

MEMORANDUM

DATE: May 16, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0182-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 15, 2014. 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(14834 Falls Road)
8th Election District *
3rd Council District *
Charles B. and Rebecca A. Adams *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0182-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Charles B. and Rebecca A. Adams ("Petitioners"). The Petitioners are requesting Variance relief from § 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed sunroom addition with a side yard setback of 18 ft. in lieu of the required 35 ft., and to permit an existing dwelling with a side setback of 20 ft. in lieu of the required 35 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.

It is to be noted that this administrative variance case closed on March 31, 2014 but was not received by OAH until April 14, 2014; the whereabouts of the case file between these dates is unknown.

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

ORDER RECEIVED FOR FILING

Date 4-15-14

By 102

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 13, 2014, 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 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.

Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 15th day of April, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed sunroom addition with a side yard setback of 18 ft. in lieu of the required 35 ft., and to permit an existing dwelling with a side setback of 20 ft. in lieu of the required 35 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The 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.

ORDER RECEIVED FOR FILING

Date 4-15-14

By LSW

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 4-15-14

By DLW

KEVIN KAMENETZ
County Executive



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

April 15, 2014

Charles B. and Rebecca A. Adams
14834 Falls Road
Butler, Maryland 21023

RE: Petition for Administrative Variance
Case No. 2014-0182-A
Property: 14834 Falls Road

Dear Mr. and Mrs. Adams:

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.

Sincerely,

A handwritten signature in dark ink, appearing to read "John E. Beverungen", is written over the printed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Michelle Kegel, P.O. Box 1253, Eldersburg, MD 21784

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-21</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-21</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>3-13-14</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 08 Account Number - 1800014578	
Owner Information		
Owner Name:	ADAMS CHARLES BECKER ADAMS REBECCA ANN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	14834 FALLS RD BUTLER MD 21023	Deed Reference: 1) /06125/ 00211 2)
Location & Structure Information		
Premises Address:	14834 FALLS RD 0-0000	Legal Description: .8685 AC WS FALLS RD 1097FT S OF BUTLER RD
Map: 0033	Grid: 0008	Parcel: 0059
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Town:	NONE	
Ad Valorem:		
Tax Class:		
Primary Structure Built 1952	Above Grade Enclosed Area 1,190 SF	Finished Basement Area 37,831 SF
Property Land Area 04	County Use	
Stories 1.000000	Basement YES	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 1 full	Garage 1 Carport
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2014
Land:	138,400	138,400
Improvements	72,000	68,200
Total:	210,400	206,600
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2013	As of 07/01/2014
	210,400	206,600
Transfer Information		
Seller: KESSLER MARVIN H	Date: 07/25/1980	Price: \$48,000
Type: ARMS LENGTH IMPROVED	Deed1: /06125/ 00211	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 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 09/08/2008		

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **08** Account Number: **1800014578**

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 (<http://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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

→



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 14834 Falls Rd.

which is presently zoned RC2

Deed Reference 06125 / 00211

10 Digit Tax Account # 18 000 14578

Property Owner(s) Printed Name(s) CHARLES - REBECCA ADAMS

(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)

Section: **1A01.3.B.3**

To permit a proposed sunroom addition with a side yard setback of 18 feet in lieu of the required 35 feet and to permit an existing dwelling with a side setback of 20 feet in lieu of the required 35 feet.

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 *raise, 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:

Charles Adams

Name #1 - Type or Print

Charles Adams

Signature #1

14834 Falls Rd Burrer md

Mailing Address

21023

Zip Code

410-472-9081

Telephone #

Rebecca Adams

Name #2 - Type or Print

Rebecca Adams

Signature #2

Burrer md

City

State

Email Address

Representative to be contacted:

Michelle Kegel

Name - Type or Print

Michelle Kegel

Signature

PO Box 1253 Eldersburg md

Mailing Address

21784

Zip Code

City

443-340-1229

Telephone #

State

Email Address

Michelle@Appliedand.com

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 2014-0182-A

Filing Date 3/7/2014

Estimated Posting Date 1/1

Reviewer [Signature]

Rev 10/12/11

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: 14834 Falls Road Butler Md. 21023
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 ARE PROPOSING TO CONSTRUCT A VERY SMALL SUNROOM ADDITION (12x12=144 S.F.) TO THE REAR OF OUR EXISTING HOUSE. WE DESPERATELY NEED THE ADDITIONAL LIVING SPACE. FURTHERMORE, DUE TO HEALTH CONDITIONS, WE ARE UNABLE TO FULLY UTILIZE OUR BACK YARD SPACE WITHOUT HAVING AN ENCLOSED AREA TO DO SO.

THE ADDITION WE ARE PROPOSING IS SMALL, ONLY ONE-STORY, AND IS NOT GOING CLOSER TO THE SIDE PROPERTY LINE THAN OUR EXISTING HOUSE CURRENTLY DOES. APPARENTLY THE ZONING HAS CHANGED ON OUR PROPERTY SINCE IT WAS BUILT AND NOW IF WE BUILD ANYTHING IN LINE WITH OUR HOUSE, WE NEED A VARIANCE.

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

Charles Adams
Signature of Affiant

Charles Adams
Name- Print or Type

Rebecca Adams
Signature of Affiant

Rebecca Adams
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 4th day of MARCH, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Charles and Rebecca Adams
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
12/27/2016
My Commission Expires

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2014- 0182 -AAddress 14834 Falls RdContact Person: LEONARD WASILEWSKI
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/7/14Posting Date: 3/16/14Closing Date: 3/31/14

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- 0182 -AAddress 14834 Falls RdPetitioner's Name Charles & Rebecca AdamsTelephone 410-472-9081Posting Date: 3/16/14Closing Date: 3/31/14

Wording for Sign:

To permit a proposed sunroom addition with a side yard setback of 18 feet in lieu of the required 35 feet and to permit an existing dwelling with a side setback of 20 feet in lieu of the required 35 feet.

Revised 7/06/11

Zoning Property Description For 14834 Falls Road, Butler
Maryland 21030

Beginning at a point on the West side of Falls Road which is 60' wide at the distance of 350' South of the centerline of the nearest improved intersecting street, Belfast Road, which is 30' wide.

Thence the following courses and distances: (1st Point of Call - "POC") S.18°00'00" E. 98.17', (2nd POC) S.72°22'00" W. 400.28', (3rd POC) N.10°39'30" W. 87.91', (4th POC) N.72°22'00" E. 143.68', (5th POC) N.51°16'30" E. 52.74', (6th POC) N.74°43'21" E. 196.26', back to the point of beginning as recorded in Deed Liber 6125, Folio 211, containing 37, 831 square feet (.869 acres). Located in the 8th Election District and 3rd Council District.

2014-0180-A

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

No. **108012**

Date: **3/7/14**

PAID RECEIPT

07/2014 3/07/2014 09:34:14
 WALSH LONG LIR
 RECEIPT # 500080 3/07/2014
 3 576 MISCELLANEOUS - 10
 108012
 Recpt Tot 175.00
 175.00 1.00
 Baltimore County, Maryland

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

Total: **75.00**

Rec From: **Asphalt & Paved Permits LLC**

For: **114834 Falls Rd**

2014-0182-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: CASE NO: 2014-0182-A

PETITIONER/DEVELOPER _____

JEREMY CLANCY

DATE OF HEARING/CLOSING: _____

3/31/14

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT _____

14834 FALLS ROAD

THIS SIGN(S) WERE POSTED ON March 13, 2014
(MONTH, DAY, YEAR)

SINCERELY,
Martin Ogle 3/13/14
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2014-0182-A

TO PERMIT A PROPOSED SUNROOM ADDITION WITH
A SIDE YARD SETBACK OF 18 FEET IN LIEU OF THE
REQUIRED 35 FEET AND TO PERMIT AN EXISTING
DWELLING WITH A SIDE SETBACK OF 20 FEET IN
LIEU OF THE REQUIRED 35 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-123(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 4:30 P.M. ON

MONDAY MARCH 31, 2014

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-587-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HA (D)C A P ACCESSIBLE

Wanda B. 3/13/14



KEVIN KAMENETZ
County Executive

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

April 14, 2014

Charles and Rebecca Adams
14834 Falls Road
Butler MD 21023

RE: Case Number: 2014-0182 A, Address: 14834 Falls Road

Dear Mr. & Ms. Adams:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 7, 2014. 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 stylized and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Michelle Kegel, P O Box 1253, Eldersberg MD 21784

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



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

Date: 3/21/14

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

RE: Baltimore County
Item No. 2014-0182-A
Administrative Variance
Charles & Rebecca Adams
14834 Falls Road,
MD 25

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 3/19/14. A field inspection and internal review reveals that an entrance onto MD25 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2014-0182-A.

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

Sincerely,

Steven D. Foster, Chief/
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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 21, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For March 24, 2014
Item No. 2014-0177, 0179, 0180, 0181, 0182, 0183, 0184, 0185, 0186,
and 0187.

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

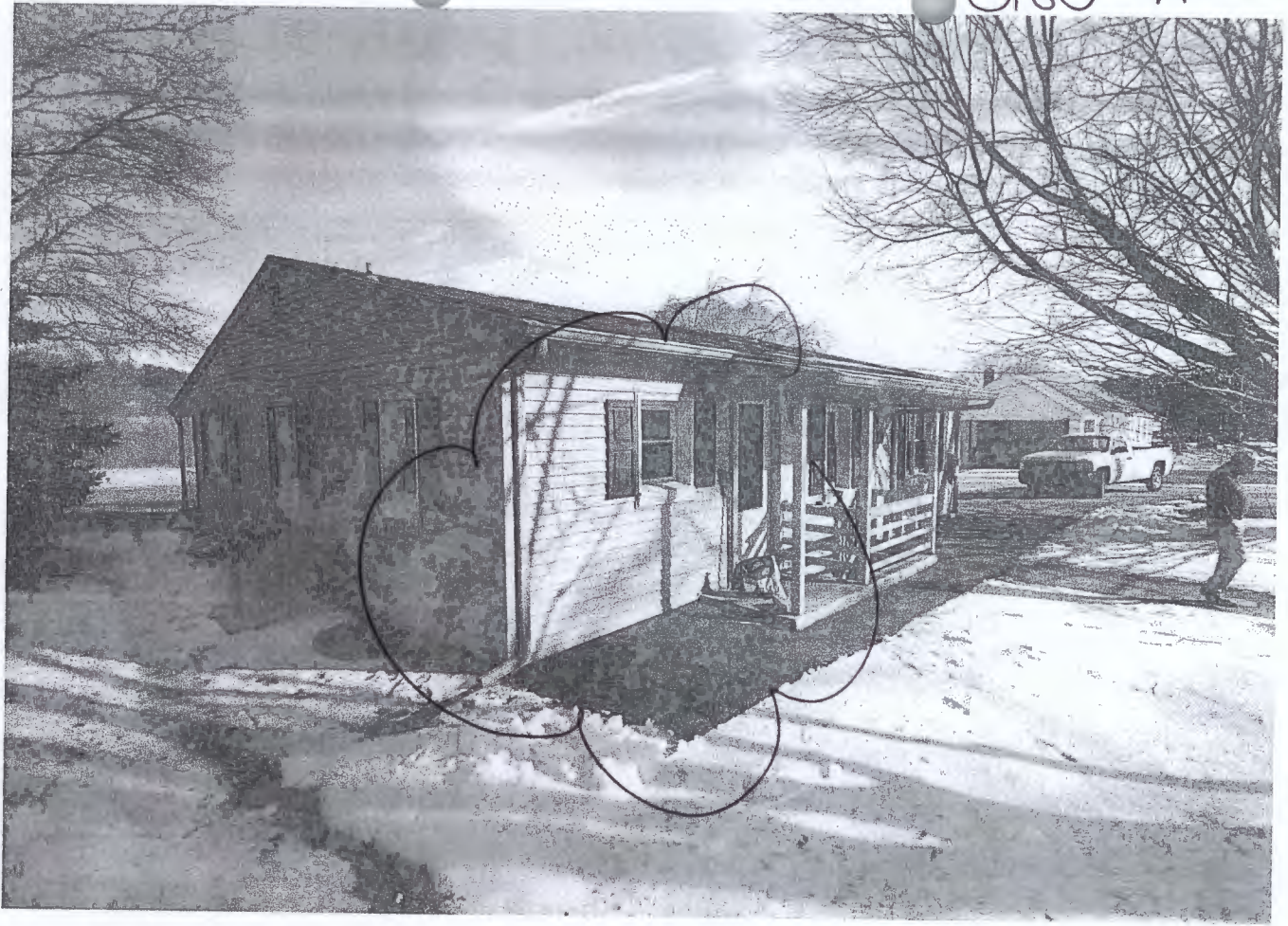
DAK:CEN.
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC03242014 -.doc

2014-0182-A

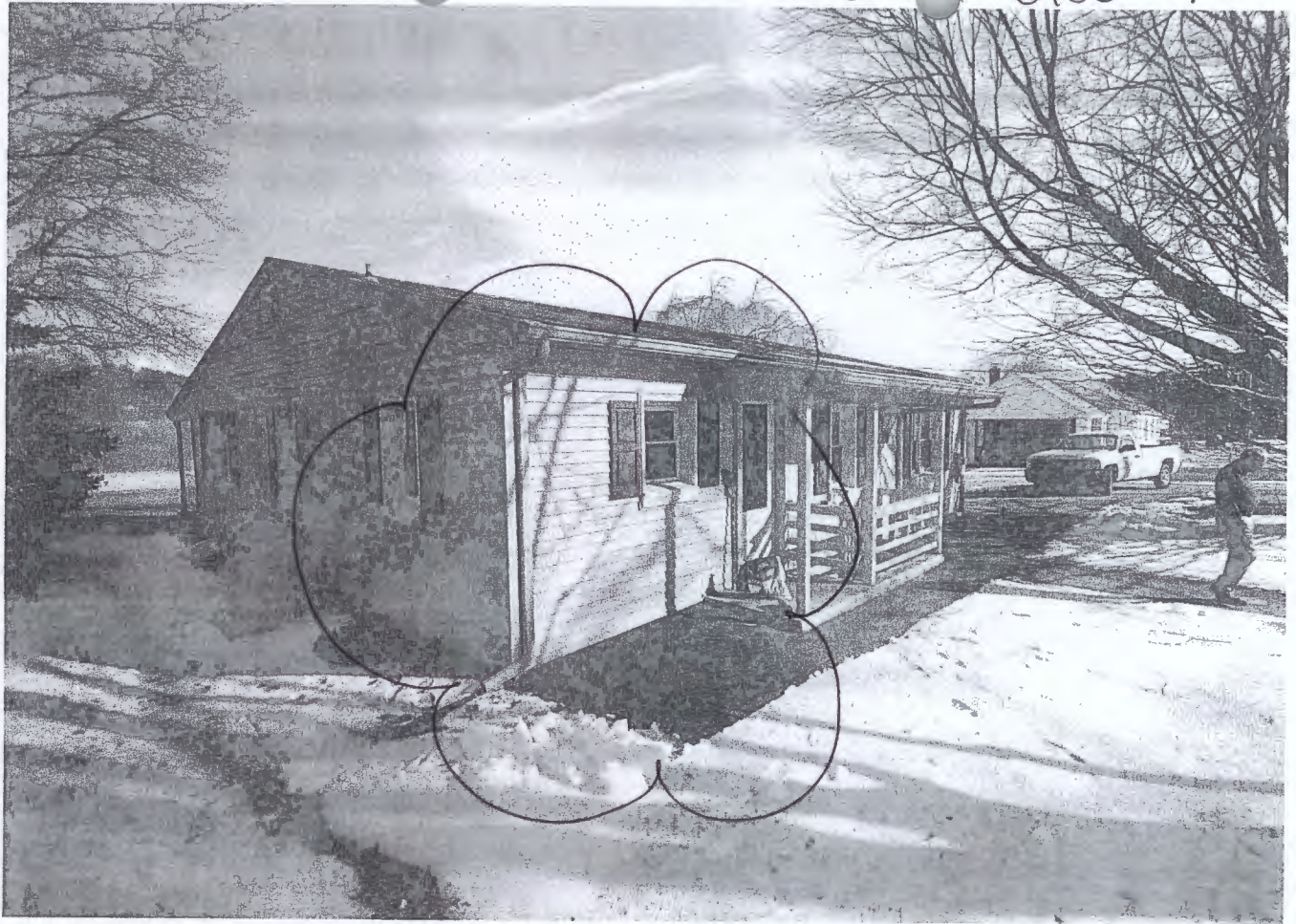


2014 0182-A

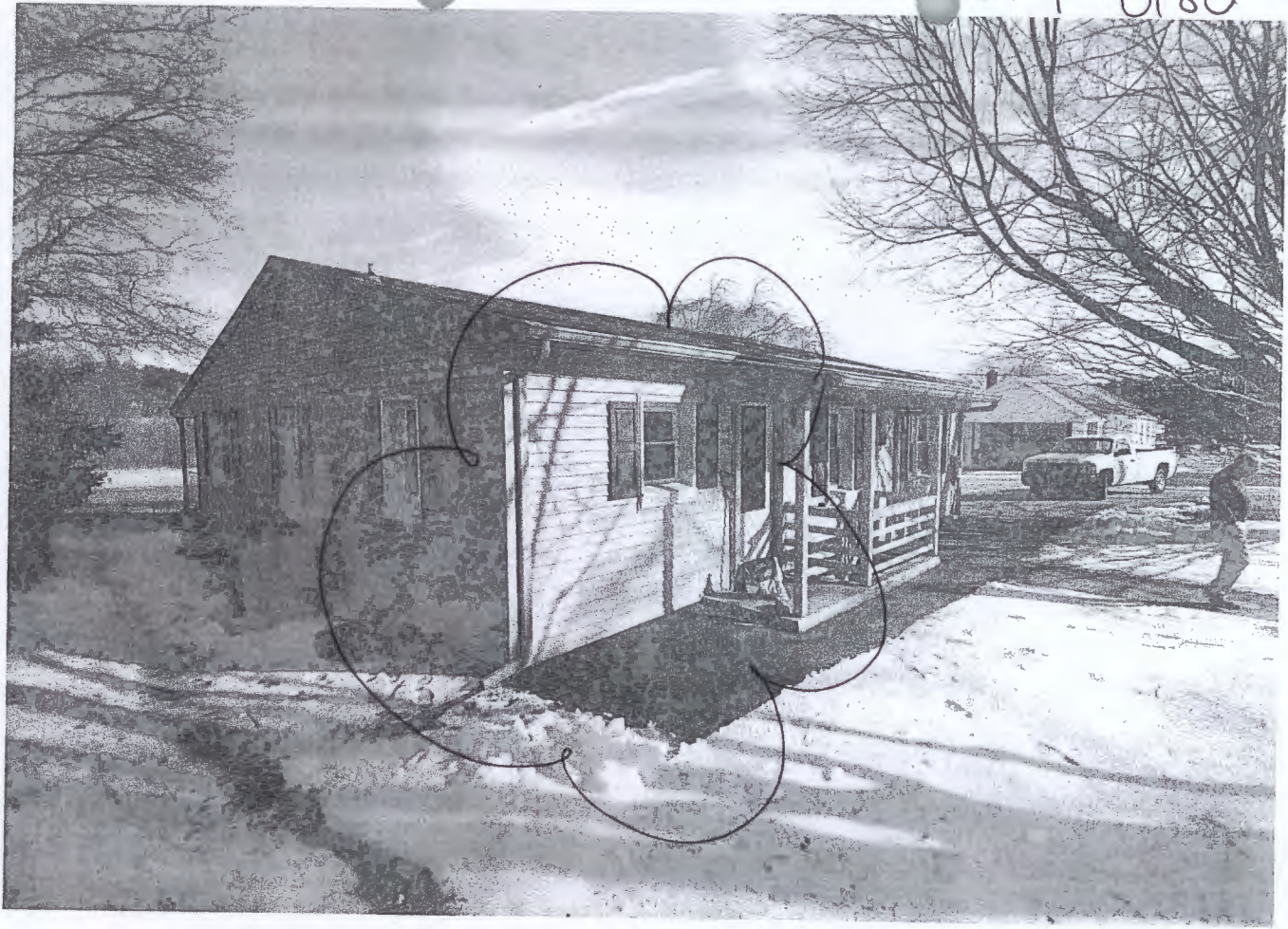


Duplicate of Color Photos

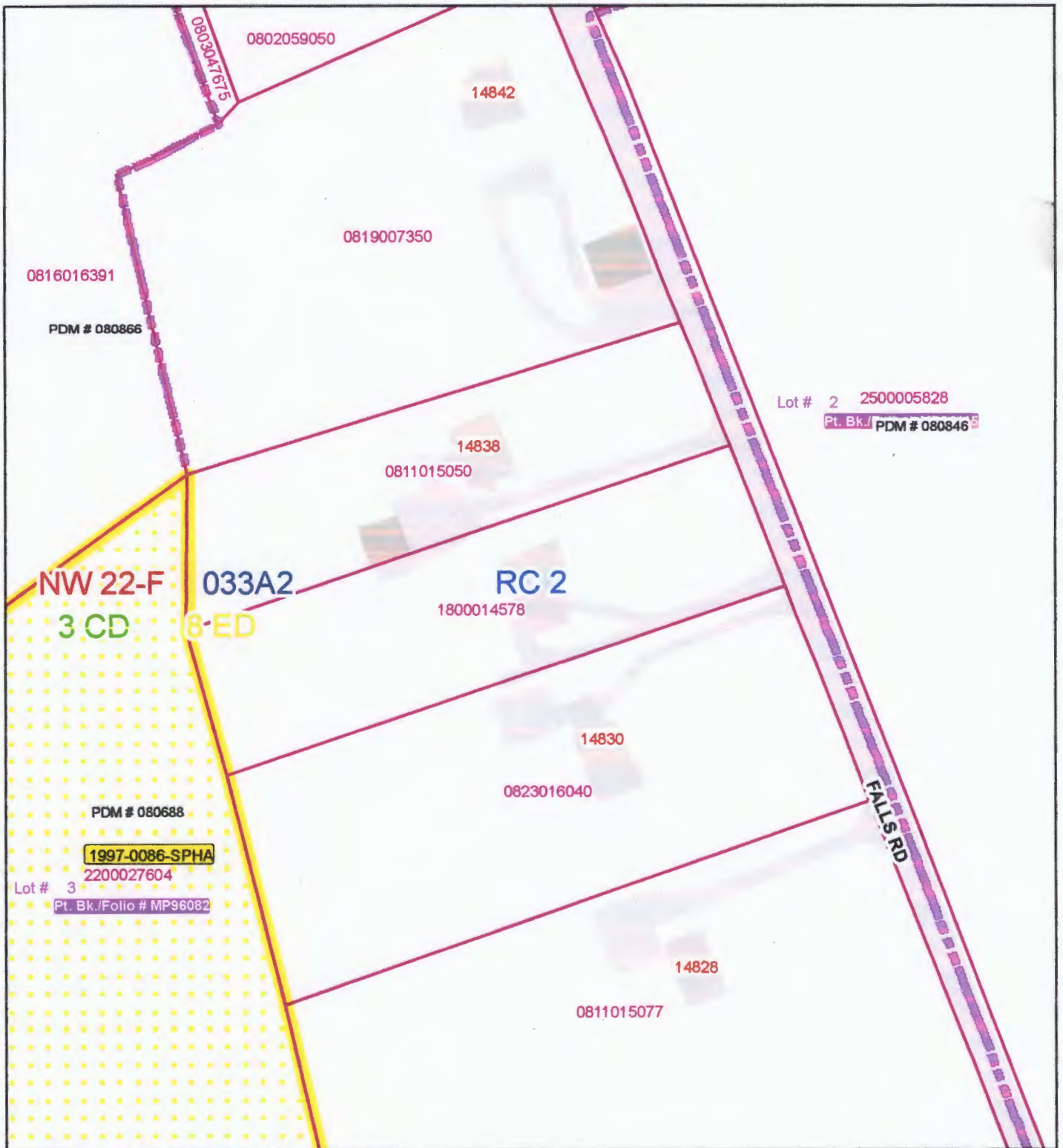
2011-0182-A



2014 - 0182 - A



14834 Falls Road 2014-0182-A



Publication Date: 3/7/2014



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

0802058980
Pt. Bk./Folio # 022061 PDM # 080051 Folio 0061

2200022218

2200022217

5' ED

BELFAST RD

14902
0802059050

0803047675

14842

0818046304
PDM # 080866

0819007350

PDM # 080846 2500005828
Pt. Bk./Folio # MP06115

14838
0811015050

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

1800014578

033A2 RC 2
8' ED NW 22-F

3 CD

14830

0823016040

14828

FALLS RD

Pt. Bk./Folio # MP96082
Lot # 3 2200027604
PDM # 080688 1997-0086-SPHA

0811015077

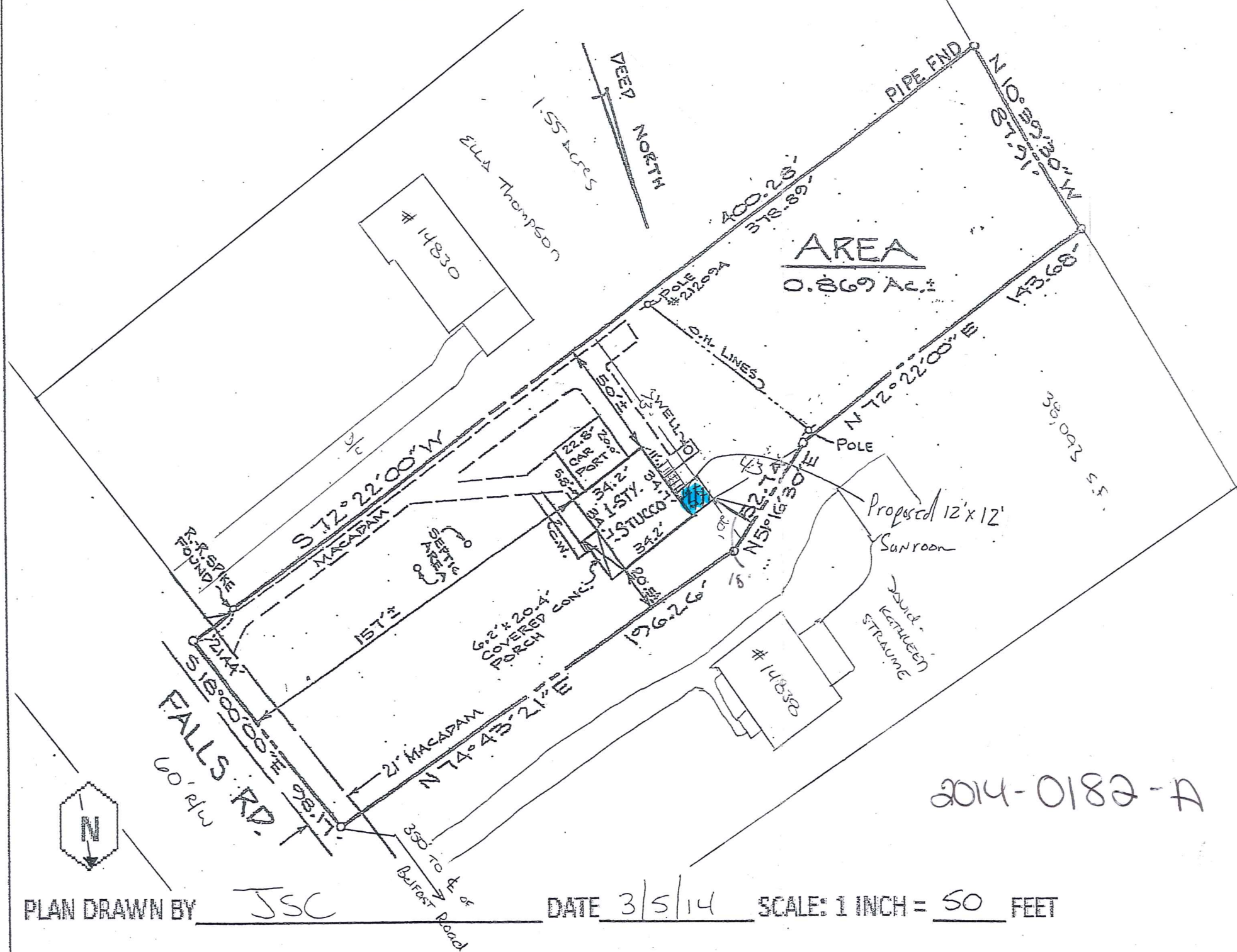
0808000100

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

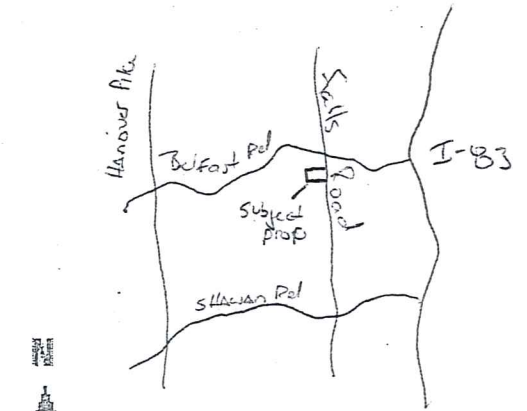
ADDRESS 14834 Falls Road OWNER(S) NAME(S) Charles Rebecca Adams

SUBDIVISION NAME Not Applicable LOT# NA BLOCK# NA SECTION# NA

PLAT BOOK# NA FOLIO# NA 10 DIGIT TAX# 1800014578 DEED REF.# 06125/00211



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# _____

SITE ZONED RC2

ELECTION DISTRICT 8th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 0.869

OR SQUARE FEET 37,831

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet.
Eor.
1