



KEVIN KAMENETZ
County Executive

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

September 9, 2014

Susan E. Callahan
107 S. Rolling Road
Catonsville, Maryland 21228

RE: Petition for Administrative Variance
Case No. 2015-0034-A
Property: 107 S. Rolling Road

Dear Ms. Callahan:

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

IN RE: PETITION FOR ADMIN. VARIANCE *

(107 S. Rolling Road)

1st Election District *

1st Council District *

Susan E. Callahan *

Petitioner *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0034-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Susan E. Callahan. The Petitioner is requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To permit an existing dwelling with a rear yard setback of 10' in lieu of the required 40' and side yard setbacks of 7' and 16' in lieu of the required 15' and 40' sum of side yards; and (2) To permit a proposed front yard addition with a 26' front setback in lieu of the required 40'. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 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 August 24, 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

ORDER RECEIVED FOR FILING

Date 9-9-14

By (signature)

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 Petitioner.

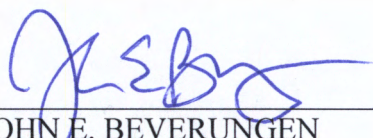
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 9th day of September, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To permit an existing dwelling with a rear yard setback of 10' in lieu of the required 40' and side yard setbacks of 7' and 16' in lieu of the required 15' and 40' sum of side yards; and (2) To permit a proposed front yard addition with a 26' front setback in lieu of the required 40', be and is hereby GRANTED.

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.

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

9-9-14

2

By

law



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 Hearings for Baltimore County for the property located at:

Address 107 SOUTH ROLLING RD, CATONSVILLE, MD 21228

Currently zoned BRA

Deed Reference 33068 / 00103

10 Digit Tax Account # 0119716170

Owner(s) Printed Name(s) SUSAN E. CALLAHAN

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1B02.3C.1 → To permit an existing dwelling with a rear yard setback of 10 feet in lieu of the required 40 feet and side yard setbacks of 7 feet and 16 feet in lieu of the required 15 feet and 40 feet, and to permit a proposed front yard addition with a 26 feet front setback in lieu of the required 40 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

SUSAN E. CALLAHAN

Name #1 – Type or Print

Name #2 – Type or Print

Susan E. Callahan

Signature #1

Signature #2

107 SOUTH ROLLING RD CATONSVILLE MD

Mailing Address

City

State

21228

4107442657

SECALLA@HOTMAIL.COM

Zip Code

Telephone #

Email Address

com

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

BY Telephone #

Email Address

Representative to be contacted:

SUSAN E. CALLAHAN

Name, Type or Print

Susan E. Callahan

Signature

107 SOUTH ROLLING RD CATONSVILLE MD

Mailing Address

City

State

21228

4107442657

SECALLA@HOTMAIL.COM

Zip Code

Telephone #

Email Address

com

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0034-A

Filing Date 8/12/14

Estimated Posting Date 8/24/14

Reviewer JS

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

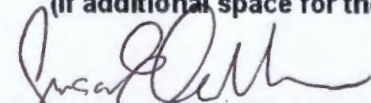
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 107 SOUTH ROLLING RD CATONSVILLE MD 21228
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

I, SUSAN E. CALLAHAN, THE OWNER OF 107 SOUTH ROLLING RD, CATONSVILLE,
MD, 21228, AM REQUESTING PERMISSION FOR AN 8X12 FOOT
ADDITION (BATHROOM) TO BE MADE TO MY HOME. CURRENTLY THERE
IS NO BATHROOM ON THE 1ST FLOOR OF THE HOME. I HAVE RECENTLY BEEN
DIAGNOSED WITH RHEUMATOID ARTHRITIS AND MOBILITY NOW AND IN THE FUTURE
IS AN ISSUE. A BATHROOM ON THE 1ST FLOOR WILL ALLOW ME TO REMAIN IN
MY HOME AND WILL IMPROVE MY QUALITY OF LIFE.

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



Signature of Owner (Affiant)

SUSAN E. CALLAHAN

Name- Print or Type

Signature of Owner (Affiant)

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 11 day of August, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Susan E. Callahan

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

KATHY J. GIBSON Notary Public
Anne Arundel County, Maryland

My Commission Expires: March 22, 2017

ZONING PROPERTY DESCRIPTION – 107 South Rolling Road, Catonsville, MD 21228

Owner Susan E. Callahan

Part A

BEGINNING FOR THE SAME at a pipe driven in the ground at the hedge on the northeast side of Rolling Road 100 feet northwesterly from the intersection of the NORTHEAST side of ROLLING ROAD with the west side of BEECHWOOD AVENUE and running thence binding on the northeast side of Rolling Road and the two following courses and distances, viz: NORTH 55 degrees 54 minutes WEST 52.82 feet and NORTH 52 degrees 56 minutes WEST 40.55 feet to another pipe driven in a hedge thence NORTH 38 degrees 2 minutes EAST 74 feet binding on said hedge to another pipe driven in a hedge NORTH 22 degrees 41 minutes WEST 7.15 feet binding on said hedge to another pipe driven in a hedge thence NORTH 81 degrees 11 minutes EAST 18 feet to another pipe driven in a hedge thence SOUTH 31 degrees 6 minutes EAST binding on said hedge 50.23 feet to another pipe driven in a hedge and thence SOUTH 7 degrees 21 minutes WEST binding on said hedge 79.4 feet to the beginning.

Part B

Thence the following courses and distances (1st Point of Calibration POC) N. 55 degrees 54 minutes W. 52.82 feet and N52 degrees 56 minutes W40.55 feet, (2nd POC) N. 38 degrees 2 minutes E. 74 feet, (3rd POC) N. 22 degrees 41 minutes W. 7.15 feet, (4th POC) N. 81 degrees 11 minutes E. 18 feet, (5th POC) S. 31 degrees 6 minutes E. 50.23 feet, (6th POC) S. 7 degrees 21 minutes W. 79.4 feet back to the point of beginning as recorded in Deed Liber (33068), Folio (00103), containing 6,363 square feet. Located in the (1) Election District and (1) Council District.

2015-0034-A

**CASHIER'S
VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0034 -A Address 107 S. ROLLING ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/12/14 Posting Date: 8/24/14 Closing Date: 9/8/14

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 2015- 0034 -A Address 107 S. ROLLING RD.

Petitioner's Name CALLAHAN Telephone 410-744-2657

Posting Date: 8/24/14 Closing Date: 9/8/14

Wording for Sign: TO PERMIT AN EXISTING DWELLING WITH A REAR YARD SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 40 FEET AND SIDE YARD SETBACKS OF 7 FEET AND 16 FEET IN LIEU OF THE REQUIRED 15 FEET AND 40 FEET, AND TO PERMIT A PROPOSED FRONT YARD ADDITION WITH A 26 FEET FRONT SETBACK IN LIEU OF THE REQUIRED 40 FEET.

Revised 7/18/14

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0034-A

Property Address: 107 S. ROWING RD

Property Description: _____

Legal Owners (Petitioners): SUSAN CAULAHAN

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: SUSAN CAULAHAN

Company/Firm (if applicable): _____

Address: 107 S. ROWING RD

CATONSVILLE, MD 21228

Telephone Number: 410-744-2657

CERTIFICATE OF POSTING

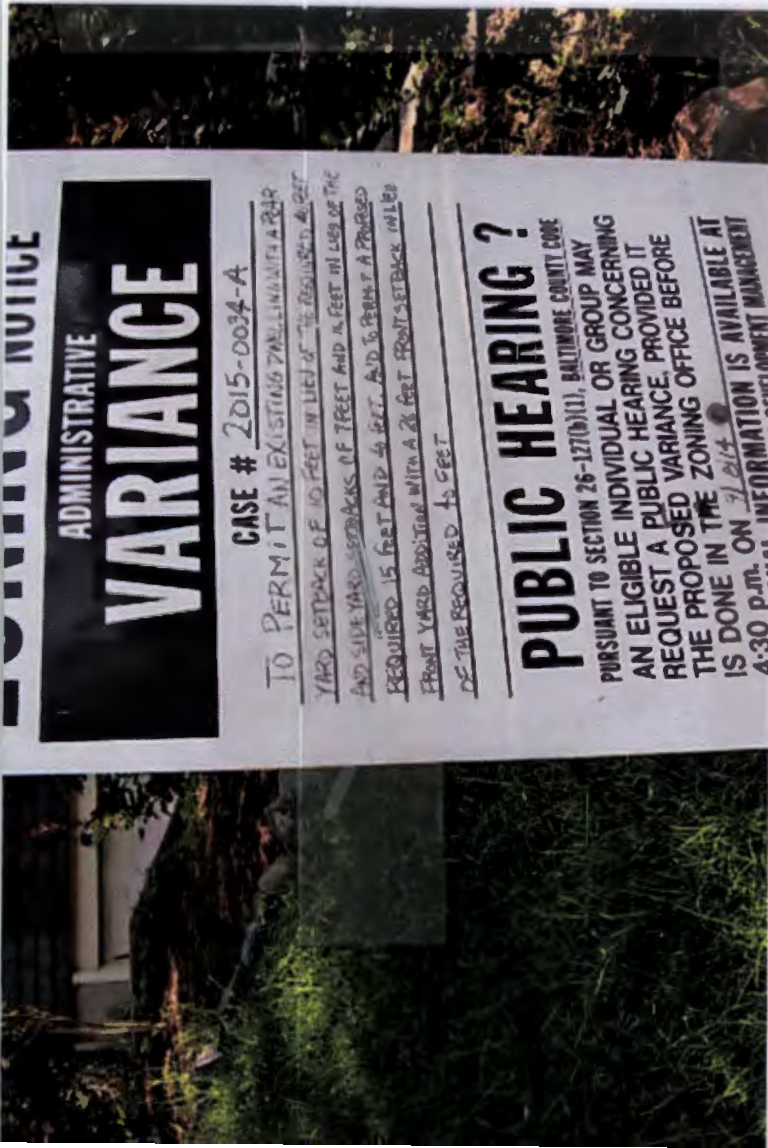
Date: 8-24-14

RE: Case Number: 2015-0034-A

Petitioner/Developer: Susan Callahan

Date of Hearing/Closing: 9-8-14

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 107 S. Rolling Rd



8-24-14

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

MEMORANDUM

DATE: October 10, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0034-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 9, 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>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>8-25</u>	PLANNING (if not received, date e-mail sent _____)	<u>NC</u>
<u>9-18</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>8-24-14</u> by <u>Pilson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0119710170			
Owner Information					
Owner Name:		CALLAHAN SUSAN		Use:	RESIDENTIAL
Mailing Address:		107 S ROLLING RD BALTIMORE MD 21228		Principal Residence:	YES
				Deed Reference:	/33068/ 00103
Location & Structure Information					
Premises Address:		107 ROLLING RD 0-0000		Legal Description:	LT NES ROLLING RD 100 NW OF BEECHWOOD AV
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0101	0007	0195		0000	
				Assessment Year:	Plat No: Plat Ref:
				2013	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1927	1,656 SF		6,363 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	1 full	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2013	07/01/2014	07/01/2015
Land:		156,300	117,300		
Improvements		168,200	146,500		
Total:		324,500	263,800	263,800	263,800
Preferential Land:		0			0
Transfer Information					
Seller: CALLAHAN SUSAN ELIZABETH		Date: 01/17/2013		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /33068/ 00103		Deed2:	
Seller: STALLINGS BERMARD F		Date: 06/14/1984		Price: \$84,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06731/ 00607		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
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 01/08/2010					

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **01** Account Number: **0119710170**

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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KEVIN KAMENETZ
County Executive

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

September 9, 2014

Susan E Callahan
107 South Rolling Road
Catonsville MD 21228

RE: Case Number: 2015-0034 A, Address: 107 South Rolling Road

Dear Ms. Callahan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 12, 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

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



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

Date: 8/18/14

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

RE: Baltimore County
Item No. 2015-0034-A
Administrative Variance
Susan E. Callahan
107 S. Rolling Road.

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 8/18/14. A field inspection and internal review reveals that an entrance onto MD166 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0034-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

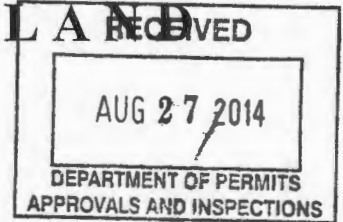
SDF/raz

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

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 25, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2015-034, 2015-035, 2015-036

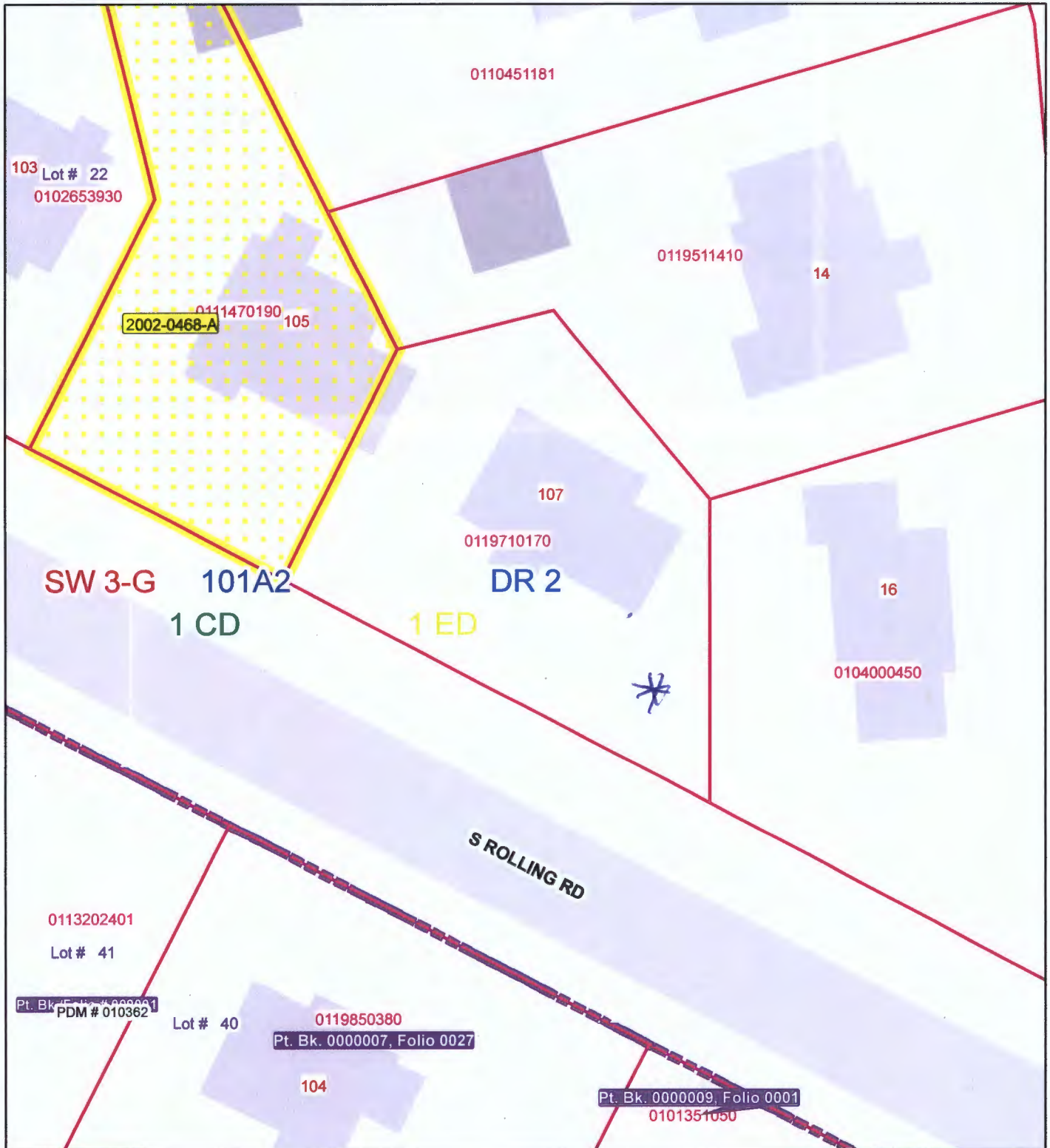
The Department of Planning has reviewed the above referenced zoning item(s) and has no comments. For further questions or additional information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3480.

Prepared By: _____

LTM/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

107 South Rolling Road



Publication Date: 7/29/2014



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

2015-0034-A



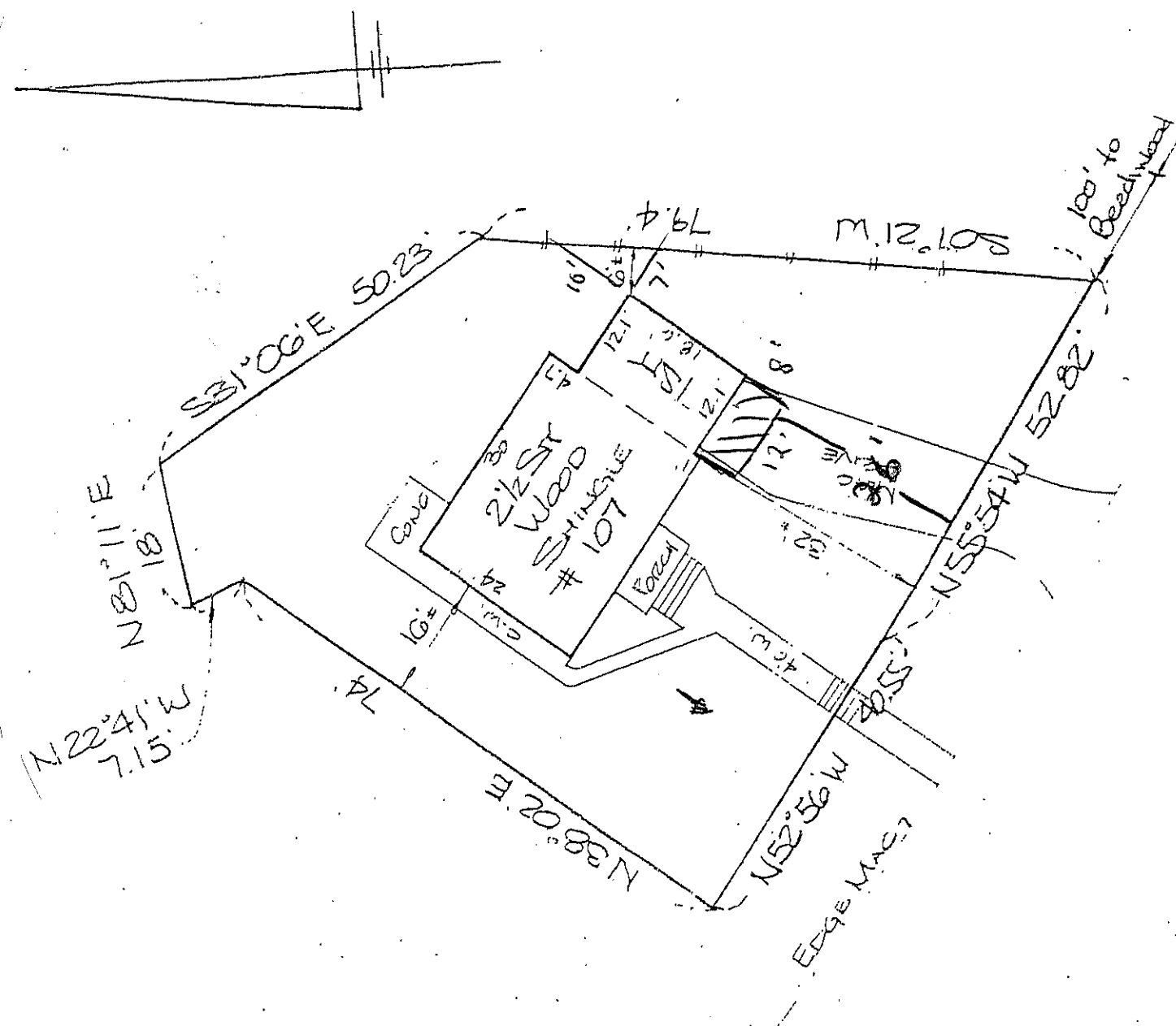


ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 107 S. ROLLING RD OWNER(S) NAME(S) SUSAN CALLAHAN

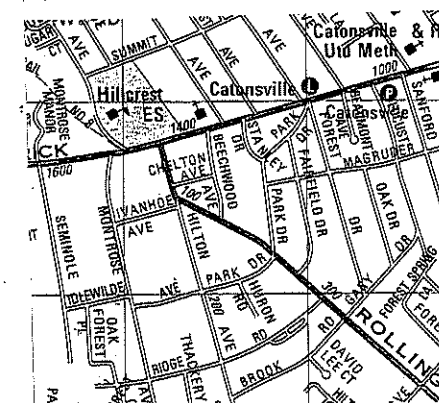
SUBDIVISION NAME "OLD CATONSVILLE" LOT # N/A BLOCK # N/A SECTION # N/A

PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 0119710120 DEED REF. # 33068/00103



PLAN DRAWN BY HOMEOWNER / LOCATION SURVEY DATE 8/12/14 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 101A2

SITE ZONED DR 2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 9900 #

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2015-0034-A

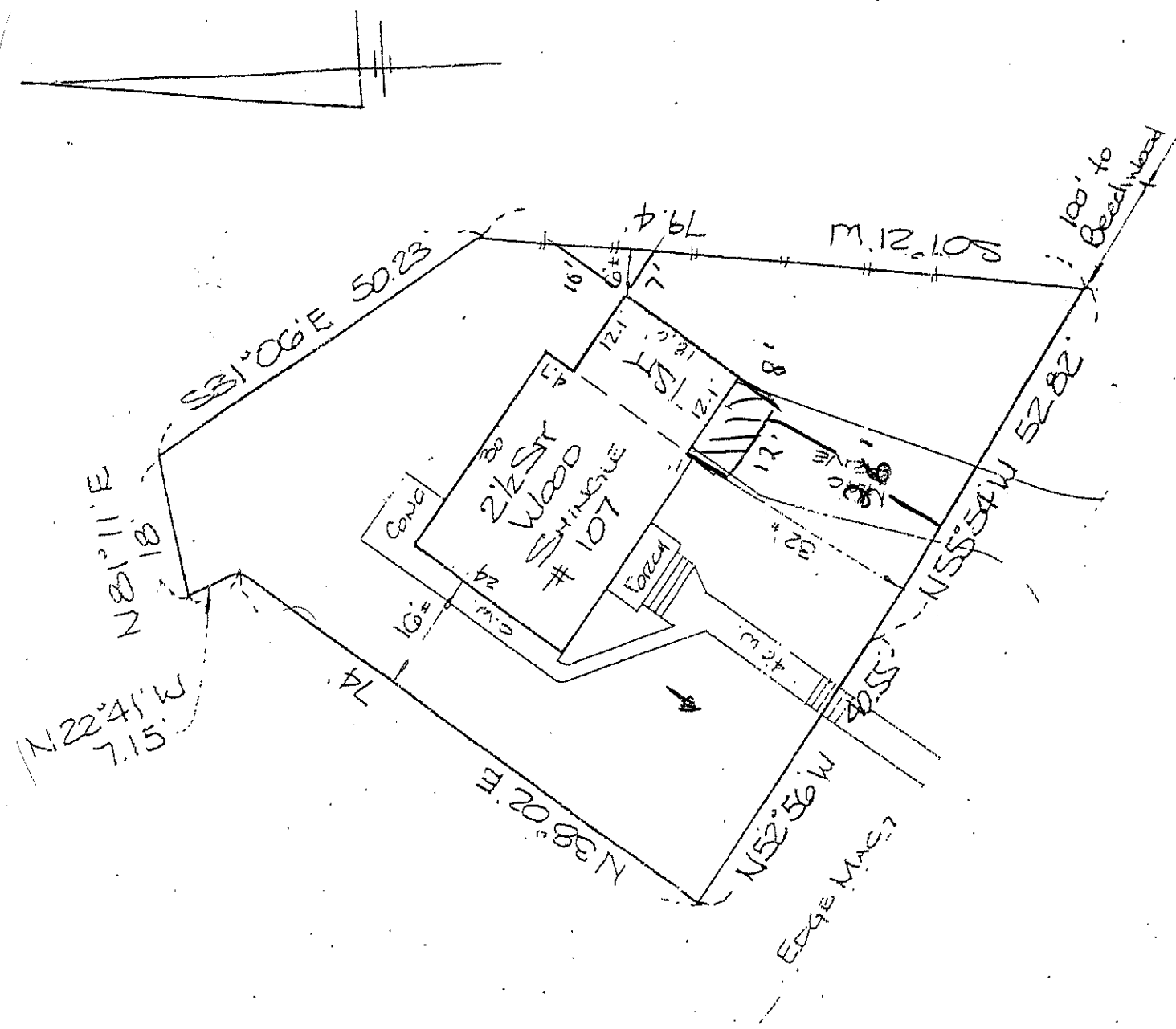
Pat.
Exp.
1

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

ADDRESS 107 S. ROLLING RD OWNER(S) NAME(S) SUSAN CALLAHAN

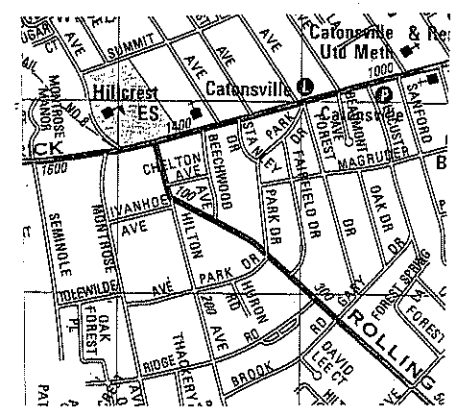
SUBDIVISION NAME OLD CATONSVILLE LOT # N/A BLOCK # N/A SECTION # N/A

PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 0119710120 DEED REF. # 33068/00103



PLAN DRAWN BY HOMEOWNER/LOCATION SURVEY DATE 8/12/14 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 101A2

SITE ZONED DR 2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 9900 #

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2015-0034-A