



KEVIN KAMENETZ
County Executive

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

November 3, 2014

Joseph E. and Dina L. Carr
7807 Shadow Knoll Court
Baltimore, Maryland 21236

RE: Petition for Administrative Variance
Case No. 2015-0070-A
Property: 7807 Shadow Knoll Court

Dear Mr. and Mrs. Carr:

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", with a long horizontal flourish extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Ryan Tolson, 10509 Stahl Road, White Marsh, MD 21162

IN RE: PETITION FOR ADMIN. VARIANCE *

(7807 Shadow Knoll Court)

14th Election District *

6th Council District *

Joseph E. and Dina L. Carr *

Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0070-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, Joseph E. and Dina L. Carr. The Petitioners are requesting Variance relief from § 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 18 ft. in lieu of the required 22.5 ft. for a proposed deck. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Bureau of Development Plans Review (DPR) dated October 9, 2014, indicating that a fence and planting along the rear property line to prevent encroachment into the open space be provided, and in addition, a Landscape Plan is required.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 9, 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

ORDER RECEIVED FOR FILING

Date 11-3-14

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 Petitioners.

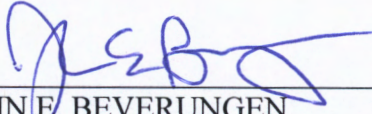
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 3rd day of November, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 18 ft. in lieu of the required 22.5 ft. for a proposed deck, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners must comply with the ZAC comment from the Bureau of Development Plans Review (DPR) dated October 9, 2014; a copy of which is attached hereto and made a part hereof.

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 11-3-14 2

By [Signature]

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 13, 2014
Item No. 2015-0070

DATE: October 9, 2014

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Provide a fence and planting along the rear property line to prevent encroachment into the open space. A Landscape Plan is required..

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0070-10132014.doc

ORDER RECEIVED FOR FILING

Date 11-3-14

By low



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 7807 Shadow Knoll Ct. which is presently zoned DR 3.5

Deed Reference 34690/0001 10 Digit Tax Account # 2500009164

Property Owner(s) Printed Name(s) Dina Carr

(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) 301.1 to permit a rear yard setback of 18 ft. in lieu of the required 22.5 ft. for a proposed deck.

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:

Dina L. Carr, Joseph Carr Jr.
Name #1 - Type or Print Name #2 - Type or Print

Dina L. Carr, Joseph Carr Jr.
Signature #1 Signature #2

7807 Shadow Knoll Ct Baltimore MD
Mailing Address City State

21236, 443-290-4987,
Zip Code Telephone # Email Address

Representative to be contacted:

Ryan Tolson
Name - Type or Print

Ryan Tolson
Signature

10509 Stahl Rd. White Marsh, MD
Mailing Address City State

21162, 410-258-2308,
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.

ORDER RECEIVED FOR FILING

Administrative Law Judge of Baltimore County

Date 11-3-14

By [Signature] CASE NUMBER 2015-0070-A Filing Date 9/29/14 Estimated Posting Date 1/1 Reviewer BK

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE 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: 7807 Shadow Knoll Ct. Baltimore MD 21236
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)

Our property located at 7807 Shadow Knoll Ct. in Baltimore MD 21236 has a 30' rear setback which would allow us to build a deck from the rear of the home going out only 7' which would not be a functioning deck. We are asking to go out to 12' which would allow for a useable deck as well as resale value. When purchasing the property we were unaware that we would not be able to build a reasonable deck. The proposed deck in no way would affect neighboring properties. Other homes in surrounding areas have decks that are functioning and none go out only 7 feet from house. The deck will be in strict harmony with the spirit of the community.

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

Dina L. Carr
Signature of Affiant
Dina L. Carr
Name- Print or Type

Joseph E. Carr Jr.
Signature of Affiant
Joseph E. Carr Jr.
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

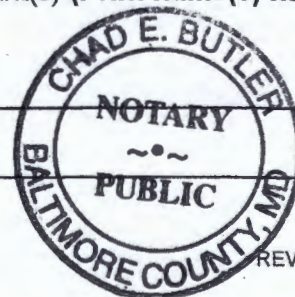
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of August 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Dina L. Carr & Joseph E. Carr Jr.
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

Chad E. Butler
Notary Public
2/8/2015
My Commission Expires



ZONING DESCRIPTION

Zoning Description For 7807 Shadow Knoll Court

Beginning at a point on the East side of Shadow Knoll Ct., which is 50 feet wide at the distance of 188 ft. south of the centerline of the nearest improved intersecting street Heathers Lane, which is 50 ft. wide. Being Lot # 13, in the subdivision of Shadow Knoll as recorded in Baltimore County Plat Book #0079, Folio# 0226, containing 6,316 square feet and located in the 14th Election District, 6th Councilmanic District.

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

No. **117520**

Date: **9/26/14**

PAID RECEIPT

BUSINESS ACTIVITY TIME
 9/29/2014 9/29/2014 10:41:29

REG MS02 WALKIN JOHN JEE
 RECEIPT # 893654 9/29/2014
 5 529 DRIVERS VERIFICATION
 RE NO. 117520

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6100					775.00

Receipt Tot \$75.00
 \$75.00 CR \$75.00 CA
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **E-A Plus Remodeling, LLC**

For: **Administrative Services**

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASH # 2015-0070-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/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: 2015 - 0070 - A
Petitioner: DINA L. & JOSEPH E. CARR
Address or Location: 7807 SHADOW KNOLL CT

PLEASE FORWARD ADVERTISING BILL TO:

Name: RYAN C. TOLSON
Address: 10509 STARK ROAD
WHITE MARSH MD. 21162
Telephone Number: 410 258-2308



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2015-0070-A

TO PERMIT A DECK WITH A REAR YARD SETBACK OF 18 FT. IN LIEU OF THE REQUIRED 22.5 FT

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON ~~MONDAY~~ *MONDAY* OCTOBER 27, 2014

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVE. TOWSON, MD. 21284

887-3391

WE WILL ACCOMMODATE THE NEEDS OF THE HEARD. IF YOU ARE HEARD BY US, RETURN BOTH TO JAGH, TEL. 887-3391 MEETING IS HANDICAP ACCESSIBLE

nyalot 10/9/14

M E M O R A N D U M

DATE: December 4, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0070-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 3, 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>
<u>10-9</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-6</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: 10-9-14 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

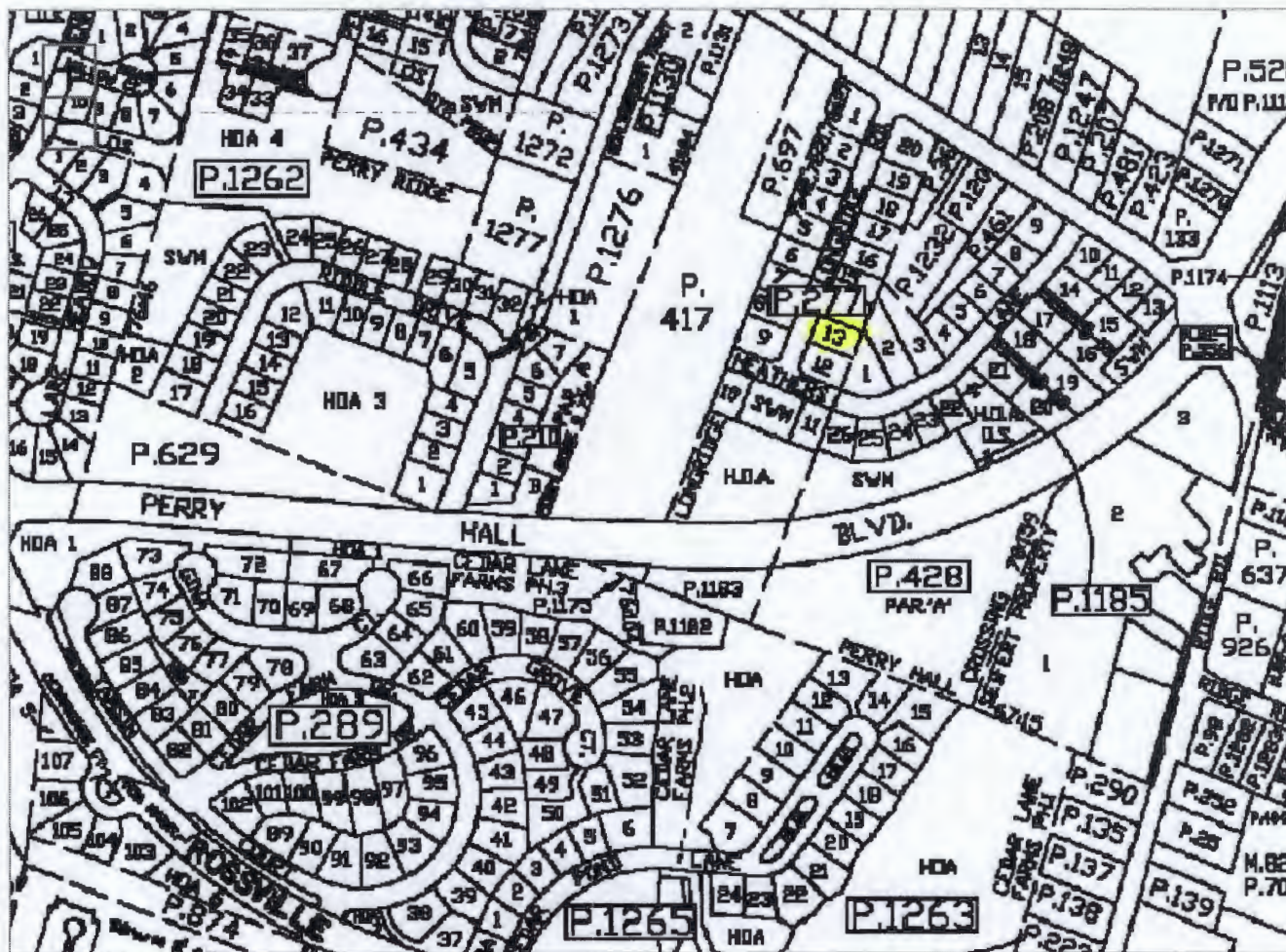
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 14 Account Number - 2600009164			
Owner Information					
Owner Name:	CARR DINA L CARR JOSEPH E JR		Use:	RESIDENTIAL	
Mailing Address:	7807 SHADOW KNOLL CT BALTIMORE MD 21236-3815		Principal Residence:	YES	
			Deed Reference:	/34690/ 00001	
Location & Structure Information					
Premises Address:		7807 SHADOW KNOLL CT BALTIMORE MD 21236-3815		Legal Description:	0.145 AC 7807 SHADOW KNOLL CT SS SHADOW KNOLL
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0081	0018	0697		9225	
					Block:
					13
					Lot:
					2015
					Assessment Year:
					2015
					Plat No:
					79/
					Plat Ref:
					226
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2013	2,607 SF	836 SF	6,316 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	2 Attached
					Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2012	Phase-in Assessments		
			As of 07/01/2014	As of 07/01/2015	
Land:	93,800	93,800			
Improvements	320,000	320,000			
Total:	413,800	413,800	413,800		
Preferential Land:	0				
Transfer Information					
Seller:	NVR INC		Date:	02/18/2014	
Type:	ARMS LENGTH IMPROVED		Deed1:	/34690/ 00001	
Seller:	SHADOW KNOLL LLC		Date:	04/30/2013	
Type:	ARMS LENGTH VACANT		Deed1:	/33547/ 00131	
Seller:	ARMS LENGTH MULTIPLE		Date:	06/01/2012	
Type:	ARMS LENGTH MULTIPLE		Deed1:	/32140/ 00204	
Price:			Price:	\$420,990	
Deed2:			Deed2:		
Price:			Price:	\$177,500	
Deed2:			Deed2:		
Price:			Price:	\$1,325,000	
Deed2:			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	
Tax Exempt:			Special Tax Recapture:	NONE	
Exempt Class:			Special Tax Recapture:	NONE	
Homestead Application Information					
Homestead Application Status: Application received					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: **14** Account Number: **2500009164**

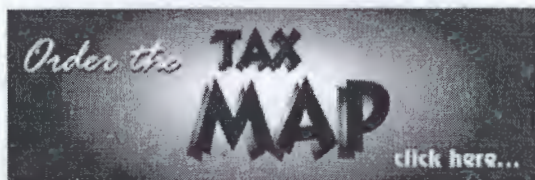


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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

October 28, 2014

Dina L. & Joseph Carr Jr.
7807 Shadow Knoll Court
Baltimore MD 21236

RE: Case Number: 2015-0070 A, Address: 7807 Shadow Knoll Court

Dear Mr. & Ms. Carr:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 29, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Ryan Tolson, 10509 Stahl Road, White Marsh MD 21162



State Highway Administration

Maryland Department of Transportation

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

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

Date: 10/6/14

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

RE: Baltimore County
Item No 2015-0070-A.
Administrative Variance
Dina L. & Joseph Carr Jr.
7807 Shadow Knoll Court

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. 2015-0070-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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 9, 2014

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 13, 2014
Item No. 2015-0070

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Provide a fence and planting along the rear property line to prevent encroachment into the open space. A Landscape Plan is required..

* * * * *

DAK:CEN
cc:file

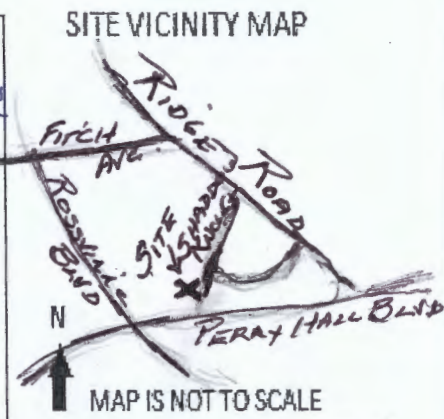
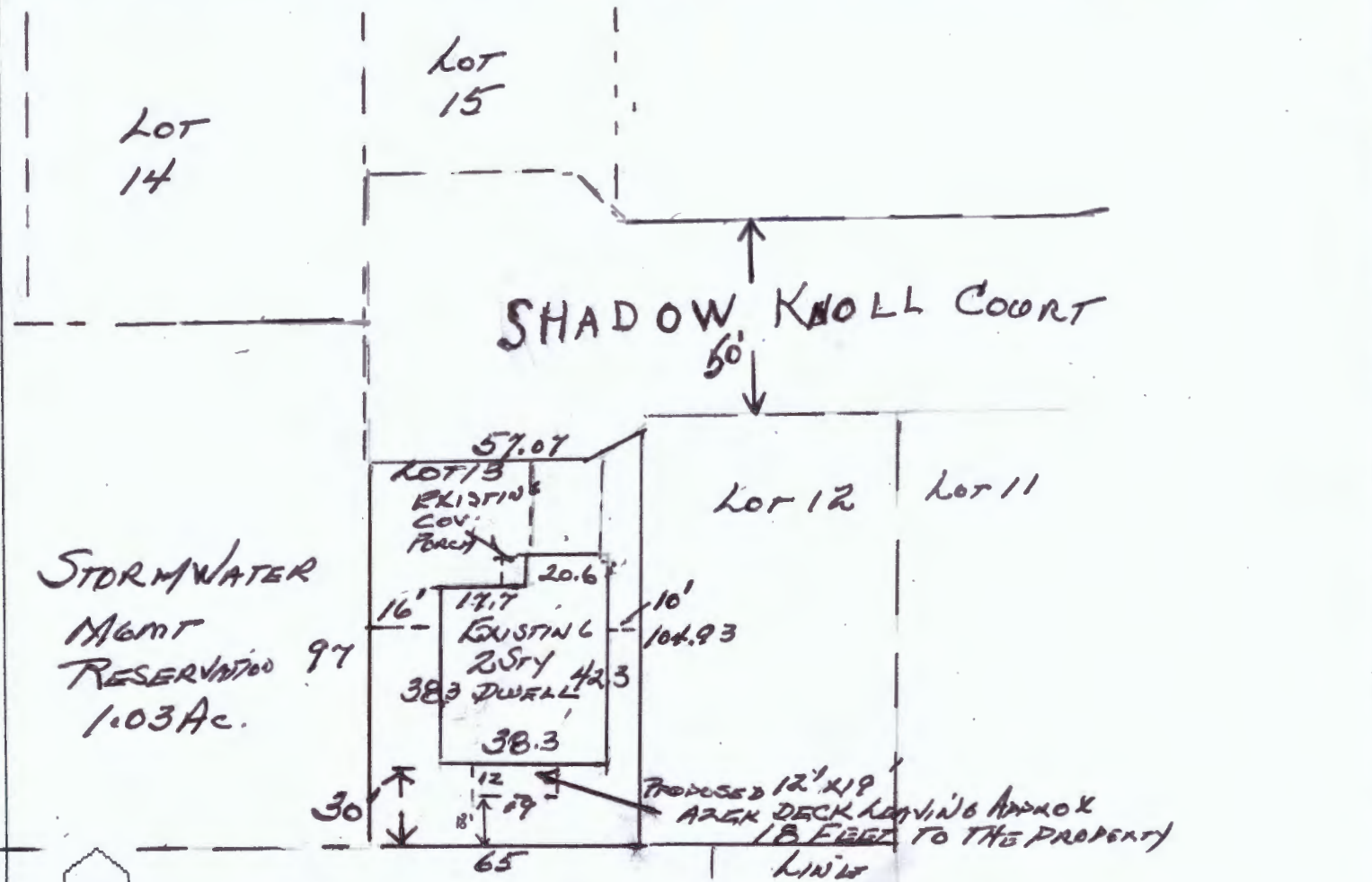
ZAC-ITEM NO 15-0070-10132014.doc

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

ADDRESS 7807 SHADOW KNOLL CT. OWNER(S) NAME(S) DINA L & JOSEPH E. CARL

SUBDIVISION NAME SHADOW KNOLL LOT # 13 BLOCK # _____ SECTION # _____

PLAT BOOK # 79 FOLIO # 226 10 DIGIT TAX # 25-00009164 DEED REF. # 34690 | 00001



MAP IS NOT TO SCALE
 ZONING MAP# 081C2
 SITE ZONED DR 3.5
 ELECTION DISTRICT 14TH
 COUNCIL DISTRICT 6TH
 LOT AREA ACREAGE .145 AC
 OR SQUARE FEET 6316
 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 YES
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
2011-0274 SPH

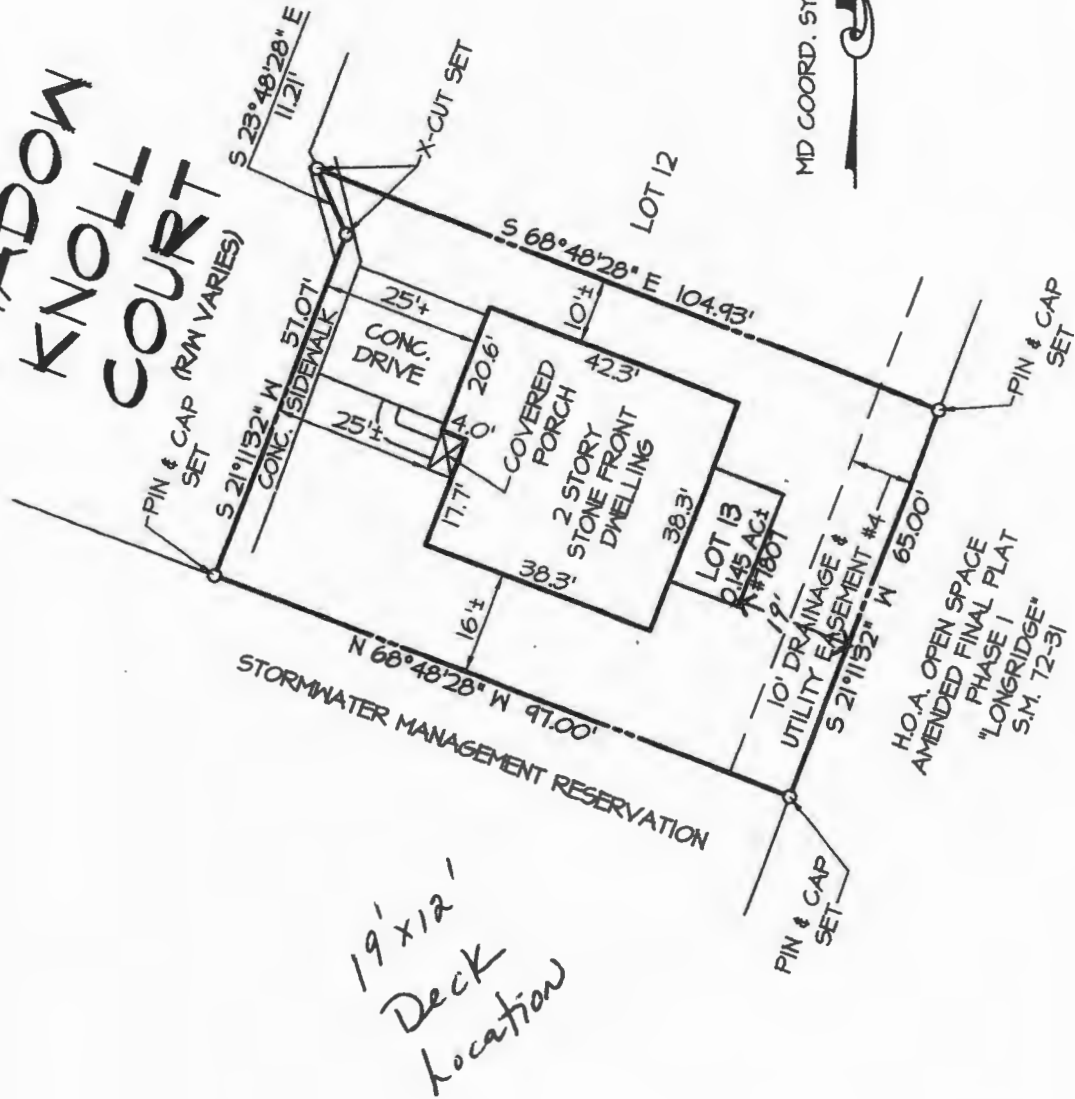


H.O.A OPEN
 SPACE AMENDED FINISH
 PLAT PHASE 1 LONGRIDGE
 PLAN DRAWN BY RYAN TOLSON DATE 9-26-14 SCALE: 1 INCH = 1/10 FEET

VIOLATION CASE INFO:

Part Exh 1

SHADOW KNOLL COURT



MD COORD. SYSTEM NAD 83/91

*19' x 12'
Deck
location*

H.O.A. OPEN SPACE
AMENDED FINAL PLAT
"LONGRIDGE"
S.M. 72-31

#1801 DENOTES POSTAL ADDRESS

ACCURACY LIMITATIONS

LOT BOUNDARY - AS CALLED
BUILDING DIMENSIONS - ± 0.2'
BUILDING TO BOUNDARY LINE - ± 1'



EXPIRES: 01/16/2015

BOUNDARY SURVEY & LOCATION DRAWING

LOT 13

PLAT 2 OF 2

SHADOW KNOLL #10070



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, & LANDSCAPE ARCHITECTS

3445-A Box Hill Corporate Center Drive

7810

Lot # 17

2500009168

NE 7-F

7808

Lot # 16

2500009167

Lot # 11

7811

2500009162

HEATHERS LN

SHADOW KNOLL CT

Lot # 10

7734

2500000313

Lot # 15

2500009166

Lot # 12

7809

2500009163

Pt. Bk. 0000078, Folio 0127

PDM # 140482

Pt. Bk. Folio # 079226

2011-0274-SPH

South Perry hall - White Marsh Area -- South of Ridge Road (Not subject to 75' lot width)

081C2

DR 3.5

6 CD

14 ED

Lot # 13

7807

2500009164

Lot # 14

2500009165

PDM # 140370

Pt. Bk. Folio # 078127

NE 6-F

Pt. Bk. 0000072, Folio 0031

2300006510

Pt. Bk. 0000079, Folio 0226

2500009173

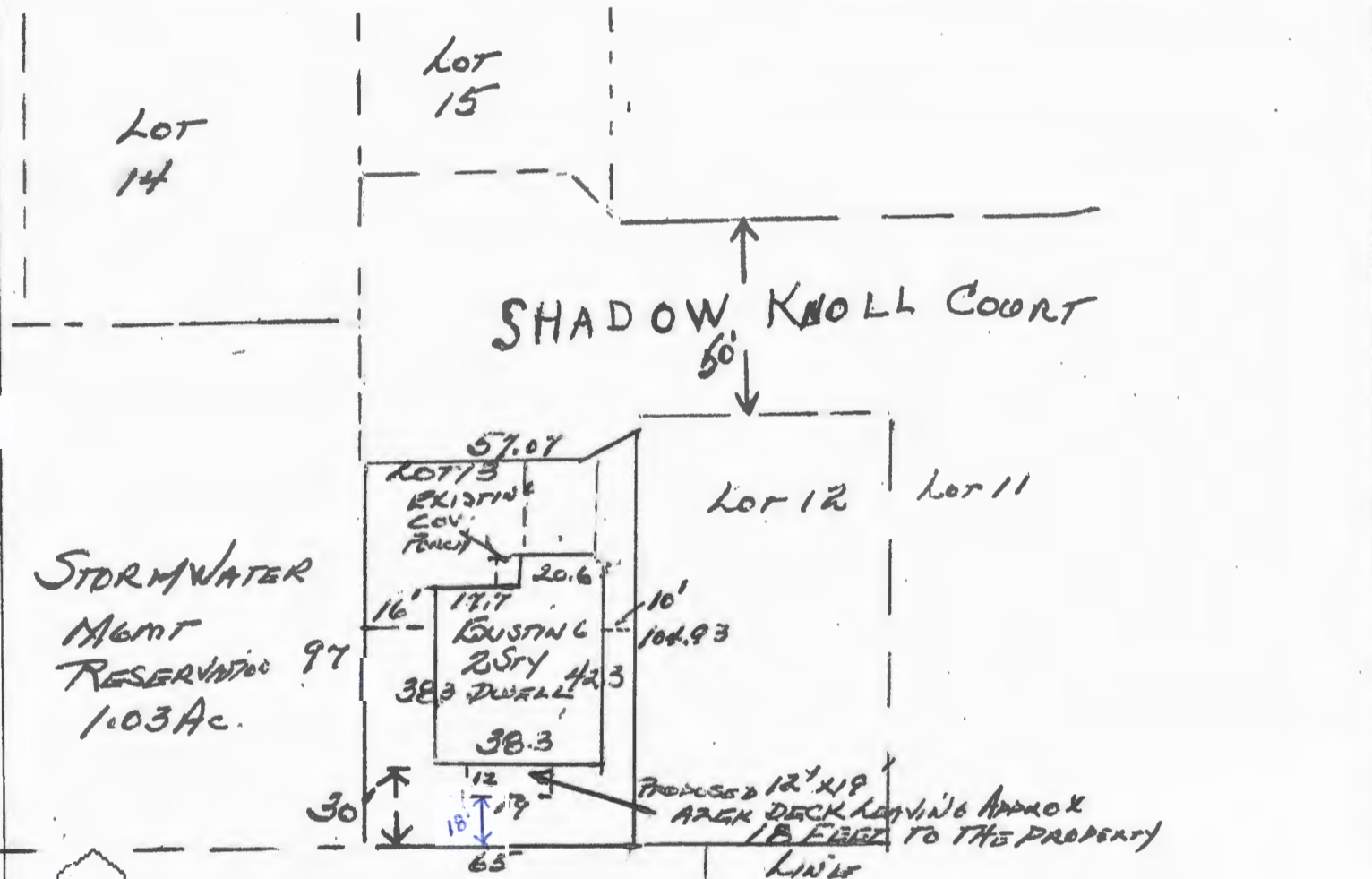
#0070

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

ADDRESS 7807 Shadow Knoll Ct. OWNER(S) NAME(S) DINA L & JOSEPH E. CARL

SUBDIVISION NAME SHADOW KNOLL LOT # 13 BLOCK # _____ SECTION # _____

PLAT BOOK # 79 FOLIO # 226 10 DIGIT TAX # 2500009164 DEED REF. # 34690 | 00001



H.O.A OPEN SPACE AMENDED FINAL PLAT PHASE 1 LONGRIDGE PLAN DRAWN BY RYAN TOLSON DATE 9-26-14 SCALE: 1 INCH = 40' FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 081C2

SITE ZONED DR 3.5

ELECTION DISTRICT 14

COUNCIL DISTRICT 6TH

LOT AREA ACREAGE .145 AC

OR SQUARE FEET 6316

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 YES

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

2011-0274 SPH

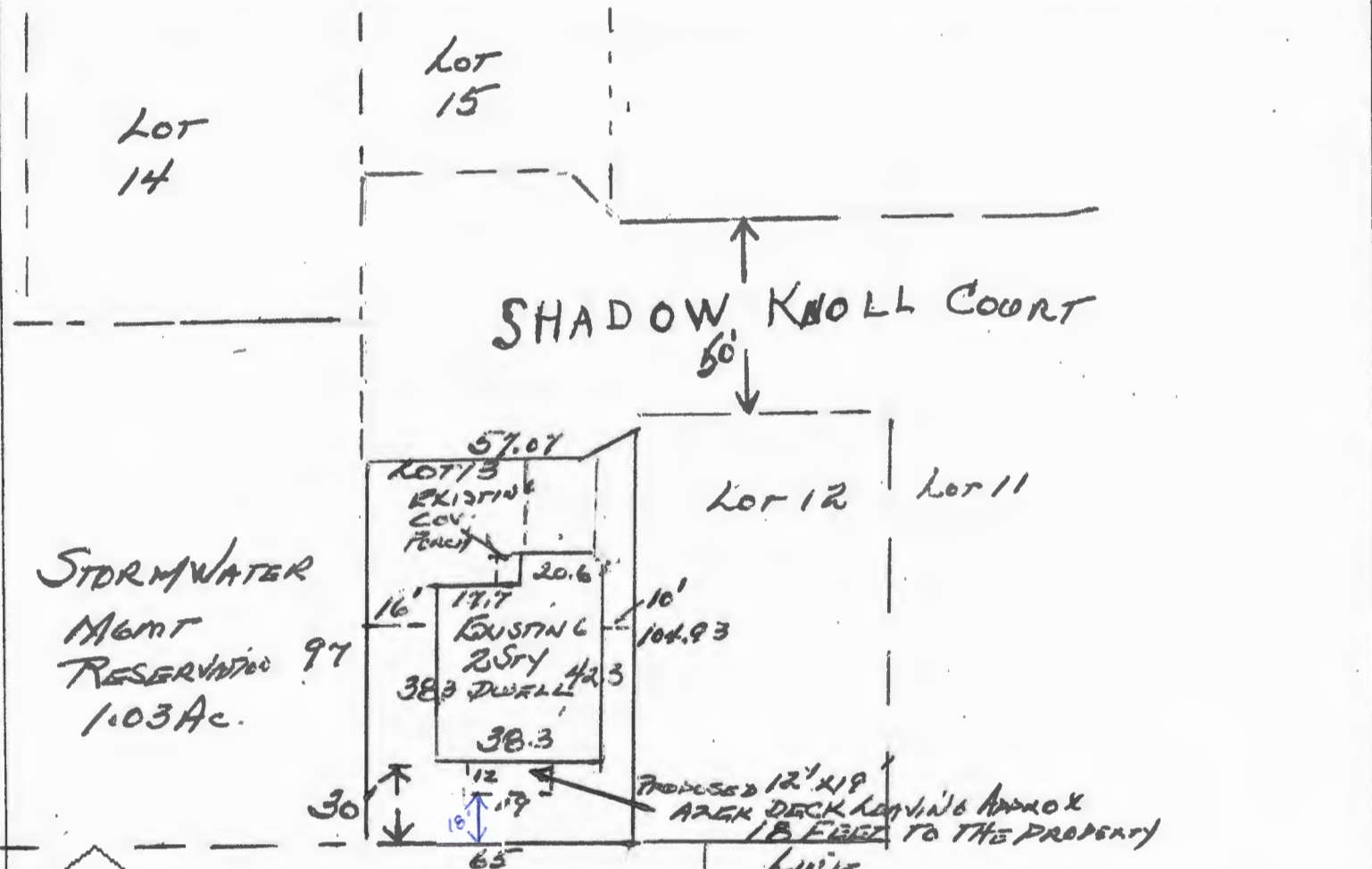
VIOLATION CASE INFO:

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

ADDRESS 7807 Shadow Knoll Ct. OWNER(S) NAME(S) DINA L & JOSEPH E. CARL

SUBDIVISION NAME SHADOW KNOLL LOT # 13 BLOCK # SECTION #

PLAT BOOK # 79 FOLIO # 226 10 DIGIT TAX # 2500009164 DEED REF. # 34690 | 00001



MAP IS NOT TO SCALE
 ZONING MAP# 081C2
 SITE ZONED DR 3.5
 ELECTION DISTRICT 14
 COUNCIL DISTRICT 6TH
 LOT AREA ACREAGE .145 Ac
 OR SQUARE FEET 6316
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
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H.O.A OPEN SPACE AMENDED FINAL PLAT PHASE 1 LONGRIDGE
 PLAN DRAWN BY RYAN TOLSON DATE 9-26-14 SCALE: 1 INCH = 40' FEET

VIOLATION CASE INFO: