

MEMORANDUM

DATE: December 16, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0090-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 15, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(94 Gwynnswood Road) *
4th Election District *
2nd Council District *
Douglas Hinchy and Ng Ching Shan *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0090-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, Douglas Hinchy and Ng Ching Shan. The Petitioners are requesting Variance relief from §§ 1B01.C.1.b and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed open projection (deck) with a rear yard setback of 19 ft. in lieu of the minimum required 22.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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 dated November 3, 2014 recommending that fencing will be required along the property lines adjoining County owned local open space. In addition, it is to be noted that a letter of support was received from Tidewater Property Management dated August 22, 2014.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 21, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 11-14-14

By [Signature]

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the 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 14th day of November, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B01.C.1.b and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed open projection (deck) with a rear yard setback of 19 ft. in lieu of the minimum required 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

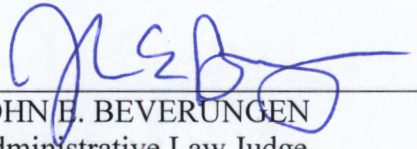
1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners must comply with the ZAC comment from the Bureau of Development Plans Review dated November 3, 2014; a copy of which is attached hereto and made a part thereof.

ORDER RECEIVED FOR FILING

Date 11-14-14

By [signature]

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



JOHNE. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 11-14-14

By 



KEVIN KAMENETZ
County Executive

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

November 14, 2014

Douglas Hinchy and Ng Ching Shan
94 Gwynnswood Road
Owings Mills, Maryland 21117

RE: Petition for Administrative Variance
Case No. 2015-0090-A
Property: 94 Gwynnswood Road

Dear Petitioners:

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: Nick Trey, 3460 Ellicott Center Drive, Suite 105, Ellicott City, MD 21043



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 94 Gwynnswood Road Currently zoned DR 10.5
 Deed Reference 30951 / 00202 10 Digit Tax Account # 2300006846
 Owner(s) Printed Name(s) Douglas Hinchy & Ng Ching SHAN

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 301.1, BC2R, 1801.2 C.1.b, to permit a proposed open projection (deck) with a rear yard setback of 19 feet in lieu of the minimum required 22½ feet.

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

- ☐ **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):

DOUGLAS HINCHY, CHING SHAN NG

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

94 Gwynnswood Road Owings Mills MD

Mailing Address

City

State

21117 / 410-262-6318

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Nick Trey

Name - Type or Print

Signature

3460 Ellicott Center Dr. Suite 105 E.C. MD

Mailing Address

City

State

21043 / 443-288-6700 / Info 2Class remodeling Inc.

Zip Code

Telephone #

Email Address

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 2015-0090-A Filing Date 10/10/14 Estimated Posting Date 10/10/14 Reviewer GA

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: 94 Gwynnswood Road Owings Mills MD 21117
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 Am Asking for A 3.5' Variance to the setback requirement. Currently,
the zoning requirement would only let me build a 6.5' deck projection
into the rear yard in order to satisfy the 22.5' setback. The variance
would allow for the building of a "L" shape deck (new) 19x10 including,
the current 9x8 platform deck. This would create a usable space for
my children to play, eat outside and entertain family and friends
Due to the constant slope of the backyard and the current size of
my 9x8 platform deck, both are unusable to support my growing
family.

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

Signature of Owner (Affiant)

Douglas Hinchy
Name- Print or Type

Signature of Owner (Affiant)

Ng Ching Shan
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 9th day of October, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Douglas Hinchy & Ng Ching Shan

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

Zoning Property Description for:

94 Gwynnswood Road

Beginning at a point on the northwest side of Gwynnswood Road which is a 40' wide Cul-de-sac at a distance of 1413' northeast of the center line of the nearest improved intersecting street Reisterstown Road which is 80' wide.

Being Lot # 50 in the subdivision of Summer Woods Amended Plat C as recorded in Baltimore County Plat book # 71, Folio # 147, containing 2720 square feet. Located in the 4 Election District and 2 Council District.

2015-0090A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0090 -A

Address 94 Gwynnswood Rd

Contact Person: Gary Thirk
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/16/14

Posting Date: 10/26/14

Closing Date: 11/10/14

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- 0090 -A

Address 94 Gwynnswood Rd 21117

Petitioner's Name Douglas Hinchey

Telephone 410-262-6318

Posting Date: 10/26/14

Closing Date: 11/10/14

Wording for Sign: To permit a proposed open projection (deck)
with a rear yard set back of 19 feet in lieu of the
minimum required 22 1/2 feet.

Revised 7/18/14

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

No. **118344**

Date: **10/16/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 10/16/2014 10:16:29 14:06:08 5

RECEIPT # 767481 10/16/2014 OFUN

5 520 ZONING VERIFICATION

NO. 118344

Receipt Tot \$75.00

\$75.00 0 1.00 CA

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: **Classic Demodeling Corp. + inc.**

For: **Administrative Variance:**

2015-0090-A 94 Gwynnswoods Rd

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: Oct. 22, 2014

RE: Project Name: Hinchy Deck
Case Number /PAI Number: 2015-0090-A
Petitioner/Developer: Douglas Hinchy
Date of Hearing/Closing: 11/10/14

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 94 Gwynnswood Rd,
Owings Mills, MD 21117

The sign(s) were posted on Oct. 21, 2014
(Month, Day, Year)

see Attached

**ATTACH PHOTOGRAPH OF
SIGN POSTED ON PROPERTY
HERE**

Melissa Linton
(Signature of Sign Poster)

Melissa Linton
(Printed Name of Sign Poster)

105 Competitive Goals Dr
(Street Address of Sign Poster)

Eldersburg, MD 21784
(City, State, Zip Code of Sign Poster)

410-781-4000
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2015-0090-A

TO PERMIT A PROPOSED OPEN
PROJECT(deck) WITH A REAR YARD
SET BACK OF 19 FEET IN LIEU OF THE
MINIMUM REQUIRED 22 1/2 FEET.

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 THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON MONDAY NOV. 10, 2014

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



Douglas Hinchy
94 Gwynnswood Road
Owings Mills, MD 21117

August 22, 2014

Re: 48903

Dear Douglas Hinchy,

The Pleasant Walk II Homeowners Association, Inc. Architectural Review Committee (ARC) has determined that your request for the construction of a *Deck - Replacement of Existing Deck* meets the guidelines of the Architectural Rules and Regulations, and therefore approves your request as submitted in your application dated August 16, 2014. This approval does not include any permits required by the County or State. It is your responsibility to obtain such permits.

You, the homeowner, hereby agree that any and all liability caused by or arising from this modification shall not be held against the Association, Management Company, Builder or Developer. Consequently, the Association, Management Company, Builder or Developer will not be held liable for any damage or hazards caused by this modification to said lot or any adjacent lot. Please note that approval by the Architectural Review Committee is for aesthetic purposes only and does not imply that any review has been made of the structural or other adequacy nor does it imply nor avert the necessity for approval by appropriate governmental authorities. Nothing may be permanently installed in any lake, drainage or utility easements. Any construction pursuant to the provisions of this approval shall be subject to the continuing effect of the provisions of the Declaration, and of the Rules and Regulations of the Association and the Architectural Review Committee.

We hope your new alteration will provide your family with many years of enjoyment.

Sincerely,

Sincerely,
At the Direction of the Board of Director's
Pleasant Walk II Homeowners Association

Harriet M. Baverman
Community Association Manager

3706 Crondall Lane, Suite 105, Owings Mills, MD 21117 | Toll Free: 1(855) TPM-5500 | Phone: (443) 548-0191
Fax: (443) 548-0196 | email: info@tidewaterproperty.com | www.tidewaterproperty.com

2015-0090-A

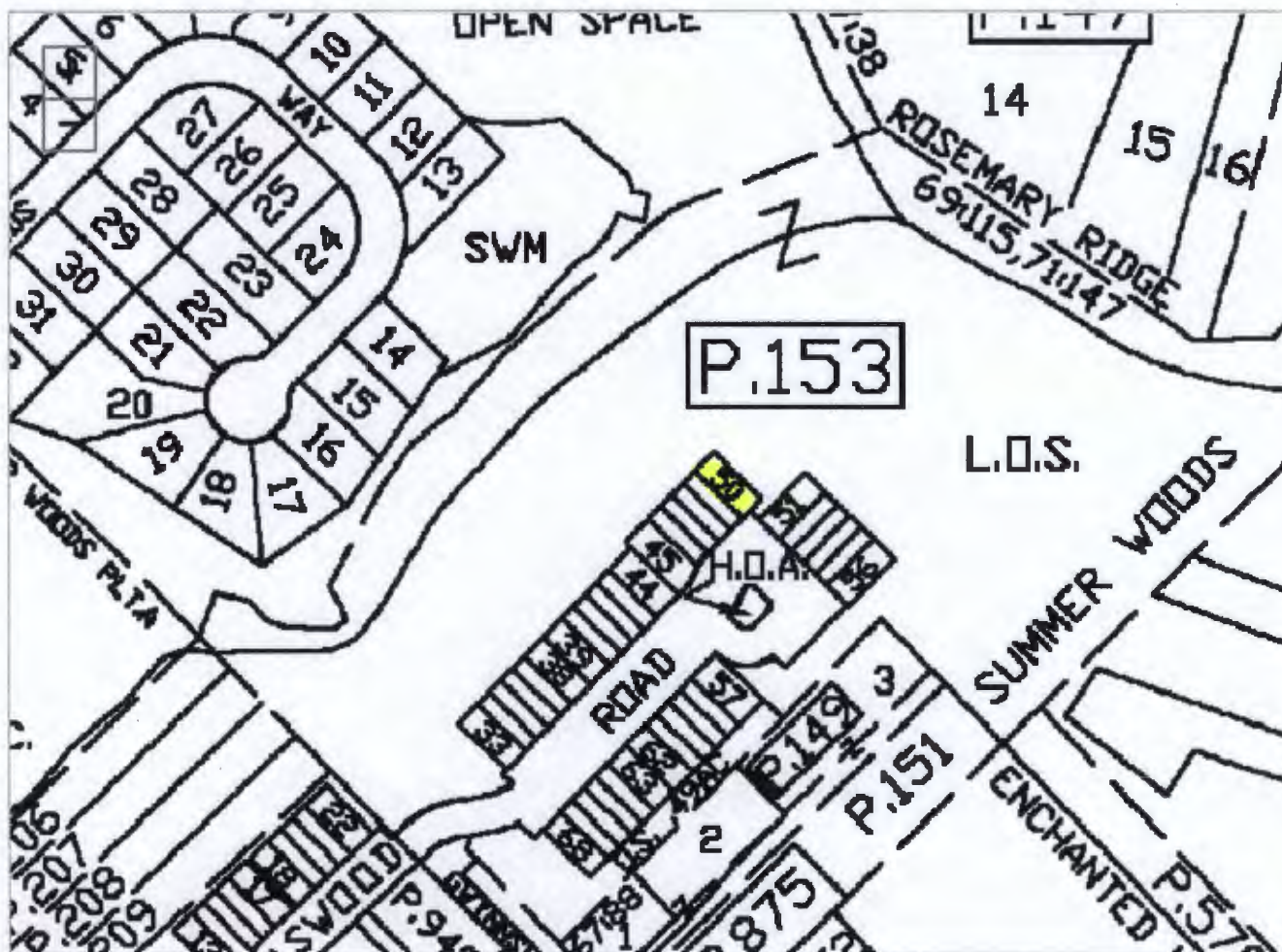
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 04 Account Number - 2300006846								
Owner Information										
Owner Name:		HINCHY DOUGLAS NG CHING SHAN				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		94 GWYNNSWOOD RD OWINGS MILLS MD 21117-				Deed Reference:		/30951/ 00202		
Location & Structure Information										
Premises Address:		94 GWYNNSWOOD RD 0-0000				Legal Description:		.0624 AC 94 GWYNNSWOOD RD NWS SUMMER WOODS		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:	C
0058	0008	0153		0000			50	2013		0071/ 0147
Special Tax Areas:				Town: Ad Valorem: Tax Class:			NONE			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
2001		1,360 SF		540 SF		2,720 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	END UNIT	SIDING	2 full/ 1 half		2000				
Value Information										
			Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2014					
			77,000	57,700	As of 07/01/2015					
Land:			142,500	123,300						
Improvements			219,500	181,000	181,000		181,000			
Total:			0		0					
Preferential Land:										
Transfer Information										
Seller: UJHAZY JOHN E				Date: 06/24/2011				Price: \$210,000		
Type: ARMS LENGTH IMPROVED				Deed1: /30951/ 00202				Deed2:		
Seller: US BANK NATIONAL				Date: 01/05/2011				Price: \$140,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /30344/ 00178				Deed2:		
Seller: RICHARDSON SEAN G				Date: 08/24/2010				Price: \$191,250		
Type: ARMS LENGTH IMPROVED				Deed1: /29803/ 00048				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 10/04/2011										

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **04** Account Number: **2300006846**

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.

->



KEVIN KAMENETZ
County Executive

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

November 12, 2014

Douglas Hinchy & Ching Shan Ng
94 Gwynnswood Road
Owings Mill MD 21117

RE: Case Number: 2015-0090 A, Address: 94 Gwynnswood Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 16, 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: jaw

Enclosures

c: People's Counsel
Nick Trey, 3460 Ellicott Center Drive, Suite 105, Ellicott City MD 21043

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 November 03, 2014
Item No. 2015-0090

DATE: November 3, 2014

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

Fencing will be required along the property lines adjoining County owned local open space.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0090-11032014.doc

ORDER RECEIVED FOR FILING

Date 11-14-14

By DAK

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10/27/14

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

RE: Baltimore County

Item No 2015-0090-A

Administrative Variance
Douglas Hinchey & Nyching Shaw
94 Gwynnswood 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. 2015/0090-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

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

SDF/raz



- Side view of Yard to see the topography of the Rear yard of 94 Gwynnswood Road looking toward neighbors yard @ 92 Gwynnswood Road and ^{the Deck} will not block the GATED ACCESS TO THE YARD.

2015-0090A



- YARDS Rear view with approx. 10' of
Flat land before constant slope.



- Rear view of 94 Gwynnswood Road
and neighbor @ 92 Gwynnswood Road

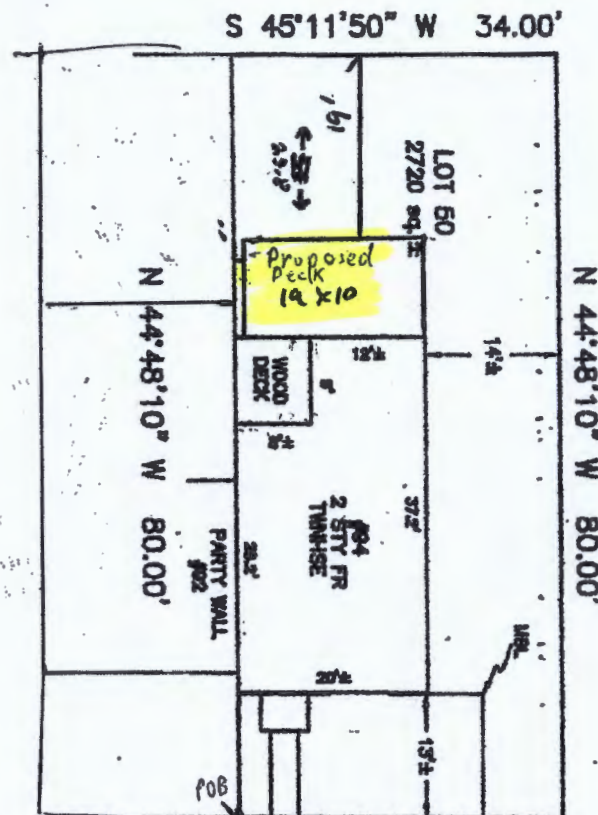
Current deck cannot hold a table for eating
outside

SITE VICINITY MAP

A hand-drawn map showing the study area. A road labeled 'Rishikesh Road' runs diagonally from the bottom left towards the top right. Another road labeled 'Dwarka Road' branches off from 'Rishikesh Road' and runs towards the top right. A small circle with an 'x' inside is located at the end of 'Dwarka Road', representing the study site. A north arrow is shown on the left side, pointing upwards. Below the map, the text 'MAP IN NOT TO SCALE' is written.

N
↑
MAP IS NOT TO SCALE

ZONING MAP# 05842
SITE ZONED DR 10.5
ELECTION DISTRICT 4
COUNCIL DISTRICT 2
LOT AREA ACREAGE .0624 ac
OR SQUARE FEET 2720 sf
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



1413' TO E OF N 45°11'50" E 34.00'
REISTERSTOWN RD. GWYNNSWOOD ROAD (40' ROW)

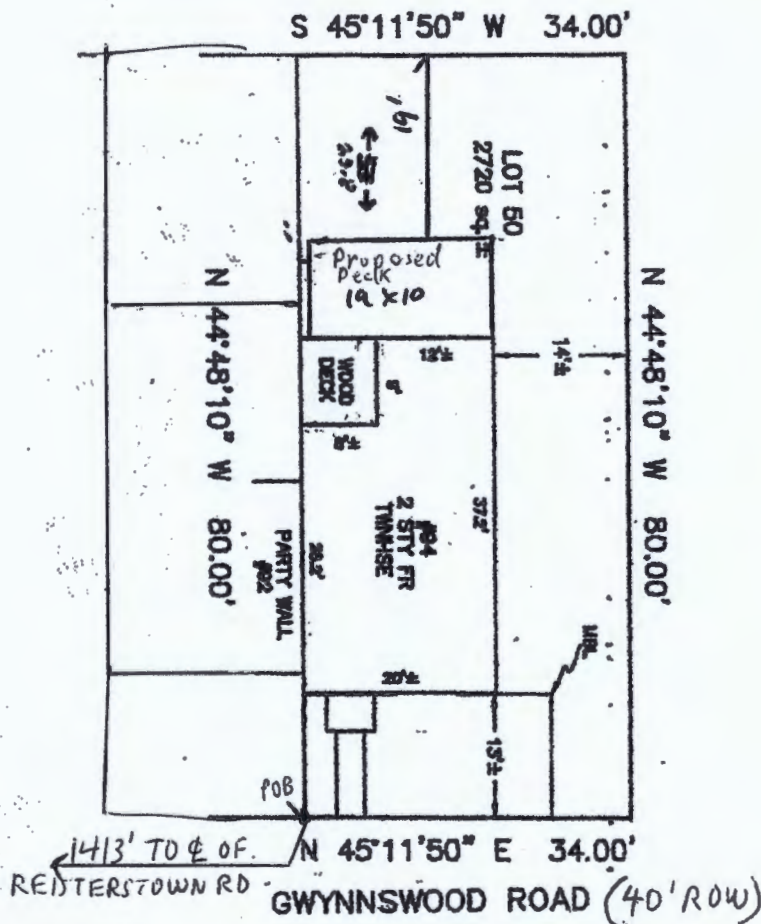
PLAN DRAWN BY NTT Associates DATE 4/20/11 SCALE: 1 INCH = 20 FEET

2015-0090-A

VIOLATION CASE INFO:

Part. Ex. 1

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
 ADDRESS 94 Gwynnswood Road OWNER(S) NAME(S) Douglas Hinchy NG CHINA SHAN
 SUBDIVISION NAME Summer Woods Amended PLAT C LOT # 50 BLOCK # _____ SECTION # _____
 PLAT BOOK # 71 FOLIO # 147 10 DIGIT TAX # 2300006046 DEED REF. # 30951/00202



PLAN DRAWN BY NTT Associates DATE 4/20/11 SCALE: 1 INCH = 20 FEET

2015-0090-A

SITE VICINITY MAP



ZONING MAP# 05842
 SITE ZONED DR 10.5
 ELECTION DISTRICT 4
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE .0624 ac
 OR SQUARE FEET 2720 sq
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH ☒
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO: