

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(228 Homevale Road) *
4th Election District * OFFICE OF
3rd Councilmanic District *
Mark D. and Cara R. Norris * ADMINISTRATIVE HEARINGS
Petitioners * FOR BALTIMORE COUNTY
* Case No. 2014-0195-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Mark D. and Cara R. Norris. The variance request is from Section 208.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") - [1955 regulations R 10], to permit a proposed attached garage addition with a side setback of 3 ft. in lieu of the minimum 10 ft. setback and a combined side setback of 16 ft. in lieu of the required combined sum of 25 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 30, 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

ORDER RECEIVED FOR FILING

Date 4-16-14

By [Signature]

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 addition not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 16th day of April, 2014, that a Variance from Section 208.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") - [1955 regulations R 10], to permit a proposed attached garage addition with a side setback of 3 ft. in lieu of the minimum 10 ft. setback and a combined side setback of 16 ft. in lieu of the required combined sum of 25 ft., be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

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

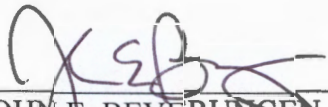
ORDER RECEIVED FOR FILING

Date 4-16-14

2

By DW

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 4-16-14

By DLW

KEVIN KAMENETZ
County Executive



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

April 16, 2014

Mark D. and Cara R. Norris
228 Homevale Road
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance
Case No. 2014-0195-A
Property: 228 Homevale Road

Dear Mr. and Mrs. Norris:

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 black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Sid Gorman, 825 Coldspring Road, Baltimore, MD 21220



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 228 HOMEVALE RD which is presently zoned RESIDENTIAL

Deed Reference 4013 03256 10 Digit Tax Account # 04 05 053 250

Property Owner(s) Printed Name(s) _____

(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

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) 208.3 - Side yard (1955 regulations R10).
A proposed attached garage addition with a side set back of 3 feet in lieu of the minimum 10 feet set back, and a combined side set backs of 16 feet in lieu of the required combined sum of 25 feet
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **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:

MARK NORRIS CARA NORRIS
Name #1 - Type or Print Name #2 - Type or Print

Mark Norris Cara Norris
Signature #1 Signature #2

228 HOMEVALE RD MD
Mailing Address City State

21136 _____
Zip Code Telephone # Email Address

Representative to be contacted:

SID GORMAN
Name - Type or Print

Sid Gorman
Signature

825 COLOSPRING RD MD
Mailing Address City State

21220 13017482634 SIDGORMAN@COMCAST.NET
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 2014-0195-A Filing Date 3/20/14 Estimated Posting Date 3/30/14 Reviewer G.H.

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SOCIAL 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: 228 HOMEVALE RD REESTERSMAN 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)

MORE LIVING SPACE FOR FAMILY, USE GARAGE
FOR STORAGE TO FREE UP EXISTING BEDROOM

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

Mark David Norris
Signature of Affiant

MARK DAVID NORRIS
Name- Print or Type

Cara Rebecca Norris
Signature of Affiant

Cara Rebecca Norris
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 11th day of MARCH, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Antonia L Berry MARK DAVID NORRIS AND CARA REBECCA NORRIS
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

Antonia L Berry
Notary Public

02/01/2016

My Commission Expires

ANTONIA L BERRY
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

MY COMMISSION EXPIRES FEBRUARY 1, 2016

REV. 10/12/11

Zoning property description for 228 Homevale rd, 21136. Beginning for the same at a point on the Northwest side of Homevale Rd located 395.00 feet northeasterly from the intersection formed by the extensions of the northwest side of Homevale Rd and the northeast side of Nasco Rd, and running thence North 6 degrees 15 minutes 51 seconds West 135.00 feet, North 83 degrees 44 minutes 9 seconds, East 70.00 feet and South 6 degrees 15 minutes 15 seconds East 135.00 feet to the Northwest side of Homevale Rd, and thence binding thereon South 83 degrees 44 minutes 9 seconds West 70.00 feet to the place of beginning . Containing 9,450 square feet more or less. BEING DESIGNATED as Lot Number 24, Block G, as shown on Plat Number 7 of Chartley, recorded in Plat Book WJR No. 26, folio 145.

. 2014-0195-A

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: _____

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mark · Carra Norris

Address: 228 Homedale Rd

Reisterstown, Md 21136

Telephone Number: _____

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

109831

No.

Date:

3/20/14

PAID RECEIPT

BUSINESS A/RUG TIME
 3/21/2014 3/20/2014 14:25:28
 1
 109831 MARKIN LEAD LIR
 03/20/2014 172306 3/20/2014
 5 200 MISCELLANEOUS - IN
 109831
 Receipt Tot \$75.00
 03/20/2014 1:00 PM
 Baltimore County, Maryland

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

Total:

75.00

Rec

From:

Regrade Remodeling

For:

Case # 2014-0195-A

228 Homoval Rd

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2014-0195-A

RE: Case No.: _____

Petitioner/Developer: _____

Mark Norris

Date of Hearing/Closing: April 14, 2014

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

Attn: 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: _____

228 Homevale Rd

March 30, 2014

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

March 30, 2014

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

MEMORANDUM

DATE: May 19, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0195-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 16, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-31</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-26</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>3-30-14</u> by <u>Beck</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0195 -A Address 228 Homevale Rd

Contact Person: GARY HUICK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/20/14 Posting Date: 3/30/14 Closing Date: 4/14/14

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- 0195 -A Address 228 Homevale Rd

Petitioner's Name Mark Norris Telephone

Posting Date: 3/30/14 Closing Date: 4/14/14

Wording for Sign: To Permit a proposed attached garage addition with a
side set back of 3 feet in lieu of the 10 feet minimum side set back
and a combined side back of 16 feet in lieu of the minimum
combined sum of 25 feet

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

April 15, 2014

Mark F. & Cara Norris
228 Homevale Road
Reisterstown MD 21136

RE: Case Number: 2014-0195 A, 228 Homevale Road

Dear Mr. & Ms. Norris:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 20, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Sid Gorman, 825 Coldspring Road, Baltimore MD 21220

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



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

Date: 3/26/14

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

RE: Baltimore County
Item No. 2014-0195-A
Administrative Variance
Mark & Cara Norris
228 Homevale 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. 2014-0195-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 dark ink, appearing to read "Steven D. Foster".
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 31, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For March 31, 2014
Item No. 2014-0190, 0191, 0193 and 0195

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\ZAC03312014 -.doc

Real Property Data Search (w4)

Search Help

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Account Identifier:	District - 04 Account Number - 0405053250		
Owner Information			
Owner Name:	NORRIS MARK D NORRIS CARA R	Use:	RESIDENTIAL
Mailing Address:	228 HOMEVALE RD REISTERSTOWN MD 21136-2128	Principal Residence:	YES
		Deed Reference:	1) /34330/ 00462 2)
Location & Structure Information			
Premises Address:	228 HOMEVALE RD REISTERSTOWN MD 21136-2128	Legal Description:	228 HOMEVALE RD CHARTLEY
Map:	Grid:	Parcel:	Sub District:
0048	0018	0423	
Subdivision:	Section:	Block:	Lot:
0000		G	24
Assessment Year:	Plat No:	Plat Ref:	
2013	7	0026/ 0145	
Special Tax Areas:	Town:	Ad Valorem:	
		NONE	
Tax Class:	Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
	1961	1,494 SF	9,450 SF
County Use	Stories	Basement	Type
04	2.000000	NO	SPLIT LEVEL
Exterior	Full/Half Bath	Garage	Last Major Renovation
SIDING	1 full/ 1 half		
Value Information			
Base Value	Value	Phase-in Assessments	
	As of	As of	As of
	01/01/2013	07/01/2013	07/01/2014
Land:	68,300		
Improvements	107,500		
Total:	175,800	143,300	143,300
Preferential Land:	0		0
Transfer Information			
Seller:	Date:	Price:	
KLEINSCHMIDT ANDREW J	10/15/2013	\$210,000	
Type:	Deed1:	Deed2:	
ARMS LENGTH IMPROVED	/34330/ 00462		
Seller:	Date:	Price:	
GOBRECHT LISA K	04/22/2004	\$187,000	
Type:	Deed1:	Deed2:	
ARMS LENGTH IMPROVED	/19933/ 00689		
Seller:	Date:	Price:	
GOBRECHT GERRY R	06/29/1995	\$0	
Type:	Deed1:	Deed2:	
NON-ARMS LENGTH OTHER	/11112/ 00136		
Exemption Information			
Partial Exempt Assessments:	Class	07/01/2013	07/01/2014
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	NONE		
Homestead Application Information			
Homestead Application Status: Approved 12/03/2013			

Baltimore County

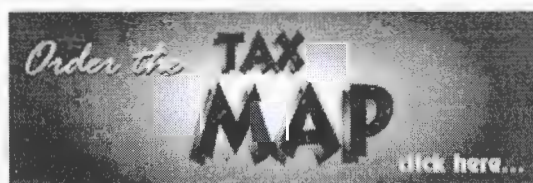
[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **04** Account Number: **0405053250**

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>).

[\(http://imsweb05.mdp.state.md.us/website/mosp/\)](http://imsweb05.mdp.state.md.us/website/mosp/)☒ Loading... Please

Loading... Please Wait.

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2014-0195-A

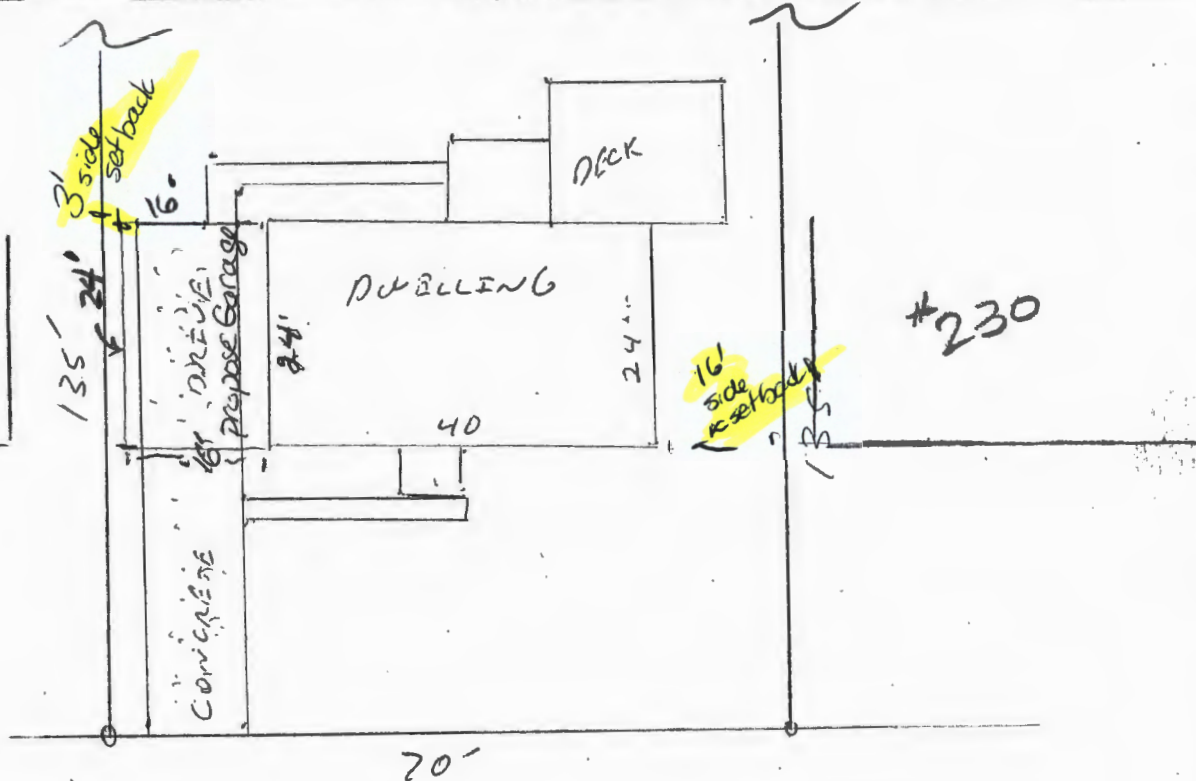


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 228 Homevale Rd OWNER(S) NAME(S) Mark & Cara Norris

SUBDIVISION NAME Chartley LOT # 24 BLOCK # G SECTION # N/A

PLAT BOOK # 26 FOLIO # 145 10 DIGIT TAX # 0405053250 DEED REF. # 1



Homevale Rd



PLAN DRAWN BY SC GORMAN

DATE 2/2/14

SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 048C2

SITE ZONED DR 3.5

ELECTION DISTRICT 4th

COUNCIL DISTRICT 3rd

LOT AREA ACREAGE 1.0

OR SQUARE FEET 9,450

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

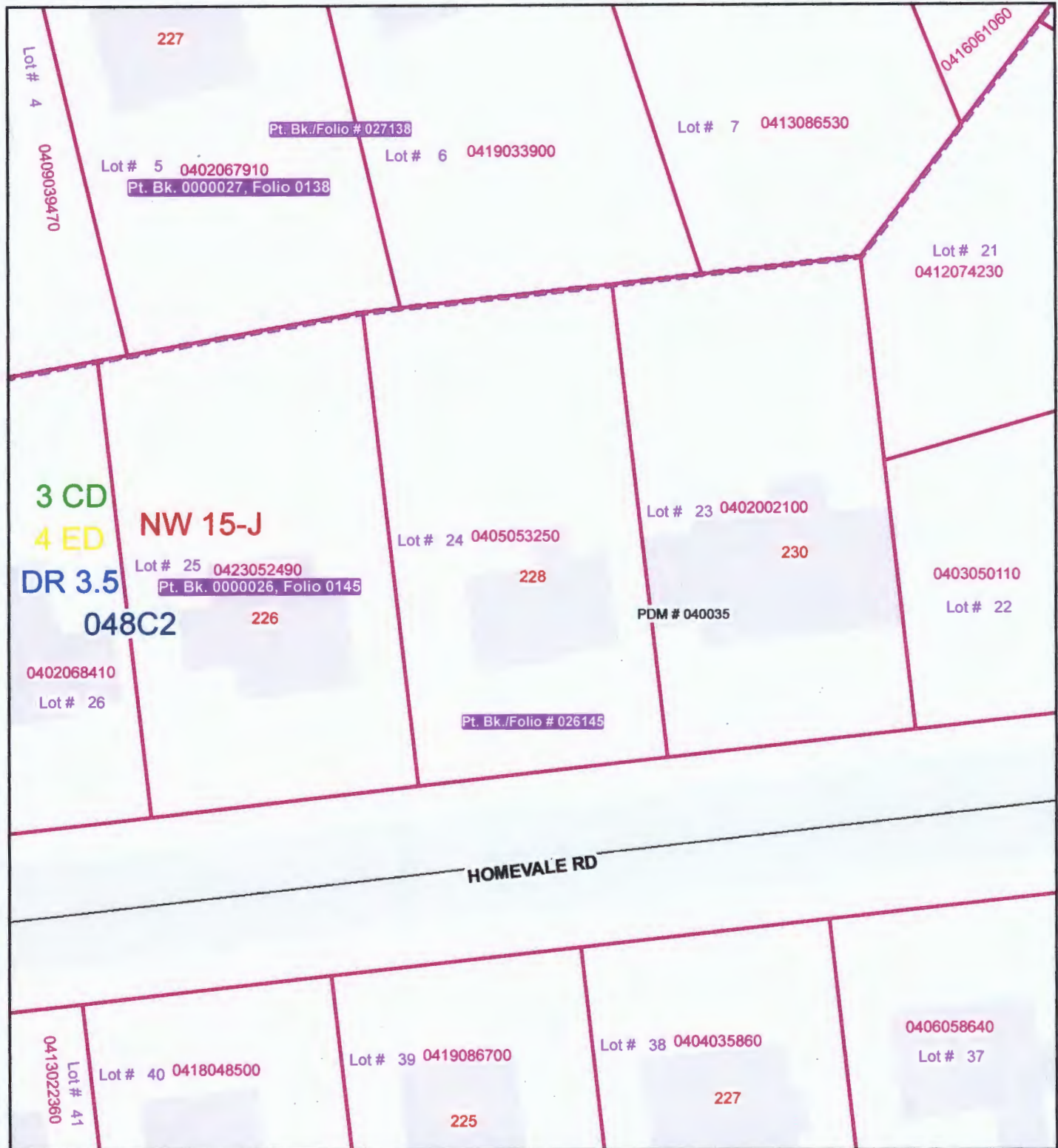
VIOLATION CASE INFO:

NO

2014-0195-A

Let
each
1

228 Homevale Road



Publication Date: 3/20/2014



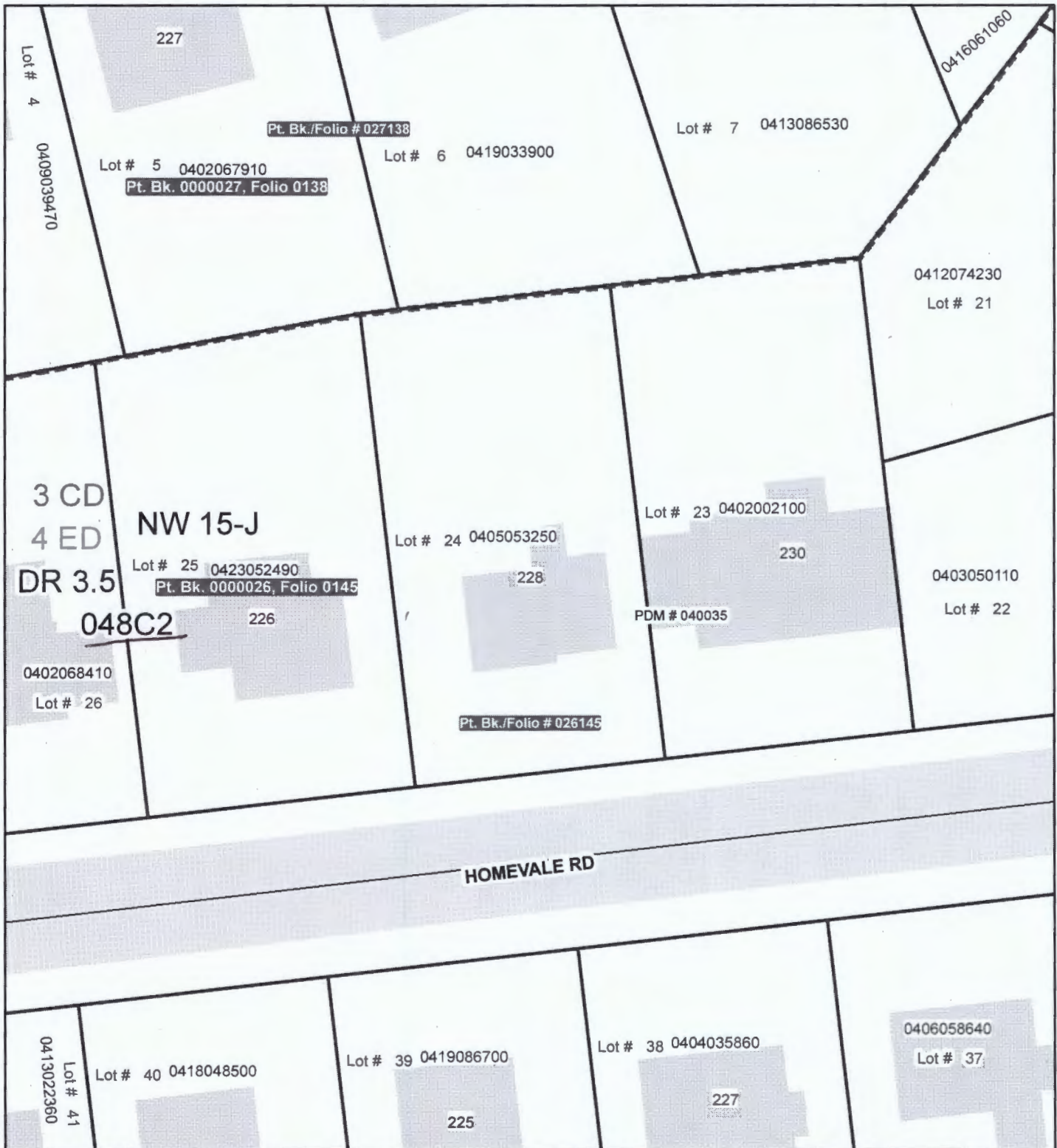
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



A scale bar with markings at 0, 10, 20, 40, 60, and 80 feet.

1 inch = 40 feet

228 Homevale Road



Publication Date: 3/20/2014



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

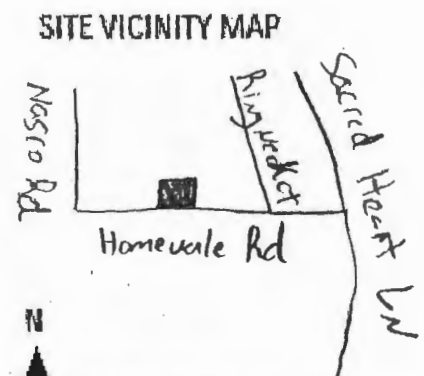
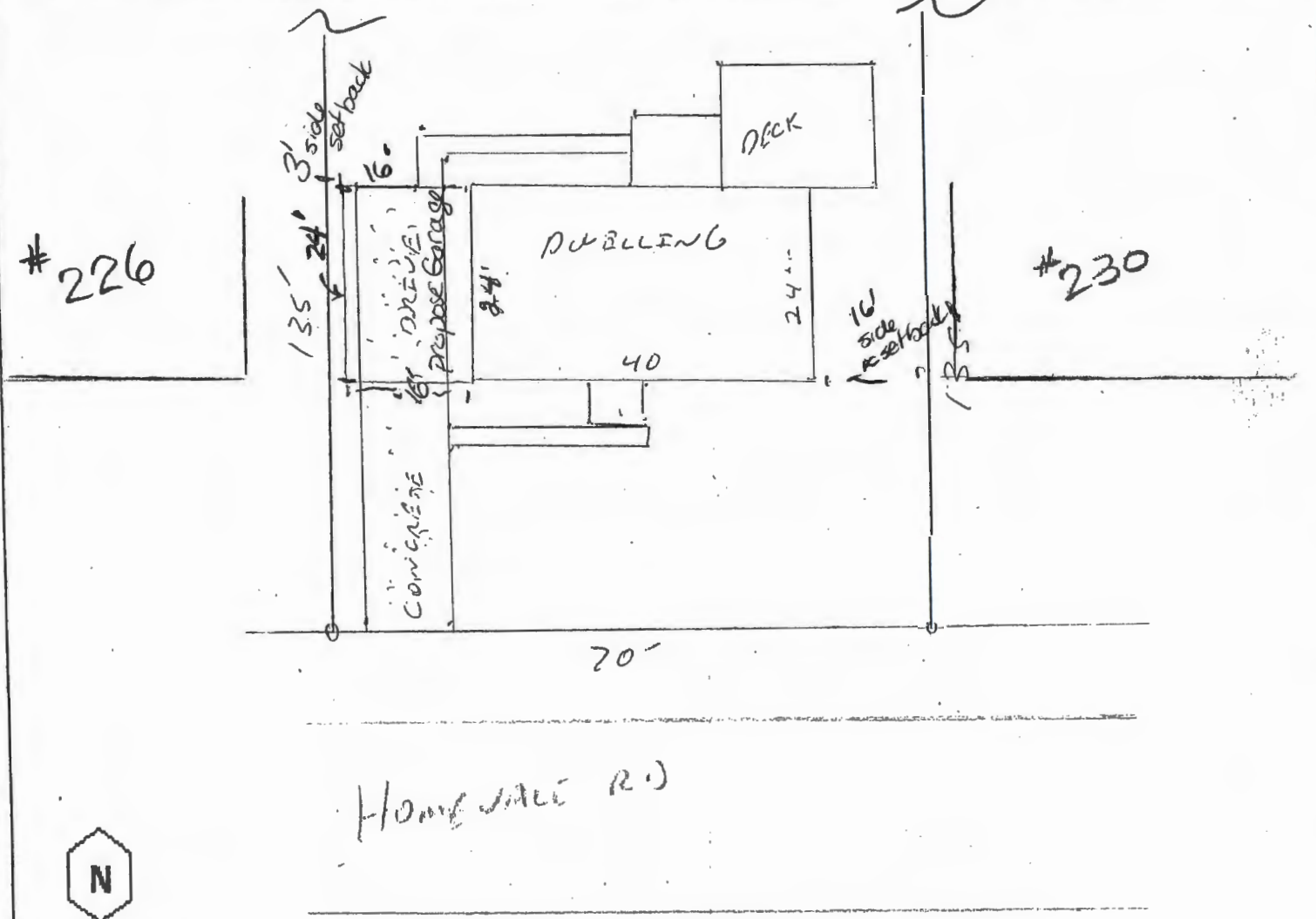


0 10 20 40 60 80 Feet

1 inch = 40 feet

2014-0195-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 228 Homevale Rd OWNER(S) NAME(S) Mark Cara Morris
SUBDIVISION NAME Chartley LOT # 24 BLOCK # G SECTION # 11A
PLAT BOOK # 26 FOLIO # 145 10 DIGIT TAX # 0405053250 DEED REF. # 1



MAP IS NOT TO SCALE
ZONING MAP# 048C2
SITE ZONED DR 3.5
ELECTION DISTRICT 4th
COUNCIL DISTRICT 3rd
LOT AREA ACREAGE _____
OR SQUARE FEET 9450
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

PLAN DRAWN BY SC GORMAN DATE 2/2/14 SCALE: 1 INCH = 20 FEET

VIOLATION CASE INFO:
NO

2014-0195-A

FREEDOM SURVEYING INC.



P.O. Box 1874
Bel Air, Md. 21814
Ph. 410. 692. 9274

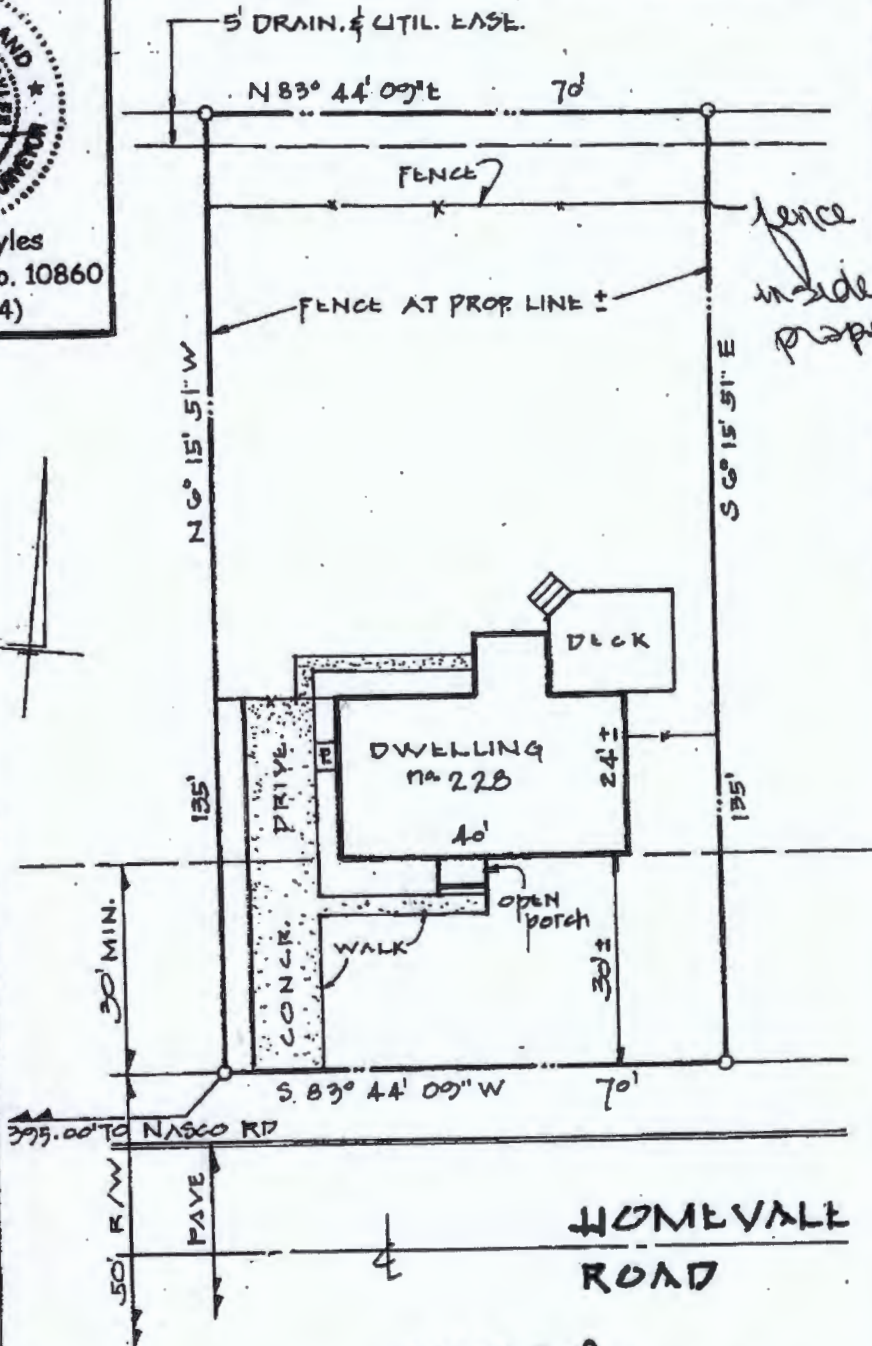
I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS INDICATED HEREON ARE CONTAINED WITHIN THE OUTLINES OF THE LOT UPON WHICH THEY ARE ERECTED UNLESS OTHERWISE NOTED AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES, SETBACKS OR PROPERTY CORNERS. ONLY EASEMENTS, RIGHTS OF WAYS, AND RESTRICTIONS DESCRIBED IN SUBJECT DEED ARE SHOWN. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY.



Steven K. Broyles
Md. P.L.S. Reg. No. 10860
(Exp. 4/13/14)

"Flood Zone" shown is as identified on FIRM.
Community Panel No.: 24091a 0203F
Effective Date: 9-26-08
Map interpretation though believed accurate
is not guaranteed.

NOTE:
1) This drawing is of benefit to a consumer only insofar as it is required by a Lender or a Title Insurance company or its agent in connection with a contemplated transfer, financing or refinancing;
2) This drawing is NOT to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements;
3) This drawing does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title in connection with financing or refinancing.



SHEET 2 of 2

LIBER 10933 FOLIO 689
BEING KNOWN AS LOT 24 BLOCK G
AS SHOWN ON A PLAT ENTITLED:
PLAT SEVEN AND REVISION OF LOT 1-BLOCK F-
PLAT TWO LOTS 2 TO 9-BLOCK F- PLAT THREE
RECORDED IN THE LAND RECORDS OF
BALTIMORE COUNTY, MARYLAND IN:
PLAT BOOK 26 FOLIO 145

Location Drawing for:
228 HOMEVALE ROAD
BALTIMORE COUNTY, MARYLAND
FLOOD ZONE: 'X' (min.)
SCALE: 1" = 20'
DATE: 8-21-13
FILE NO.: 56180
JOB NO.: T.13-K02-479

2014-0195-A

MDN CRN