

IN RE: PETITION FOR ADMIN. VARIANCE *
(9810 Tolworth Circle)
2nd Election District *
4th Councilmanic District *
Aniece Yvonne Draughn *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0204-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 owner of the subject property, Aniece Yvonne Draughn. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") - [Section 211.3 of 1963 regulations], to permit proposed addition (garage) with a side yard setback of 3 ft. and a sum of side yard setbacks of 11 ft. in lieu of the minimum required 8 ft. and a sum of 20 ft. The subject property and requested relief are more particularly described on Petitioner's 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 12, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 5-1-14

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 Petitioner.

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 1st day of May, 2014, that a Variance from Section 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") - [Section 211.3 of 1963 regulations], to permit proposed addition (garage) with a side yard setback of 3 ft. and a sum of side yard setbacks of 11 ft. in lieu of the minimum required 8 ft. and a sum of 20 ft., be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

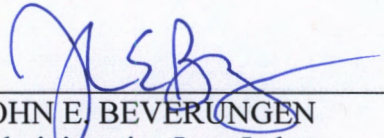
1. Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner 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 5-1-14

By PLW

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 5-1-14

By DLW

KEVIN KAMENETZ
County Executive



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

May 1, 2014

Aniece Yvonne Draughn
9810 Tolworth Circle
Randallstown, Maryland 21133

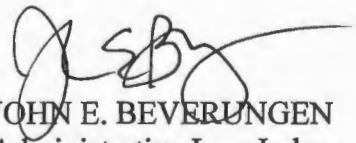
RE: Petition for Administrative Variance
Case No. 2014-0204-A
Property: 9810 Tolworth Circle

Dear Ms. Draughn:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Carl Dyhrberg, 1619 Mussula Road, Towson, MD 21286



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property

located at 9810 Tolworth Circle, Randallstown, MD 21133

which is presently zoned R99 DR S.S (R6)

Deed Reference: /11853 / 00517 Tax Account # 02-0223750712

This Petition shall be filed with the Department of Permits and Development Management. 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 Variance from Section(s)

Section 1B02.3.B (Section 211.3 of 1963 zoning regs) – to permit a proposed addition (garage) with a side yard setback of 3 feet and a sum of side yard setbacks of 11 feet in lieu of the minimum required 8 feet and a sum of 20 feet

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 Administrative Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Anice Yvonne Draughn

Name - Type or Print

Signature

Name - Type or Print

Signature

9810 Tolworth Circle

Address

Randallstown

City

MD

State

21133

Zip Code

Representative to be Contacted:

Carl Dyhrberg

Name

1619 Muscula Road

Address

Towson

City

MD

State

(443) 465 6899

Telephone No.

21286

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 21 day of May 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.

Case No. 2014-0204-A

Reviewed By RDT

Date 4/3/14

Estimated Posting Date 4/13/14

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that 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 Affiant(s) does/do presently own and reside at 9810 Totworth Circle
Address number Road or Street name
and that this address is the subject of this variance request as required by law.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed) I wish to construct a 10' x 24' Garage to the southern side of my existing residence.

At present the side yards measure a sum of 21' with the side yard where this Garage is to be sited now measuring 13'. The distance between this face and our adjoining neighbors is some 31' at the closest point. The new garage will reduce this to some 22'.

This hardship is peculiar to my property in contrast with other properties in the zoning district and is not the result of my own actions. Failure to grant this request for a variance would also result in the failure of my ability to make a reasonable use of my property.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Anice Yvonne Draughn
Signature

Anice Yvonne Draughn

Name- print or type

Signature

Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 2 day of Apr., 2014, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Anice Yvonne Draughn
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Alan C. Roland
Name of Notary Public

26 July 2016
Commission expires

PLACE SEAL HERE:

Item #0204

ZONING DESCRIPTION FOR 9810 TOLWORTH CIRCLE

Beginning at a point on the southeast side of Tolworth Circle, 50 feet wide, at the distance of 280 feet, more or less, north of the centerline of Tiverton Road, 60 feet wide, being Lot 1, Block B, in the subdivision of "Section One, The Woodlands", as recorded in Baltimore County Plat Book 31, folio 28, containing 6,300 square feet. Located in the 2nd Election District and 4th Council District.

Item #0204

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: 2014-0204-A

Petitioner: ~~ANTHONY~~ DRAUGHAN

Address or Location: 980 TOLWORTH CIRCLE, RANDALL STOWN

PLEASE FORWARD ADVERTISING BILL TO:

Name: CARL DYHARBERG

Address: 1619 MUSSULA ROAD
TOWSON MD 21286

Telephone Number: (443) 4656899

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

109841

No.

Date:

April 4 2014

PAID RECEIPT

BUSINESS ACTUAL TIME DEN

4/04/2014 4/03/2014 11:36:18 2

REC 1502 WALKIN JENA JEE

RECEIPT # 874949 4/03/2014 QFLH

Dist 5 528 ZONING VERIFICATION

NO. 109841

Recpt Tot \$75.00

\$75.00 CF \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				675

Total:

675

Rec

From:

For:

Zoning hearing - case # 2014-0204-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/12/2014

Case Number: 2014-0204-A

Petitioner / Developer: A-Y Draughn ~ Carl Dyhrberg of
C.D. Design Consultants

Date of Hearing (Closing): APRIL 28, 2014

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
9810 TOLWORTH CIRCLE

The sign(s) were posted on: APRIL 12, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

MEMORANDUM

DATE: June 3, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0204-A - Appeal Period Expired

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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-9</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>4-12-14</u> by <u>O'Keefe</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- 0204 -A Address 9810 Tolworth Cir

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

Filing Date: 4/3/14 Posting Date: 4/13/14 Closing Date: 4/28/14

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

- 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- 0204 -A Address 9810 Tolworth Cir

Petitioner's Name A-Y Draughn Telephone 410 655-5698

Posting Date: 4/13/14 Closing Date: 4/28/14

Wording for Sign: To Permit a proposed addition (garage) with a side yard setback of 3 feet and a sum of side yard setbacks of 11 feet in lieu of the minimum required 8 feet and a sum of 20 feet

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

April 29, 2014

Anice-Yvonne Draughn
9810 Tolworth Circle
Randallstown, MD 21133

RE: Case Number: 2014-0204 A, Address: 9810 Tolworth Circle

Dear Ms. Draughn:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 3, 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 with a large, flowing "W" and "C".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Carl Dyhrberg, 1619 Mussula Road, Towson MD 21286

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



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

Date: 4/9/14

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

RE: Baltimore County
Item No. 2014-0204-A
Administrative Variance
Anice-Yvonne Draughn
9810 Tolworth Circle

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. 2014-0204-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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: April 10, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For April 14, 2014
Item Nos. 2014- 0201, 0202, and 0204

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\ZAC-04142014 -NO COMMENTS.doc

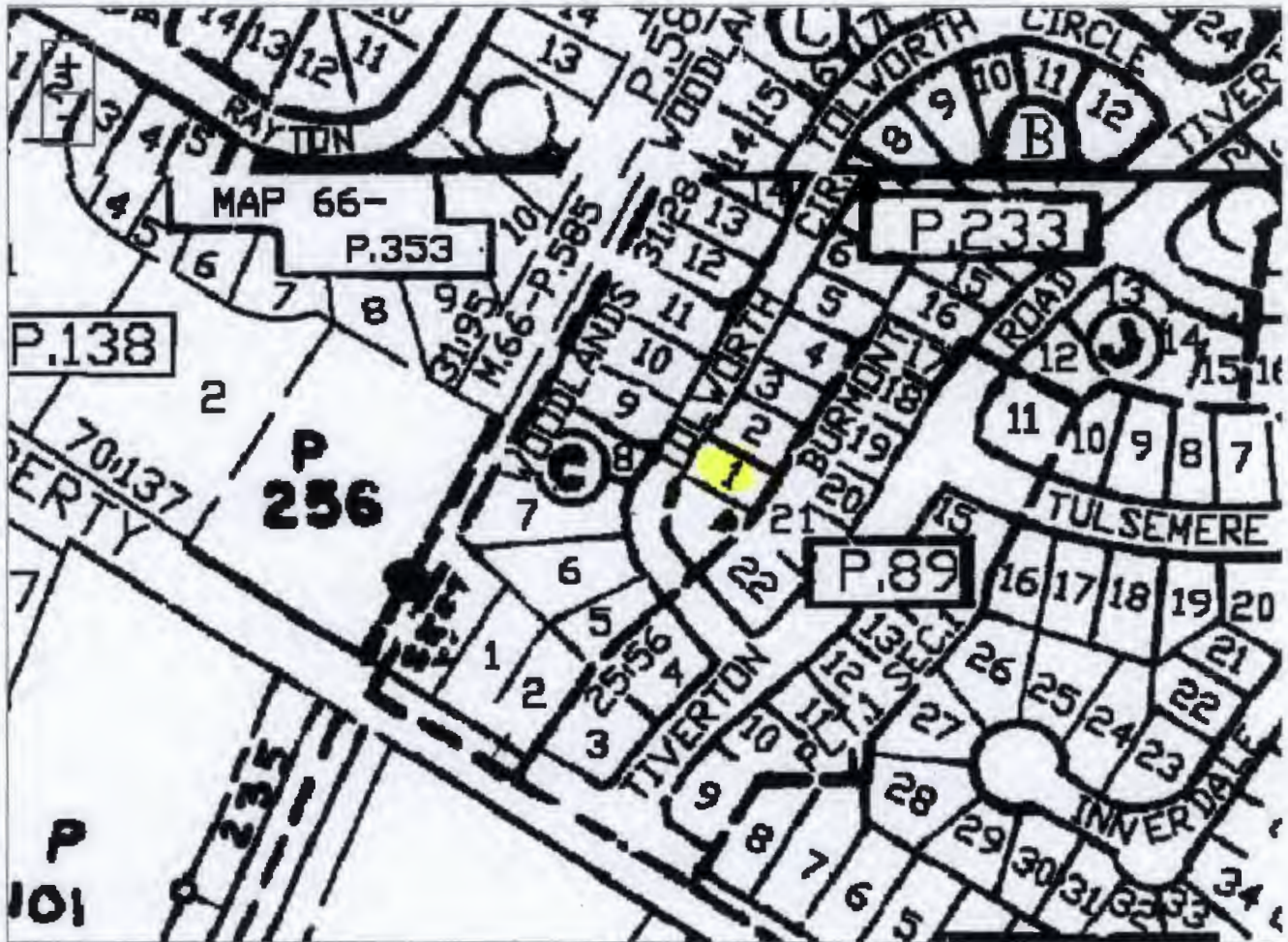
Real Property Data Search (w3)

[Search Help](#)Your feed back is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 02 Account Number - 0223750712		
Owner Information		
Owner Name:	DRAUGHN ANIECE YVONNE	Use: RESIDENTIAL
Mailing Address:	9810 TOLWORTH CIR RANDALLSTOWN MD 21133	Principal Residence: YES Deed Reference: 1) /11653/ 00517 2)
Location & Structure Information		
Premises Address:	9810 TOLWORTH CIR 0-0000	Legal Description: 9810 TOLWORTH CIR WOODLANDS
Map: 0076	Grid: 0006	Parcel: 0233
Sub District:	Subdivision: 0000	Section: 1
Block: B	Lot: 1	Assessment Year: 2013
Plat No:	Plat Ref: 0031/ 0028	
Special Tax Areas:	Town: NONE	Ad Valorem:
Tax Class:	Finished Basement Area	Property Land Area
Primary Structure Built 1969	Above Grade Enclosed Area 2,064 SF	County Use 04
Stories 2.000000	Basement NO	Type SPLIT LEVEL
Exterior FRAME	Full/Half Bath 2 full/ 1 half	Garage
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2013	07/01/2013
	07/01/2014	
Land: 80,000	60,000	
Improvements: 128,300	116,800	
Total: 208,300	176,800	176,800
Preferential Land: 0		176,800
		0
Transfer Information		
Seller: BLEDSOE JERRY W	Date: 06/20/1996	Price: \$123,000
Type: ARMS LENGTH IMPROVED	Deed1: /11653/ 00517	Deed2:
Seller: WOODLAND ASSOCIA TES	Date: 04/30/1970	Price: \$27,490
Type: ARMS LENGTH IMPROVED	Deed1: /05088/ 00516	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County: 000		07/01/2014
State: 000		
Municipal: 000		
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 06/20/2013		

Baltimore County

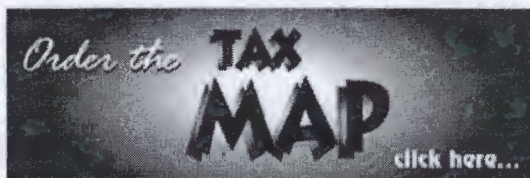
[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **02** Account Number: **0223750712**

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.

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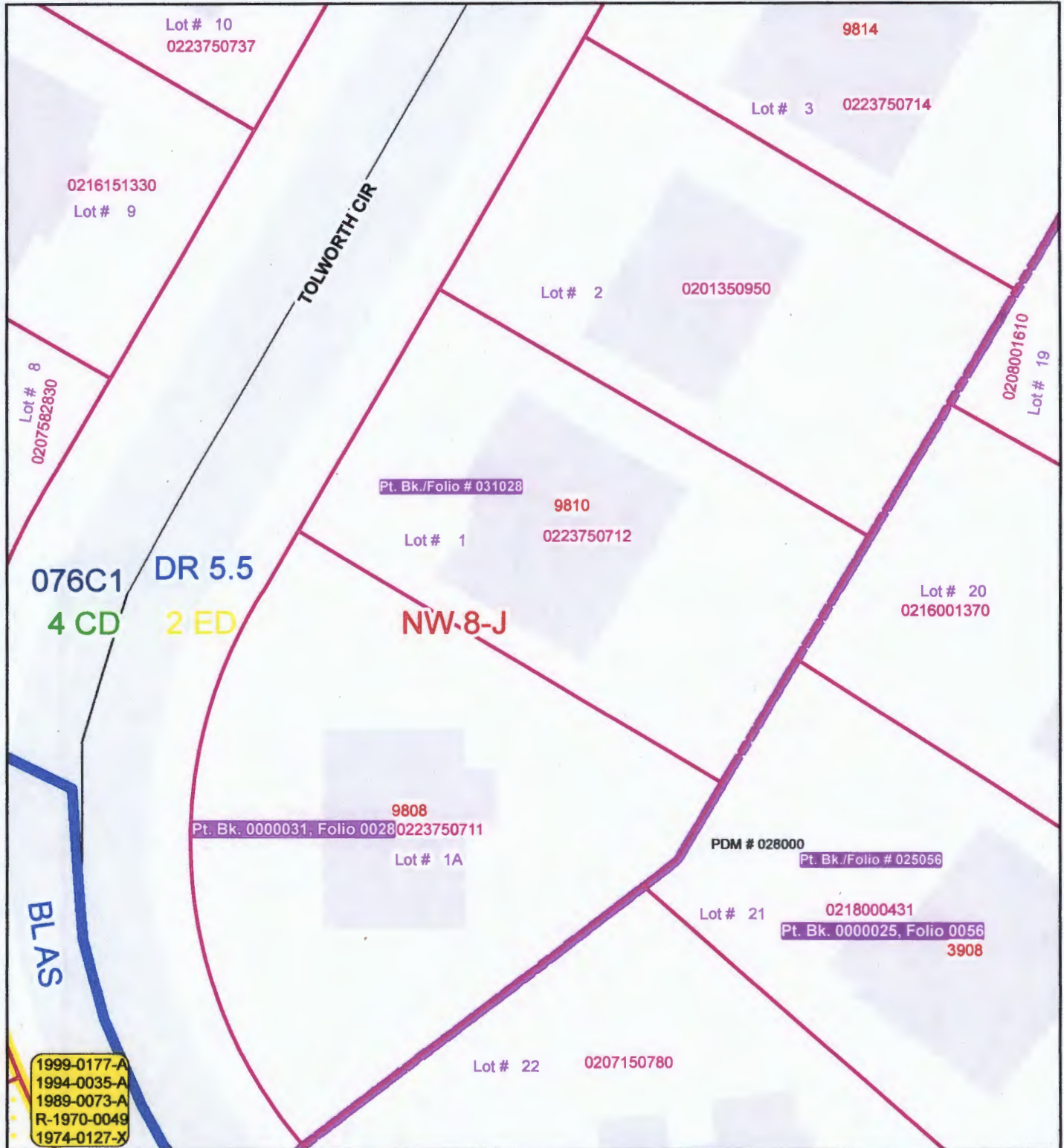


Side Yard

LOOKING EAST FROM ROAD

Item #0204

9810 Tolworth Circle



Publication Date: 4/2/2014



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



0 5 10 20 30 40
Feet

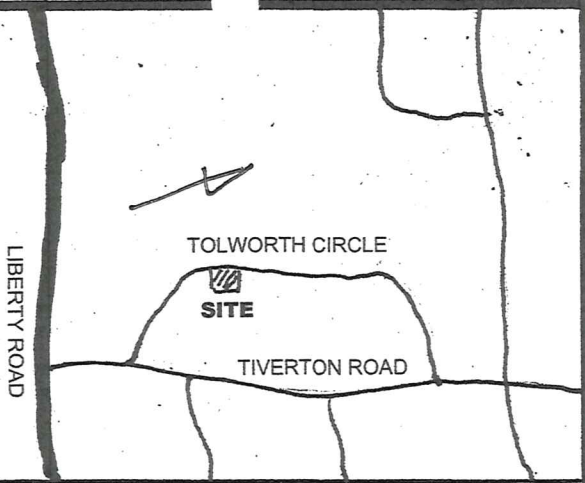
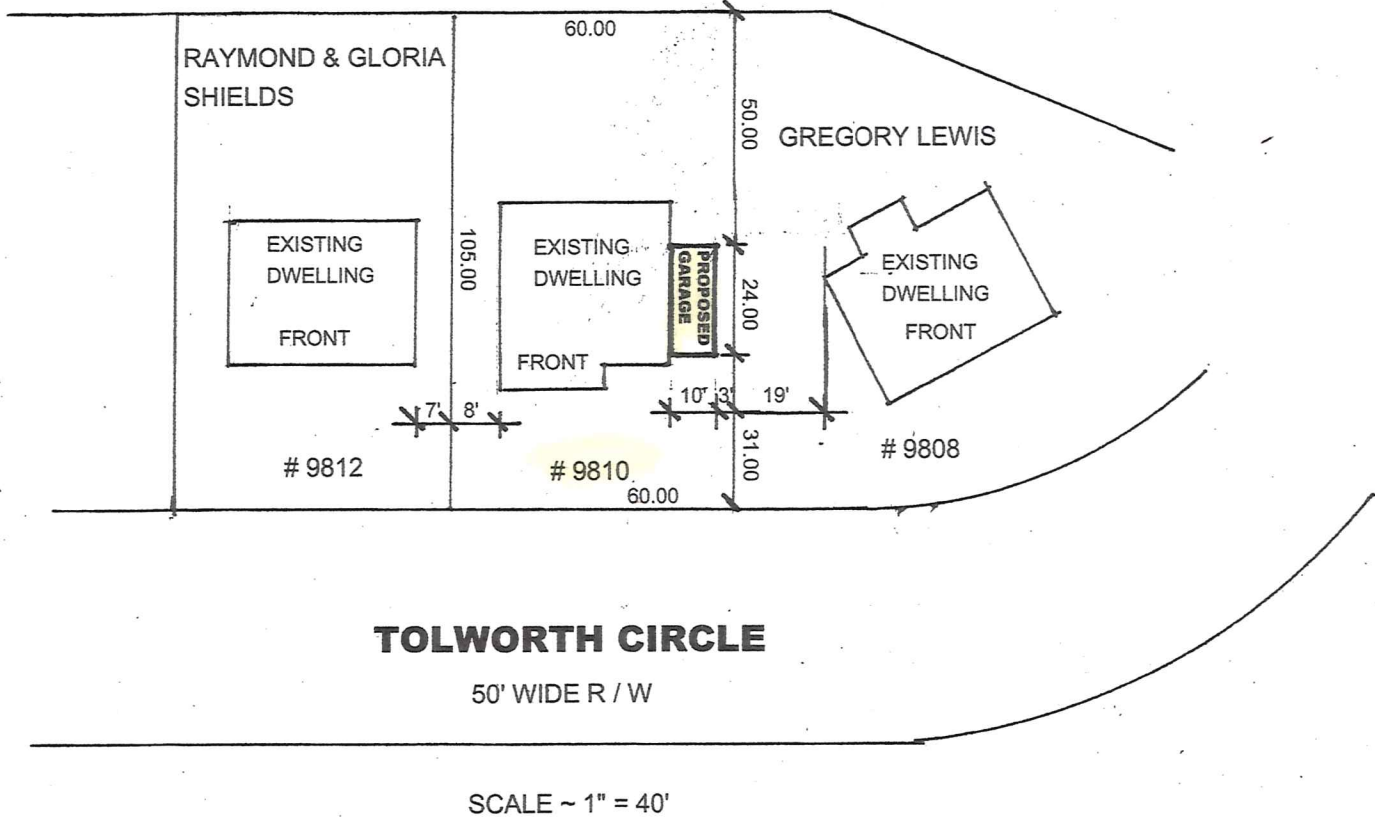
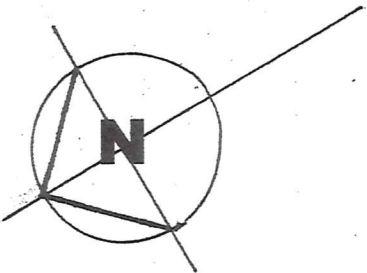
1 inch = 30 feet

Item # 0204

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

9810 TOLWORTH CIRCLE, RANDALLSTOWN, PLAT REF : 0031 / 0028, LOT 1, TAX MAP 0076
GRID 0006, PARCEL 0233
OWNER : ANIECE YVONNE DRAUGHN

THE WOODLANDS



VICINTY MAP - NOT TO SCALE

LOCATION INFORMATION

ELECTION DISTRICT	2
COUNCILMANIC	4
GIS TITLE 1"=200' SCALE MAP # 076C1	
ZONING - DR 5.5	(VESTED R6)
LOT SIZE	0.15 ACRES 6,300 SQUARE FEET
SITE COVERAGE	EXISTING 33.9% PROPOSED 37.7%
PRIVATE SEWER	
PRIVATE WATER	
CHESAPEAKE BAY CRITICAL AREA -	NO
100-YEAR FLOOD PLAIN -	NO
HISTORIC PROPERTY -	NO
PRIOR ZONING HEARING -	NONE

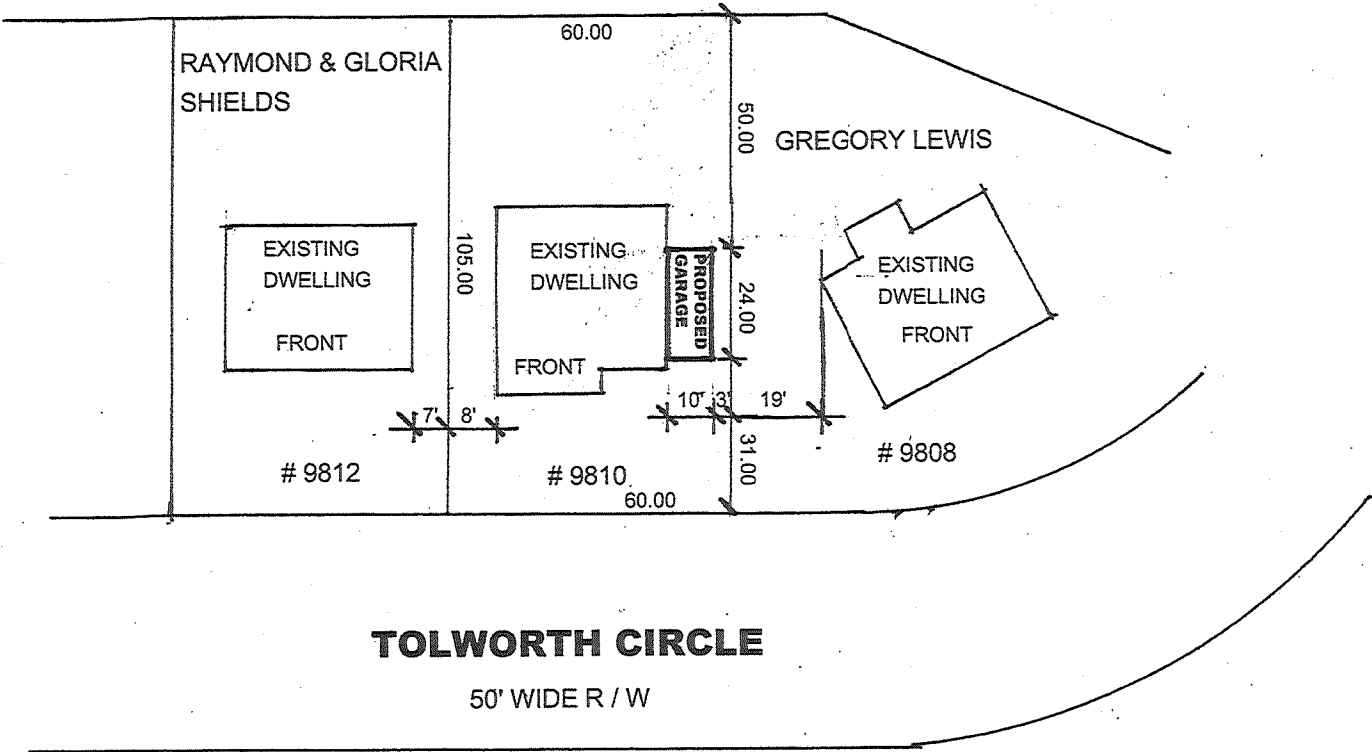
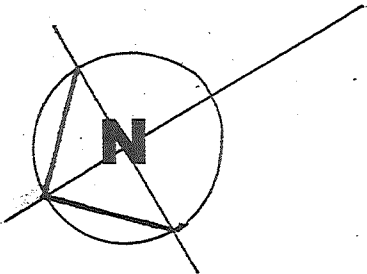
ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
<i>RD</i>		2014-0204-A

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

9810 TOLWORTH CIRCLE, RANDALLSTOWN, PLAT REF : 0031 / 0028, LOT 1, TAX MAP 0076
GRID 0006, PARCEL 0233
OWNER : ANIECE YVONNE DRAUGHN

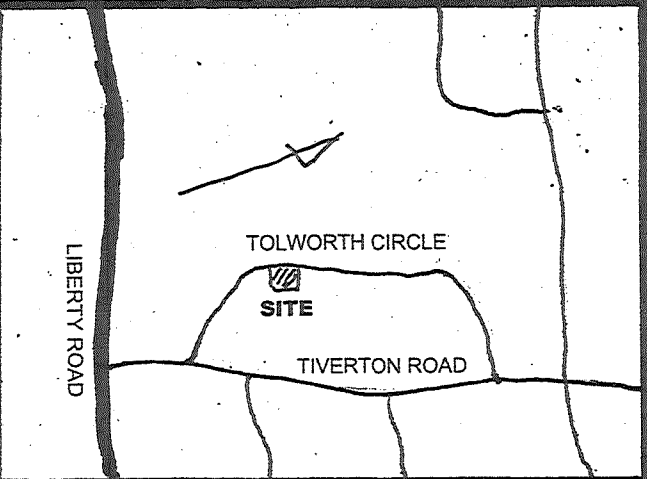
THE WOODLANDS



TOLWORTH CIRCLE

50' WIDE R / W

SCALE ~ 1" = 40'



VICINTY MAP - NOT TO SCALE

LOCATION INFORMATION

ELECTION DISTRICT	2
COUNCILMANIC	4
GIS TITLE 1"=200' SCALE MAP # 076C1	
ZONING - DR 5.5	(CURRENT R6)
LOT SIZE	0.15 ACRES 6,300 SQUARE FEET
SITE COVERAGE	EXISTING 33.9% PROPOSED 37.7%
PRIVATE SEWER	
PRIVATE WATER	
CHESAPEAKE BAY CRITICAL AREA -	NO
100-YEAR FLOOD PLAIN -	NO
HISTORIC PROPERTY -	NO
PRIOR ZONING HEARING -	NONE

ZONING OFFICE USE ONLY

REVIEWED BY <i>R. J. D.</i>	ITEM #	CASE # 2014 - 0204-A
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