

IN RE: PETITION FOR ADMIN. VARIANCE *
(1920 Shanklin Avenue)
9th Election District *
5th Council District *
Carl and Melanie Merhar *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0079-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, Carl and Melanie Merhar. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed garage addition with a side yard setback of 7 ft. in lieu of the minimum 15 ft. 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. It is to be noted that letters of support were received from adjacent owners residing on Shanklin Avenue (1900 and 1921).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 5, 2013, 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 (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 10-31-13

By DW

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 31st day of October, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1A03.4.B.2.a of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed garage addition with a side yard setback of 7 ft. in lieu of the minimum 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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.

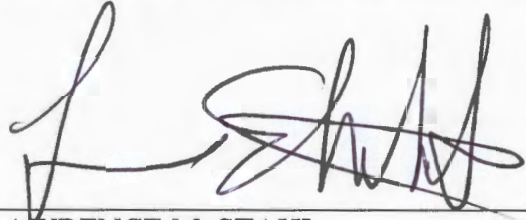
ORDER RECEIVED FOR FILING

Date 10-31-13

By [signature]

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 10-31-13

By low



KEVIN KAMENETZ
County Executive

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

October 31, 2013

Carl Merhar
Melanie Merhar
1920 Shanklin Avenue
Parkville, Maryland 21234

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
(1920 Shanklin Avenue)
Case No. 2014-0079-A

Dear Mr. and Mrs. Merhar:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County 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: Ron Hamer, 11 White Spruce Court, Parkville, MD 21234
John P. and Miriam Miceli, 1900 Shanklin Avenue, Parkville, MD 21234
James L. and Kimberly D. Kleim, 1921 Shanklin Avenue, Parkville, MD 21234



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 1920 SHANKLIN AVE

which is presently zoned DR2

Deed Reference 29862/00352

10 Digit Tax Account # 2200013086

Property Owner(s) Printed Name(s) CARL MERHAR

MELANIE MERHAR

(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) 1802.3.C.1 BC22 To permit a proposed garage addition with a side set back of 7 feet in lieu of the minimum 15 feet YARD

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:

CARL MERHAR

Melanie Merhar

Name #1 – Type or Print

Name #2 – Type or Print

Carl F. Merhar

Melanie Merhar

Signature #1

Signature #2

1920 SHANKLIN AV PARKVILLE MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

RON HAMMEL

Name- Type or Print

Signature

11 WHITE SPRUCE CT PARKVILLE MD

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 2014-0079-A

Filing Date 9/26/13

Estimated Posting Date 10/6/13

Reviewer G.H

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: 1920 SHANKLIN AVE PARKVILLE MD 21234
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)

We would like to request a setback variance for our property at 1920 Shanklin Ave to build a 2 Car garage connected to our house by a breezeway. The proposed garage will be two stories with an attic space for storage above the garage bay. The roof pitch will make the garage look architecturally similar to the existing house. The variance we are asking for is toward the setback between the 1920 Shanklin Ave (our property) and the neighboring 1924 Shanklin Ave property. The proposed garage is not near to any of the established dwellings on the 1924 Shanklin Ave property. The location of the proposed garage on the East side of our house is ideal. It creates minimal impact to the land because

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

Carl F. Merhar
Signature of Affiant

CARL MERHAR
Name- Print or Type

Melanie Merhar
Signature of Affiant

MELANIE MERHAR
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:

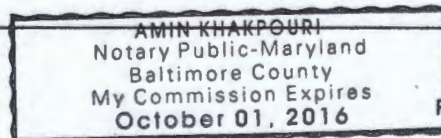
I HEREBY CERTIFY, this 22nd day of September, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Carl Merhar & Melanie Merhar
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

Amin L.
Notary Public

My Commission Expires



REV. 10/12/11

it utilizes the existing driveway on the property. The only other available option, building to the west side of the property, would require installation of a driveway and relocation of the buried electrical service to the house, while still requiring a setback variance to the 1918 Shanklin property.

Administrative Variance of the above address. (Clearly state practical difficulty or hardship here)

If additional space for the location request or the above statement is needed, attach it to this form.

Signature of Applicant

Name and title of type

This zoning application is to be completed by a property owner or the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, TOWNSHIP OF

Ordinance No. 231, Section 2, Chapter 23, Code of Baltimore

APPROVED BY THE BOARD OF ZONING ADJUSTMENT, BALTIMORE, MARYLAND, ON SEPTEMBER 15, 2015.

The following is a true and correct copy of the original as filed with the Board of Zoning Adjustment, Baltimore, Maryland, on September 15, 2015.

Witness my hand and the seal of the Board of Zoning Adjustment, Baltimore, Maryland, on September 15, 2015.

Mayor

City of Baltimore, Maryland

Zoning Property Description for 1920 Shanklin Ave

Part A:

Beginning at the point on the north side of Shanklin Ave. which is 40 feet wide at a distance 931.52 feet west of the centerline of the nearest improved intersecting street, Satyr Hill Road, which is 40 feet wide.

Part B:

Thence the following course and distance: (1st Point of call-"POC") N 33 ° 36' 07" E 490.64', (2nd POC) S 18 ° 20' 00" E 165.12', (3rd POC) S 33 ° 36' 07" W 369.29' and (4th POC) N 64 ° 56' W 131.46' back to the point of the beginning, as recorded in Deed Liber 10549 Folio 435, containing 1.283 acres. Located in the 9th election district and 5 council district. Also known as Lot #2 in the minor subdivision o Chilcoat Property, as maintained by the Development Management Division of the department of Permits, Approvals and Inspections.

2014-0079-1A

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: _____

Petitioner: CARL MERHAR

Address or Location: 1920 SHANKLIN AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: CARL MERHAR

Address: 1920 SHANKLIN AVE

PARKVILLE, MD 21234

Telephone Number: 731-343-3052

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

No. **105045**
 Date: **9/26/13**

PAID RECEIPT

BUSINESS ACTUAL TIME BAK
 9/26/2013 9/26/2013 13:41:01
 REC-0902 WALKER JENN JEE
 >> RECEIPT # 848524 9/26/2013 00LN
 Dept 5 520 FUNDING-VERIFICATION
 CR NO. 105045

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Recpt Tot. 475.00
 475.00 CR 1.00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: **Zon Hemei.**

For: **Administrative Variance**

2014-0079 A

CASHIER'S

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

October 7, 2013

Re:

Case Number: 2014- 0079-A

Petitioner / Developer: Carl Merhar

Date of Closing: October 21, 2013

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

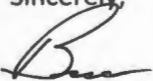
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **1920 Shanklin Avenue**.

The sign(s) were posted on **October 5, 2013**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2014-0079-A

**REQUEST: TO PERMIT A PROPOSED GARAGE
ADDITION WITH A SIDE YARD SET BACK OF 7 FEET
IN LIEU OF THE MINIMUM 15 FEET.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE
IN THE ZONING OFFICE BEFORE OCTOBER 21, 2013.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVENUE TOWSON, MD 21204
410-887-3391**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2014-0079-A

**REQUEST: TO PERMIT A PROPOSED GARAGE
ADDITION WITH A SIDE YARD SET BACK OF 7 FEET
IN LIEU OF THE MINIMUM 15 FEET.**

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IN THE ZONING OFFICE BEFORE OCTOBER 21, 2013.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVENUE TOWSON, MD 21204
410-887-3381**

M E M O R A N D U M

DATE: December 3, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0079-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 2, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-3</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-31</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-1</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>10-5-13</u> by <u>Book</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0079 -A Address 1920 Shanklin Ave
Contact Person: Gary Huik Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/26/13 Posting Date: 10/6/13 Closing Date: 10/21/13

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

- 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 2014- 0079 -A Address 1920 Shanklin Ave
Petitioner's Name Carl Merhar Telephone 410-241-2712
Posting Date: 10/6/13 Closing Date: 10/21/13
Wording for Sign: To Permit a proposed garage addition
with a side yard set back of 7 feet in lieu of
the minimum 15 feet,

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

October 22, 2013

Carl & Melanie Merhar
1920 Shanklin Avenue
Parkville MD 21234

RE: Case Number: 2014-0079 A, Address: 1920 Shanklin Avenue

Dear Mr. & Ms. Merhar:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 26, 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." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Ron Hamel, 11 White Spruce Court, Parkville MD 21234

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



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

Date: 10-1-13

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

RE: Baltimore County
Item No 2014-0079-A
Administrative Variance
Carl & Melaine Merhan
1920 Shanklin 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. 2014-0079-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 a blue horizontal line.

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

Debra Wiley - Case No. 2014-0079-A

From: Debra Wiley
To: Livingston, Jeffrey
Date: 10/29/2013 2:49 PM
Subject: Case No. 2014-0079-A
Attachments: 20131029143808637.pdf

Hi Jeff,

Please find attached the DEPS ZAC comment for the above-referenced item and resubmit. 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

>>> <officeofhearings@baltimorecountymd.gov> 10/29/2013 2:38 PM >>>
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 10.29.2013 14:38:08 (-0400)
Queries to: officeofhearings@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 23 2013

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: LEAVE BLANK

SUBJECT: DEPS Comment for Zoning Item # 2014-0079-A
Address 1920 Shanklin Avenue
(Merhar Property)

Zoning Advisory Committee Meeting of September 30, 2013.

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

— The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

— Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

— Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

— Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: _____ Date: _____

Debra Wiley - Fwd: Case No. 2014-0079-A

From: Debra Wiley
To: Lykens, David
Date: 10/31/2013 8:22 AM
Subject: Fwd: Case No. 2014-0079-A
Attachments: 20131029143808637.pdf

Can you take care of this in Jeff's absence. Thanks in advance.

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

>>> Debra Wiley 10/31/2013 8:22 AM >>>
Hi Jeff,

Just a reminder ... this was an administrative variance that closed on Oct. 21st and the Petitioners are calling.

Thanks in advance.

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

>>> Debra Wiley 10/29/2013 2:49 PM >>>
Hi Jeff,

Please find attached the DEPS ZAC comment for the above-referenced item and resubmit. 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

>>> <officeofhearings@baltimorecountymd.gov> 10/29/2013 2:38 PM >>>
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 10.29.2013 14:38:08 (-0400)
Queries to: officeofhearings@baltimorecountymd.gov

From: Jeffrey Livingston
To: dwiley@baltimorecountymd.gov
Date: 10/31/2013 8:22 AM
Subject: Re: Fwd: Case No. 2014-0079-A (out of office)

I will be out of the office until November 4, 2013. Please contact Dave Lykens at dlykens@baltimorecountymd.gov if you need assistance prior to my return. Thank you.

>>> Debra Wiley 10/31/13 08:22 >>>

Hi Jeff,

Just a reminder ... this was an administrative variance that closed on Oct. 21st and the Petitioners are calling.

Thanks in advance.

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

>>> Debra Wiley 10/29/2013 2:49 PM >>>

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

>>> <officeofhearings@baltimorecountymd.gov> 10/29/2013 2:38 PM >>>
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 10.29.2013 14:38:08 (-0400)
Queries to: officeofhearings@baltimorecountymd.gov

Debra Wiley - Fwd: Case No. 2014-0079-A

From: Debra Wiley
To: Livingston, Jeffrey
Date: 10/31/2013 8:22 AM
Subject: Fwd: Case No. 2014-0079-A
Attachments: 20131029143808637.pdf

Hi Jeff,

Just a reminder ... this was an administrative variance that closed on Oct. 21st and the Petitioners are calling.

Thanks in advance.

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

>>> Debra Wiley 10/29/2013 2:49 PM >>>

Hi Jeff,

Please find attached the DEPS ZAC comment for the above-referenced item and resubmit. 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

>>> <officeofhearings@baltimorecountymd.gov> 10/29/2013 2:38 PM >>>
This E-mail was sent from "zoneprt1" (Aficio MP 2852).

Scan Date: 10.29.2013 14:38:08 (-0400)
Queries to: officeofhearings@baltimorecountymd.gov

Message Id: 52700349.126 : 38 : 53259
Subject: Case No. 2014-0079-A
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 10/29/2013 2:49 PM
From: Debra Wiley

Recipients

Recipient	Action	Date & Time	Comment
 NCH_PO.NCH_DOM	Delivered	10/29/2013 2:49 PM	
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)	Read	10/29/2013 3:00 PM	

Post Offices

Post Office	Delivered	Route
NCH_PO.NCH_DOM	10/29/2013 2:49 PM	baltimorecountymd.gov

Files

File	Size	Date & Time
20131029143808637.pdf	46175	10/29/2013 2:48 PM
MESSAGE	1225	10/29/2013 2:49 PM
TEXT.htm	918	10/29/2013 2:49 PM

Options

Auto Delete: No
Concealed Subject: No
Expiration Date: None
Notify Recipients: Yes
Priority: Standard
Reply requested by None
Security: Standard
To Be Delivered: Immediate

Record Id

Record Id: 526FCB09.NCH_DOM.NCH_PO.100.1687076.1.19F34.1
Common Record Id: 526FCB09.NCH_DOM.NCH_PO.200.2000026.1.418A9.1

1920 Shanklin Avenue
Parkville, MD 21234

September 8, 2013

To whom it may concern:

We would like to request a setback variance for our property at 1920 Shanklin Avenue to build a two-car garage connected to our house by a breezeway. The proposed garage will be two stories with an attic space for storage above the garage bay. The roof pitch will make the garage look architecturally similar to the existing house. The elevation plan of the garage is shown in Figure 1. The site plan is shown in Figure 2.

The variance we are asking for is toward the setback between the 1920 Shanklin Avenue (our property) and the neighboring 1924 Shanklin Avenue property. As you can see in the plat drawing, Figure 3, the proposed garage is not near to any of the established dwellings on the 1924 Shanklin Avenue property.

The location of the proposed garage on the east side of our house is ideal. It creates minimal impact to the land because it utilizes the existing driveway on the property (Figs. 4 and 5). The only other available option, building to the west side of the property, would require installation of a driveway and relocation of the buried electrical service to the house (Fig. 6), while still requiring a setback variance to the 1918 Shanklin property.

Sincerely,

Carl Merhar

Melanie Merhar

Property Owners and Residents of 1920 Shanklin Avenue

2014-0029-A

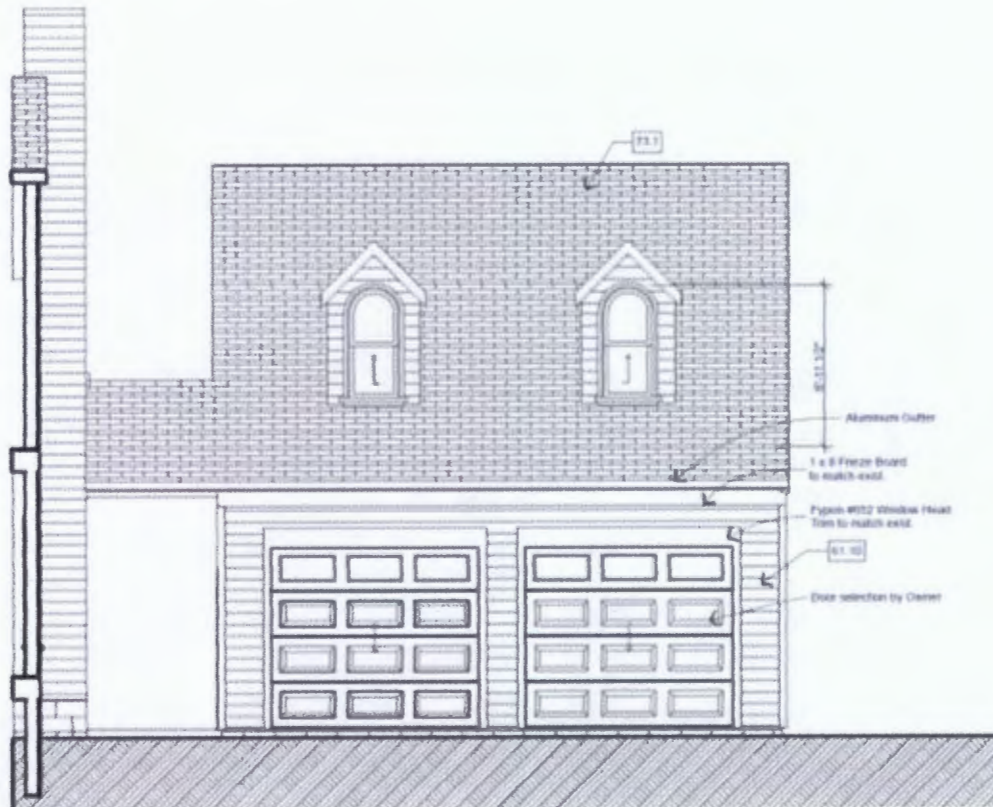


Figure 1: Front View of the Proposed Garage on the East Side of the House

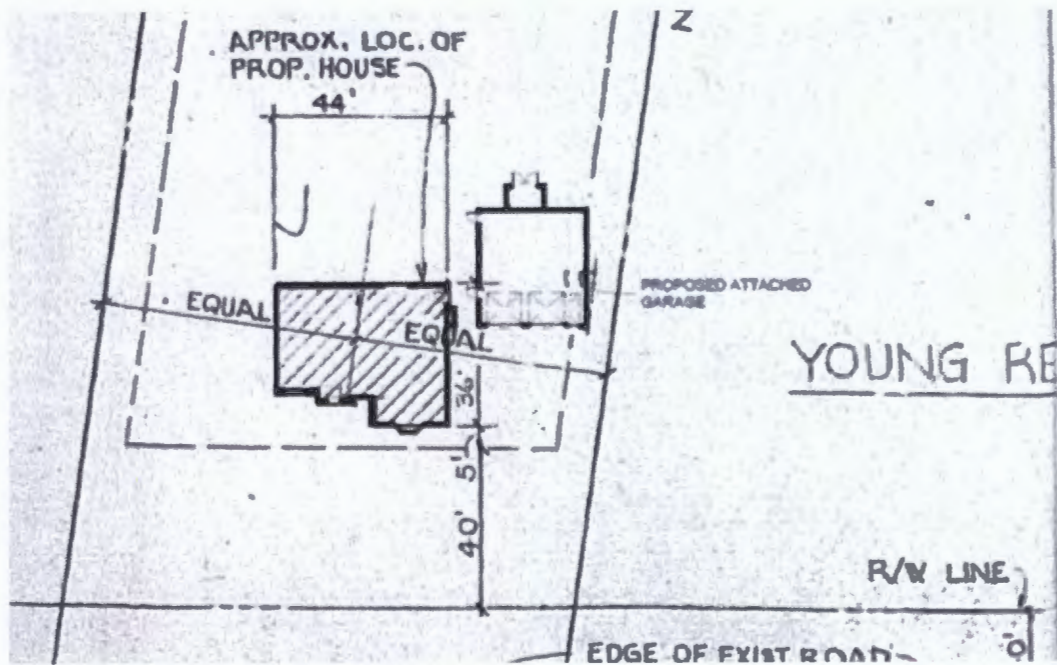


Figure 2: Site Plan of Proposed Garage

2014-0079-A



Figure 6: Buried Electrical Service West Side
Of House



Figure 7: Mature Trees around West Side
Of House

2014-0079-A

1900 Shanklin Ave
Parkville, MD 21234

August 30, 2013

Dear Neighbors,

We are writing to ask if you would sign the following statement below stating you have no objections to a requested variance for an attached garage that we are planning to construct. The 2 car attached garage will be constructed on our property but the zoning rules require the structure to be setback from the property line by 15 ft and we are requesting that the setback be 7 ft back from the property line. We are requesting this variance in order to fit a standard size garage for 2 cars.

We have attached the plans for the garage in addition to the site map for you to review. We hope that you will sign the following statement or draft your own to help us get the project moving forward. Just to confirm, the garage will be on our property and will not encroach on yours we are simply requesting the variance to be closer to the property line.

Please give us a call if you have additional questions or need more information.

Carl Merhar 731-343-3052 cmerhar3@gmail.com

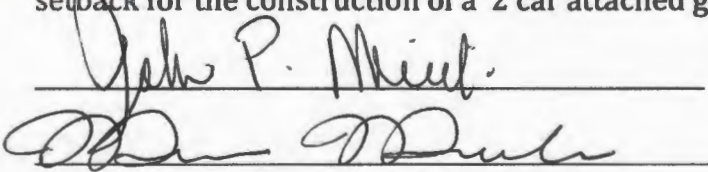
Melanie Merhar 410-241-2712 mmerhar4975@gmail.com

Wishing you all the best in your recent move.

Sincerely,

Carl and Melanie Merhar
1920 Shanklin Ave
Parkville, MD 21234

We, the undersigned neighbor and adjoining property owners of 1900 Shanklin Ave, Parkville, MD 21234 have no objection to a requested variance in required setback for the construction of a 2 car attached garage.



Signature



Date

2014-0079-A

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 09 Account Number - 0913550600		
Owner Information		
Owner Name:	MICELI JOHN P MICELI MIRIAM	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1900 SHANKLIN AVE BALTIMORE MD 21234-1411	Deed Reference: 1) /18290/ 00443 2)
Location & Structure Information		
Premises Address:	1900 SHANKLIN RD 0-0000	Legal Description: 18.347 AC 1900 SHANKLIN RD NS LEAD TO SATYR HIL
Map:	Grid:	Parcel:
0071	0007	0847
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2014
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1953	3,070 SF	
Property Land Area	County Use	
18.3400 AC	04	
Stories	Basement	Type
1.500000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
STONE	1 full/ 1 half	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2011
Land:	293,300	293,300
Improvements	270,000	270,000
Total:	563,300	563,300
Phase-in Assessments		
	As of	As of
	07/01/2013	07/01/2014
Preferential Land:	0	
Transfer Information		
Seller: MICELI PHILLIP V	Date: 06/26/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /18290/ 00443	Deed2:
Seller: SHANKLIN W J	Date: 10/11/1951	Price: \$5,500
Type: ARMS LENGTH IMPROVED	Deed1: /00000/ 00000	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 05/08/2008		

1921 Shanklin Ave
Parkville, MD 21234

August 30, 2013

Dear Neighbors,

We are writing to ask if you would sign the following statement below stating you have no objections to a requested variance for an attached garage that we are planning to construct. The 2 car attached garage will be constructed on our property but the zoning rules require the structure to be setback from the property line by 15 ft and we are requesting that the setback be 7 ft back from the property line. We are requesting this variance in order to fit a standard size garage for 2 cars.

We have attached the plans for the garage in addition to the site map for you to review. We hope that you will sign the following statement or draft your own to help us get the project moving forward. Just to confirm, the garage will be on our property and will not encroach on yours we are simply requesting the variance to be closer to the property line.

Please give us a call if you have additional questions or need more information.

Carl Merhar 731-343-3052 cmerhar3@gmail.com

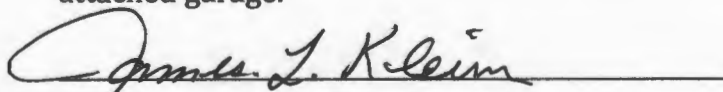
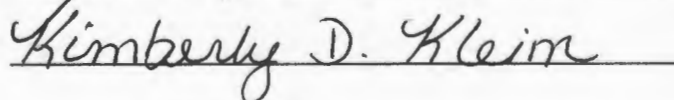
Melanie Merhar 410-241-2712 mmerhar4975@gmail.com

Wishing you all the best in your recent move.

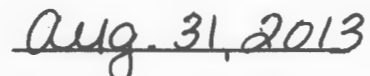
Sincerely,

Carl and Melanie Merhar
1920 Shanklin Ave
Parkville, MD 21234

We, the undersigned neighbor of 1921 Shanklin Ave, Parkville, MD 21234 have no objection to a requested variance in required setback for the construction of a 2 car attached garage.

Signature



Date

2014-0079-0

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 09 Account Number - 0908000040		
Owner Information		
Owner Name:	KLEIM JAMES L JR KLEIM KIMBERLY D	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1921 SHANKLIN AV BALTIMORE MD 21234-1410	Deed Reference: 1) /07565/ 00477 2)
Location & Structure Information		
Premises Address:	1921 SHANKLIN AVE 0-0000	Legal Description: 2.12 AC SS SHANKLIN 1238 NW SATYR HILL RD
Map:	Grid:	Parcel:
0071	0001	1417
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2014
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1953	2,418 SF	400 SF
Property Land Area	County Use	
2.1200 AC	04	
Stories	Basement	Type
1.500000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
STUCCO	1 full/ 1 half	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2011
Land:	222,400	222,400
Improvements	177,000	177,000
Total:	399,400	399,400
Preferential Land:	0	
		Phase-in Assessments
		As of
		07/01/2013
		As of
		07/01/2014
Transfer Information		
Seller: HARTLEY GEORGE CEDRIC	Date: 06/09/1987	Price: \$83,000
Type: ARMS LENGTH IMPROVED	Deed1: /07565/ 00477	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 01/29/2009		

Per SDAT
10/28/13

Not owner -
perhaps renter

1924 Shanklin Ave
Parkville, MD 21234

August 30, 2013

cannot
speak on
behalf of
owner...

Dear Neighbors,

We are writing to ask if you would sign the following statement below stating you have no objections to a requested variance for an attached garage that we are planning to construct. The 2 car attached garage will be constructed on our property but the zoning rules require the structure to be setback from the property line by 15 ft and we are requesting that the setback be 7 ft back from the property line. We are requesting this variance in order to fit a standard size garage for 2 cars.

We have attached the plans for the garage in addition to the site map for you to review. We hope that you will sign the following statement or draft your own to help us get the project moving forward. Just to confirm, the garage will be on our property and will not encroach on yours we are simply requesting the variance to be closer to the property line.

Please give us a call if you have additional questions or need more information.

Carl Merhar 731-343-3052 cmerhar3@gmail.com

Melanie Merhar 410-241-2712 mmerhar4975@gmail.com

Wishing you all the best in your recent move.

Sincerely,

Carl and Melanie Merhar
1920 Shanklin Ave
Parkville, MD 21234

We, the undersigned neighbor and adjoining property owners of 1920 Shanklin Ave, Parkville, MD 21234 have no objection to a requested variance in required setback for the construction of a 2 car attached garage.

Denise H. Saury

Signature

9-15-13

Date

1924 Shanklin Ave 21234
410-913-5812

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 09 Account Number - 2200013085		
Owner Information		
Owner Name:	CHILCOAT PRESTON RICE CHILCOAT GLORIA P TRUSTEES	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	1924 SHANKLIN RD BALTIMORE MD 21234	Deed Reference: 1) /09359/ 00315 2)
Location & Structure Information		
Premises Address:	1924 SHANKLIN RD BALTIMORE 21234-	Legal Description: 1.677 AC NS SHANKLIN ROAD 410 NW SATYR HILL ROAD
Map: 0071	Grid: 0001	Parcel: 1567
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 1	Assessment Year: 2014
Plat No:	Plat Ref:	MS
Special Tax Areas:		
Town: NONE		
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1942	1,524 SF	1.6700 AC
County Use	04	
Stories	Basement	Type
1.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	3 full	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2011
Land:	213,400	213,400
Improvements	114,000	114,000
Total:	327,400	327,400
Preferential Land:	0	
Transfer Information		
Seller: CHILCOAT PRESTON R	Date: 09/11/1992	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09359/ 00315	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Denied		

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 09 Account Number - 2200013086		
Owner Information		
Owner Name:	MERHAR CARL MERHAR MELANIE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1920 SHANKLIN AVE BALTIMORE MD 21234-1411	Deed Reference: 1) /29862/ 00352 2)
Location & Structure Information		
Premises Address:	1920 SHANKLIN RD 0-0000	Legal Description: 1.283 AC 1920 SHANKLIN AVE N 760 NW SATYR HILL ROAD
Map: 0071	Grid: 0001	Parcel: 0945
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 2	Assessment Year: 2014
Plat No:	Plat Ref:	MS
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1994	2,658 SF	1.2800 AC
County Use		04
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2011
Land:	205,600	205,600
Improvements	221,700	221,700
Total:	427,300	427,300
Preferential Land:	0	
Transfer Information		
Seller: YOUNG RICHARD,JR	Date: 09/10/2010	Price: \$391,000
Type: ARMS LENGTH IMPROVED	Deed1: /29862/ 00352	Deed2:
Seller: CHILCOAT PRESTON RICE	Date: 05/25/1994	Price: \$54,000
Type: ARMS LENGTH VACANT	Deed1: /10549/ 00435	Deed2:
Seller: CHILCOAT PRESTON R	Date: 09/11/1992	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09359/ 00315	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 11/23/2010		

District: **09** Account Number: **2200013086**



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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 31 2013

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: October 31, 2013

SUBJECT: DEPS Comment for Zoning Item # 2014-0079-A
Address 1920 Shanklin Avenue
(Merhar Property)

Zoning Advisory Committee Meeting of September 30, 2013.

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

_____ The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: David Lykens Date: 10/31/13

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 03, 2013

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

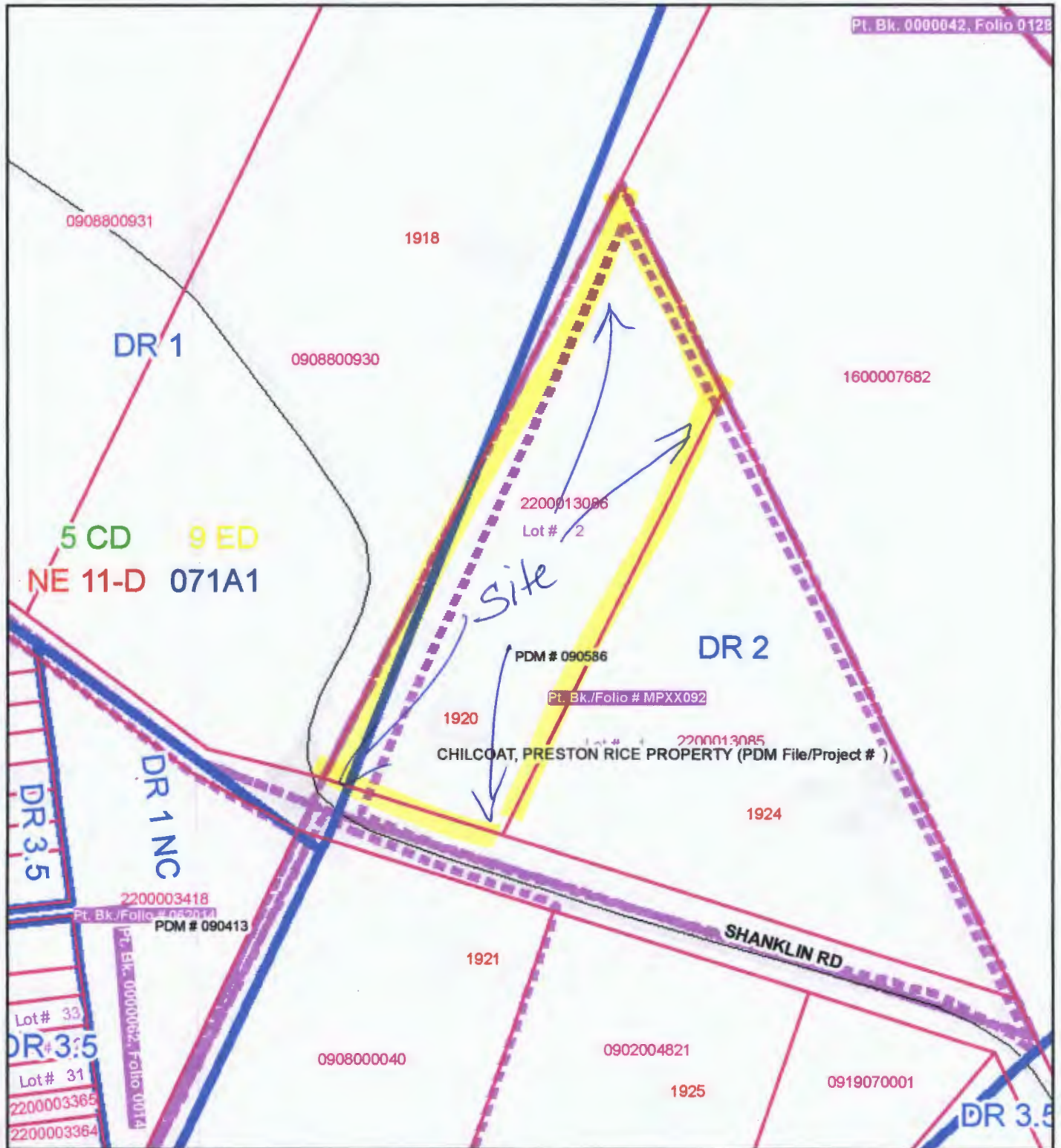
SUBJECT: Zoning Advisory Committee Meeting
For October 07, 2013
Item No. 2014-0071,0072, 0073,0074,0077,0078 and 0079

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\ZAC10072013 -.doc

1920 Shanklin Road



Publication Date: 8/2/2013



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

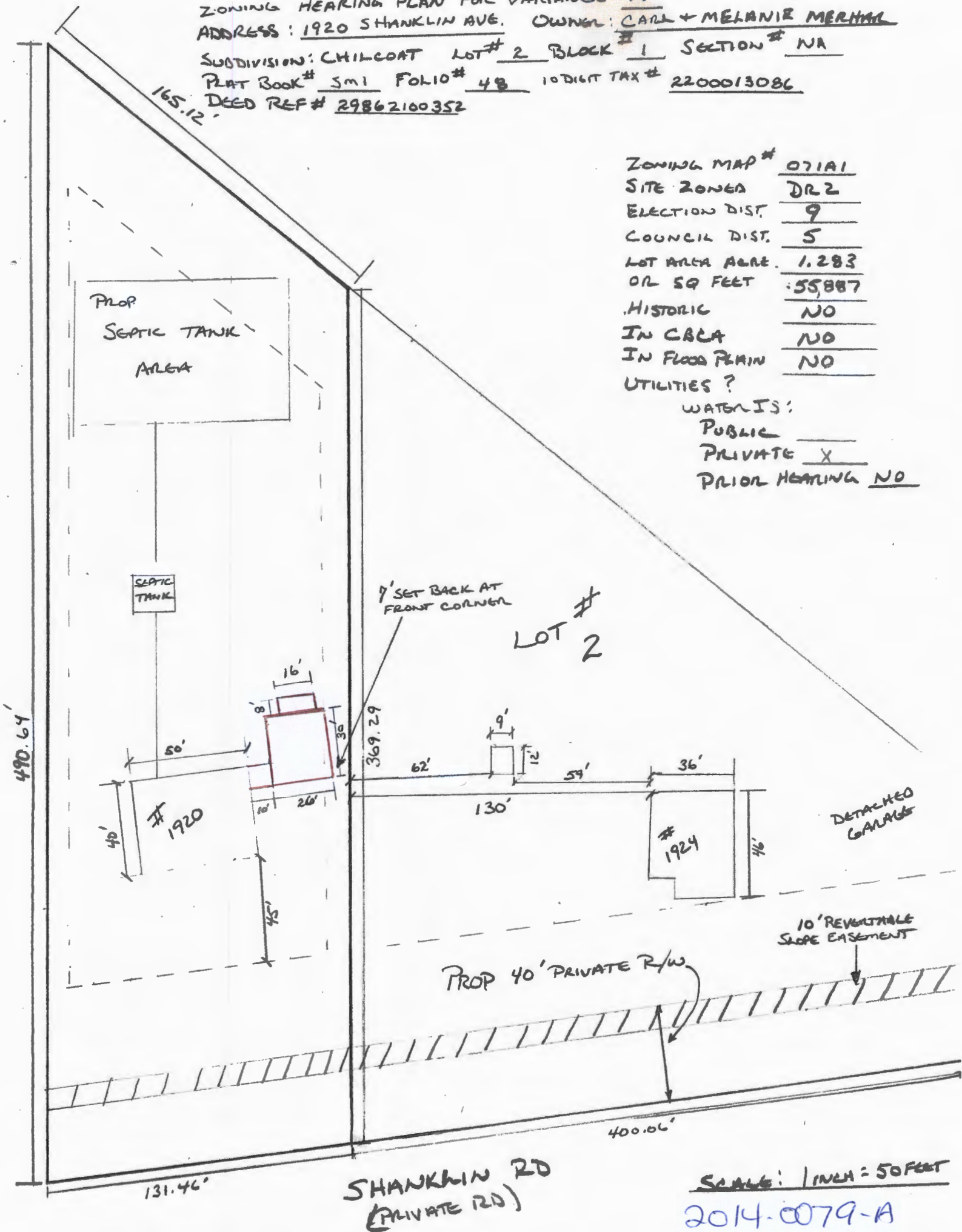
1 inch = 100 feet

2014-0079-A

ZONING HEARING PLAN FOR VARIANCE X
 ADDRESS: 1920 SHANKLIN AVE. OWNER: CARL + MELANIE MERTHAL
 SUBDIVISION: CHILCOAT LOT # 2 BLOCK # 1 SECTION # NA
 PLAT BOOK # 5m1 FOLIO # 48 10 DIGIT TAX # 2200013086
 DEED REF # 29862100352

ZONING MAP # 071A1
 SITE ZONE DR2
 ELECTION DIST. 9
 COUNCIL DIST. 5
 LOT AREA ACRES 1.283
 OR SQ FEET 55,887
 HISTORIC NO
 IN CBLA NO
 IN FLOOD PLAIN NO
 UTILITIES ?

WATER IS:
 PUBLIC _____
 PRIVATE X
 PRIOR HEARING NO



ZONING HEARING PLAN FOR VARIANCE X
 ADDRESS: 1920 SHANKLIN AVE. OWNER: CHRIS + MELANIE MERHAR
 SUBDIVISION: CHILCOAT LOT # 2 BLOCK # 1 SECTION # NA
 PLAT BOOK SM1 FOLIO # 48 10 DIGIT TAX # 2200013086
 DEED REF # 29862100352

ZONING MAP # 071A1
 SITE ZONED DR2
 ELECTION DIST. 9
 COUNCIL DIST. 5
 LOT AREA ACRES 1.283
 OR SQ FEET 55887
 HISTORIC NO
 IN CACA NO
 IN FLOOD PLAIN NO
 UTILITIES ?

WATER IS:
 PUBLIC _____
 PRIVATE X
 PRIOR HEARING NO

PROP
 SEPTIC TANK
 AREA

SEPTIC
 TANK

7' SET BACK AT
 FRONT CORNER

LOT #
 2

DETACHED
 GARAGE

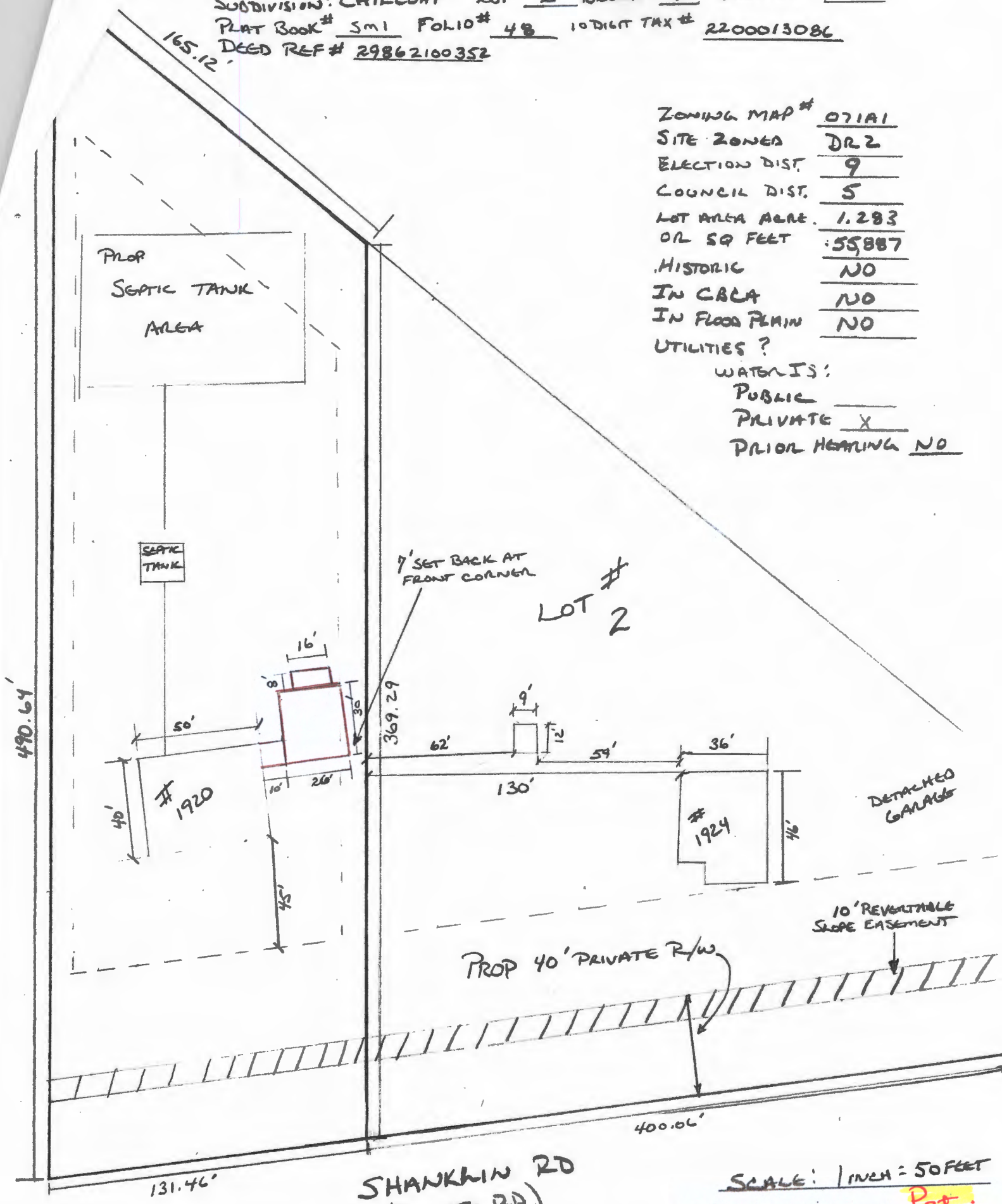
10' REVERSIBLE
 SLOPE EASEMENT

PROP 40' PRIVATE R/W

SHANKLIN RD
 (PRIVATE RD)

SCALE: 1 INCH = 50 FEET

2014-0079-A Pet.
 EPH. 1



DENSITY TABULATION

EX. ZONING: DR-2

GROSS AREA: 2.960 A.C.±

NO. OF LOTS PERMITTED: 2 X 2.960 = 5.9

NO. OF LOTS PROPOSED: 2

NET AREAS: LOT 1: 1.677 A.C.±

LOT 2: 1.283 A.C.±

TOTAL = 2.960 A.C.±

NOTE:

1. NO PUBLIC WATER OR SEWER TO SITE
2. NO VISIBLE UNDERGROUND FUEL TANKS ON SITE
3. EXISTING VEGETATIVE COVER IS GRASS
4. EX. BALTO. CO. 20' EASEMENT R/W FOR 30" WATER (RW #59-003)
5. DISTURBED AREA: 3,500 S.F. PER SECTION 2-150.3(d) OF THE COUNTY DESIGN MANUAL. STORM WATER MANAGEMENT IS NOT REQUIRED FOR THE SITE SINCE DISTURBED ARE LESS THAN 3,000 S.F.
6. LOT 1 AND LOT 2 HAVE FUTURE DEVELOPMENT POTENTIAL OF THREE(3) LOTS AND TWO(2) LOTS, RESPECTIVELY.
7. DEVELOPER'S ENGINEER CONFIRM FOLLOWING EXISTING CONDITIONS: USES, NO. OF UNITS, WINDOW LOCATIONS, SETBACKS, DIMENSIONS, HEIGHT AND FRONT ORIENTATION OF ALL BUILDINGS TO REMAIN.
8. HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS, SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.
9. BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAT TO USE ALL OR ANY PART OF THAT LAND DESIGNED AS PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID PRIVATE RIGHT OF WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TELEVISION.
10. I, THE DEVELOPER/OWNER HAVE THE RIGHT TO PLACE AN ADDITIONAL BURDEN ON THE EXISTING PRIVATE RIGHT-OF-WAY BY DEVELOPING ANOTHER LOT.
11. DEVELOPER/OWNER TO FILE INTERIM AGREEMENT IN LAND RECORDS OF BALTIMORE COUNTY REQUIRING OWNER OF LOT 2 TO CONNECT TO COMMUNITY WATER AND/OR SEWERAGE SYSTEM WITHIN ONE YEAR OF AVAILABILITY.

FUTURE HWY. WIDENING:

LOT 1: 0.18 A.C.±

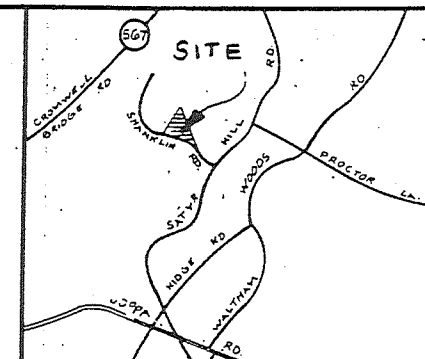
LOT 2: 0.06 A.C.±

TAX ACCOUNT NUMBER: 09-13-200590
DEED REFERENCE: L 5488/F 222
TAX MAP: 71
BLOCK: 1
PARCEL NUMBER: 945
CURRENT OWNERSHIPS:
PRESTON R. CHILCOAT
GLORIA P. CHILCOAT
1924 SHANKLIN ROAD

CENSUS TRACT: 4917.01
REGIONAL PLANNING DISTRICT: 316
SCHOOL DISTRICT: 181 PINE GROVE
WATERSHED: 4
SUBSEWERED: 28
ELECTION DISTRICT: 9
COUNCILMANIC: 6

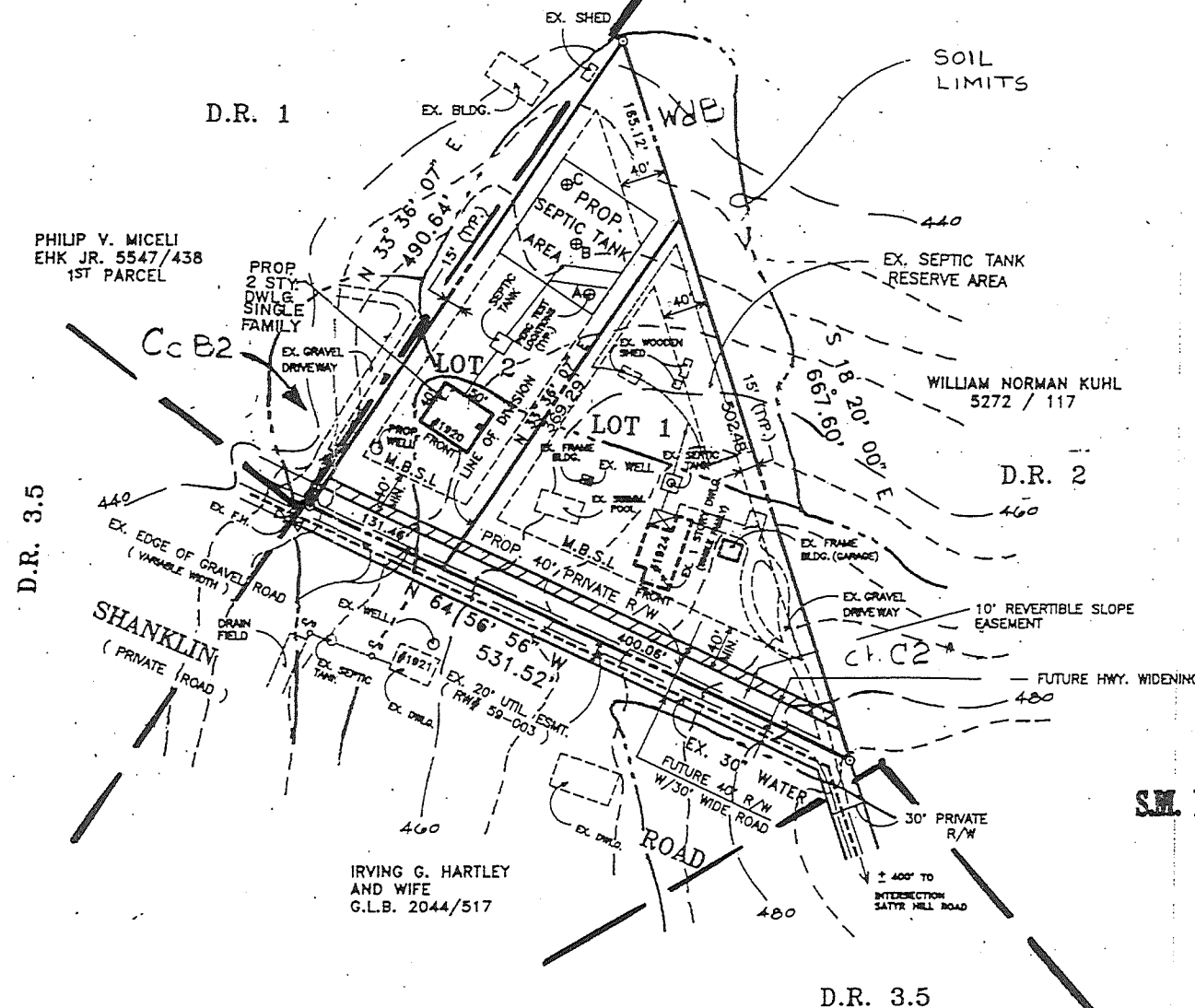
ZONING LIMITS

1" = 100'



VICINITY MAP

SCALE: 1"=2000'



Filed for record
SM 1 FOLIO 48

Date JUL 8 1992

Test:

Signature
Clerk

1ST. AMENDED

CHILCOAT PROPERTY

MINOR SUBDIVISION

LOTS 1 & 2

BALTIMORE COUNTY, MARYLAND



SPOTTS, STEVENS & MCCOY, INC.
ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS
565 FAIRMOUNT AVE., SUITE 230
TOWSON, MD. 21204
(410) 484-0800

G.S. [Signature] JULY '91
CADD T.W. WILSON
MADE CHECK APPROVALS DATE
1"=100' 18160 - 000
SCALE DRAWING NUMBER REV.

Signature 7/7/92
APPROVED DATE
DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE
MANAGEMENT

J.K.	3	1ST. AMENDED, REVISE LABELLING ERROR	6:30:32
G.S.	2	REVISE NOTE 10.	1:21:51
G.S.	1	RELOCATE WELL; ADD NOTES 10 & 11	12:25:51
BY	NO.	REVISION	DATE



MSA SSM 1236-9235

1-48

2014-007918