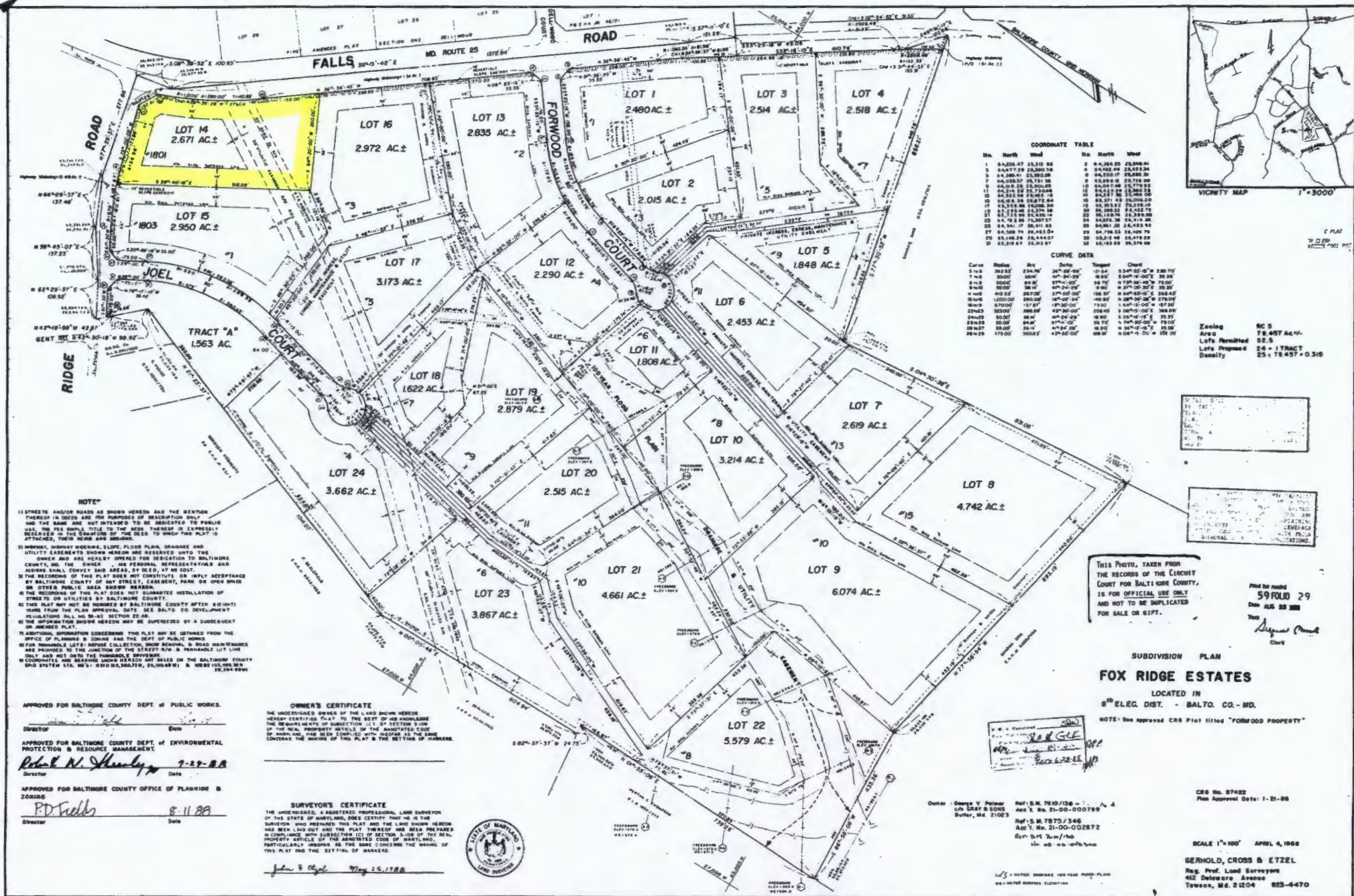


Item #0020

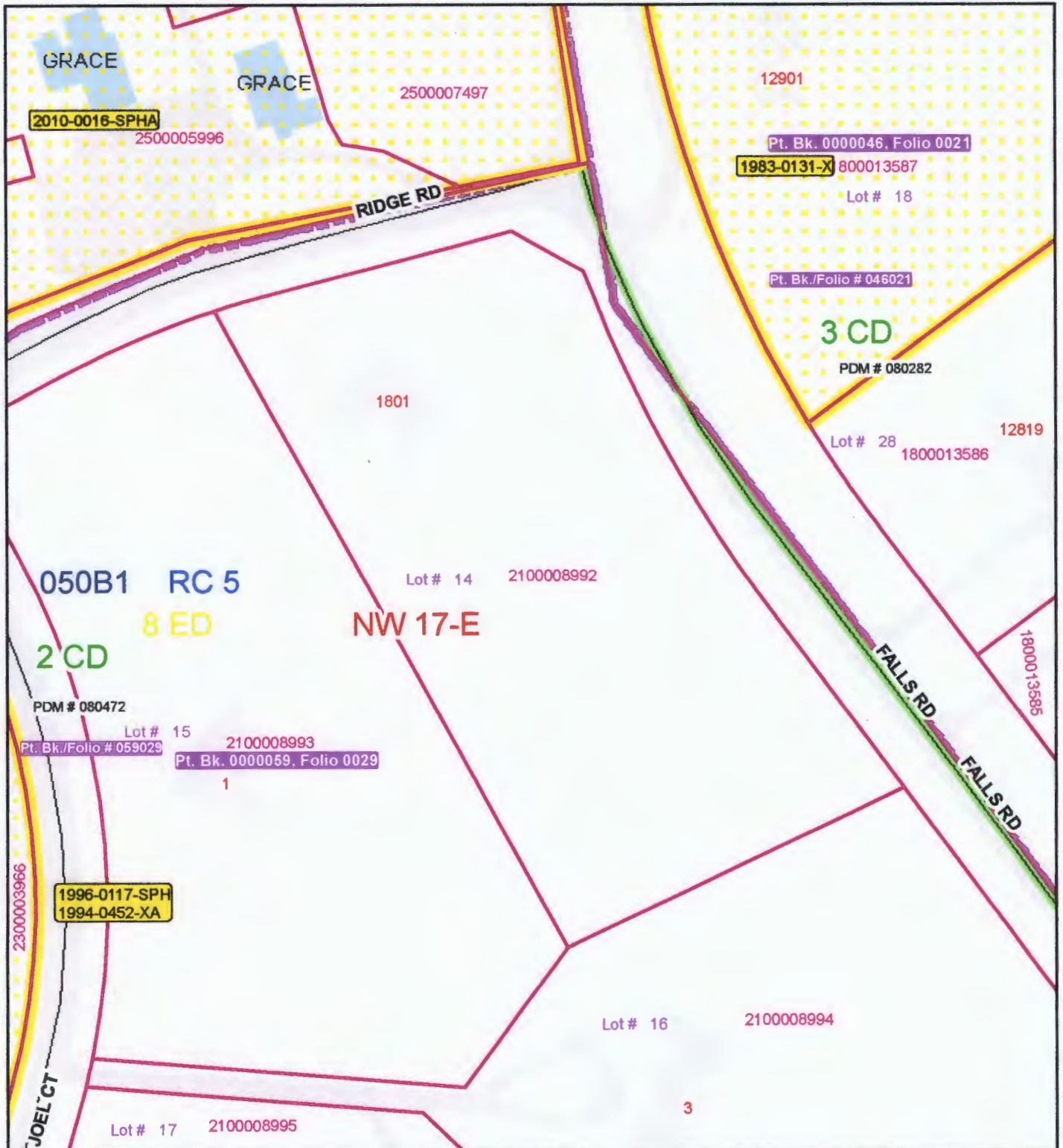
PHOTO #1 - 1801 RIDGE ROAD
"FRONT VIEW"



Item #0020



1801 Ridge Road



Publication Date: 7/29/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

Item #0020

PLAT TO ACCOMPANY PETITION FOR ZONING

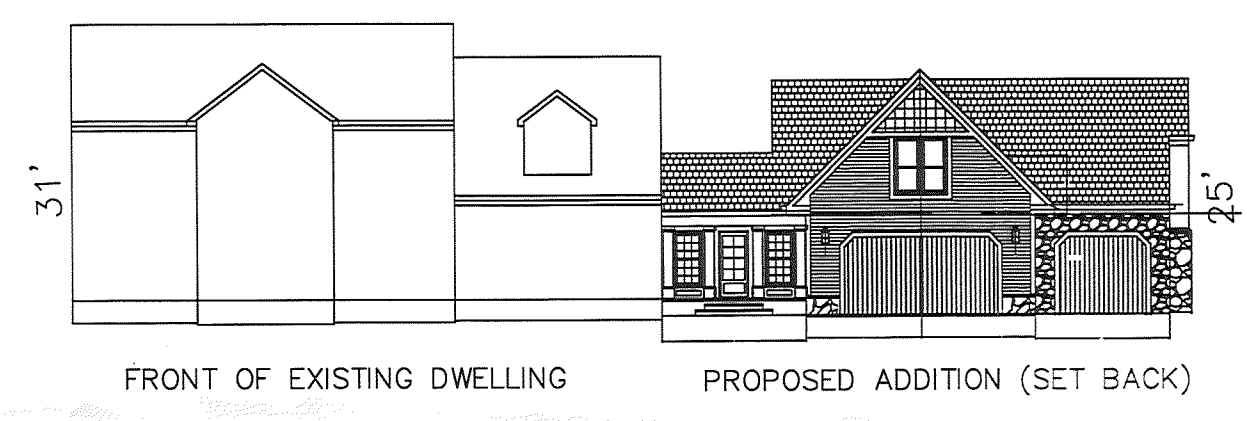
☒ VARIANCE

PROPERTY ADDRESS- 1801 RIDGE ROAD

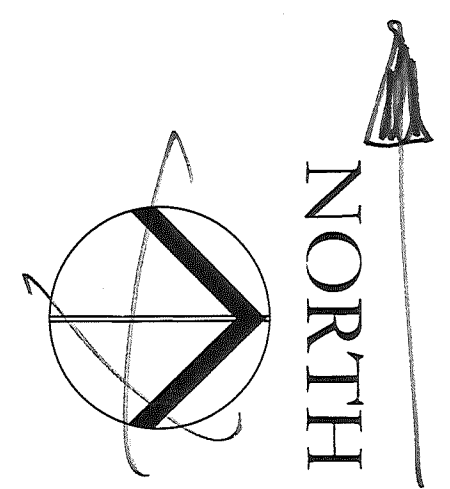
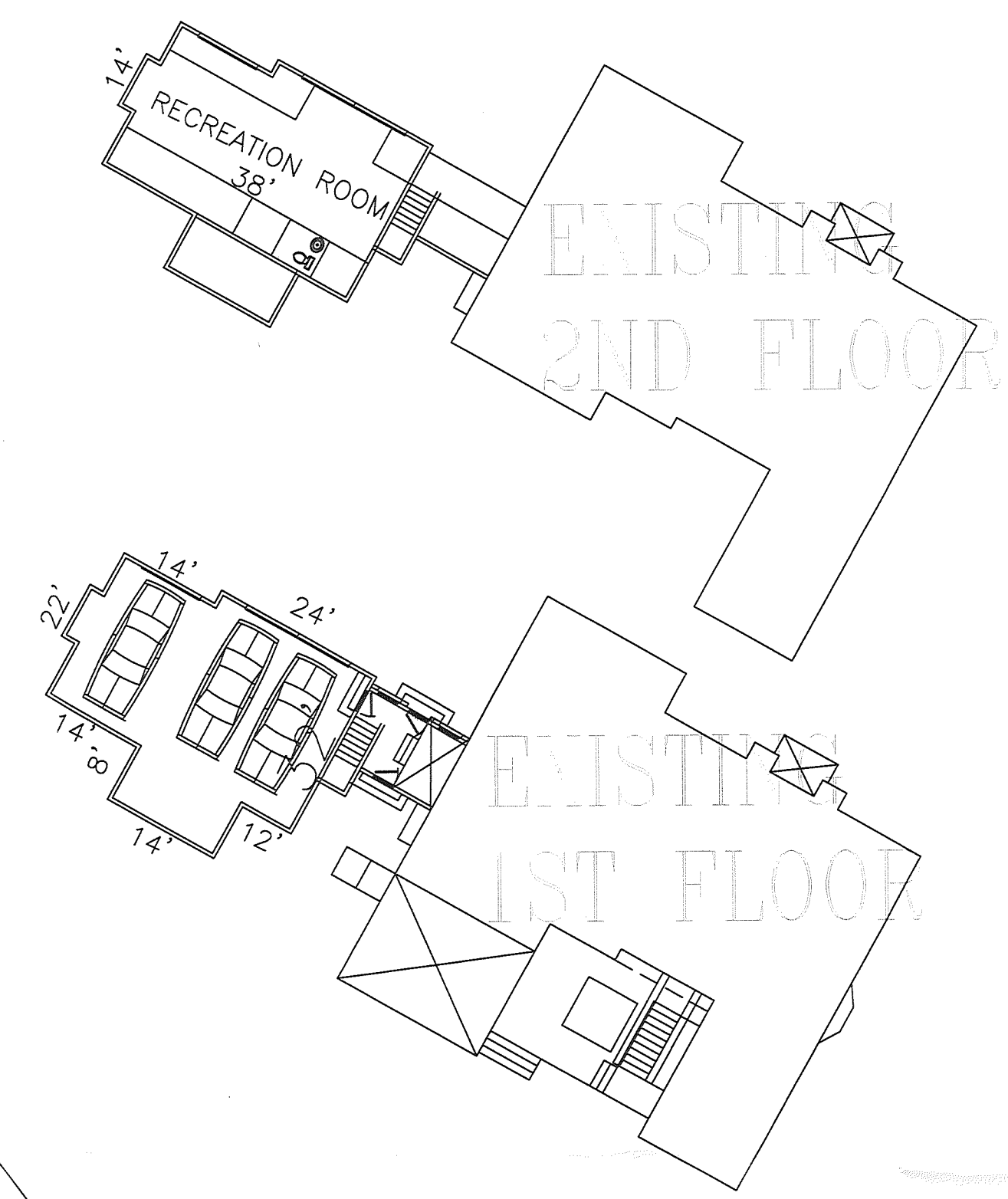
SUBDIVISION NAME: LOT #14 FOX RIDGE ESTATES

PLAT BOOK: RECORD PLAT 59/29

OWNER: CHRISTOPHER & NANCY BAGGAN - 1801 RIDGE ROAD, OWINGS MILLS, MD 21117



Councilman District: 2
Election District: 8
1" = 200' scale map: 05081
Zoning: ~~DB~~ RC 5
Lot Size: 2.671 AC
Sewer: PRIVATE
Water: PRIVATE
Chesapeake Bay Critical Area: No
100 Year Flood Plain: NONE
FEMA MAP:
Historic Property: No
Prior Zoning Hearings: None



#2014-0020-A
RJ

Zoning Office Use Only		
reviewed by:	item #:	case #:

DANIELS & ASSOCIATES
ARCHITECTS, Ltd.
1113 Ivy Hill Road
Hunt Valley, MD 21030
(410) 560-3588
Suite #100

RECORD PLAT 1801 RIDGE ROAD
1801 RIDGE ROAD
OWINGS MILLS, BALTIMORE COUNTY, MARYLAND

ADDITION TO EXISTING: RESIDENCE

Date: 7/29/13

Revisions	No.	Date	Reference

Drawing Title
SITE PLAN
Scale 1" = 50'-0"

Drawing Number
SITE

Per. Exp. 1