



KEVIN KAMENETZ
County Executive

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

March 19, 2015

Scott E. and Kathy A. McKelvey
12847 Harford Road
Hydes, Maryland 21082

RE: Petition for Administrative Variance
Case No. 2015-0180-A
Property: 12847 Harford Road

Dear Mr. and Mrs. McKelvey:

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 stylized flourish extending from the end.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: David Billingsley, 601 Charwood Ct., Edgewood, MD 21040

IN RE: PETITION FOR ADMIN. VARIANCE *
(12847 Harford Road)
11th Election District *
5th Council District *
Scott E. and Kathy A. McKelvey *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0180-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Scott E. and Kathy A. McKelvey ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a garage partially in the side yard of an existing single family dwelling with a height of 20 ft. in lieu of the rear yard and the required 15 ft. respectively. 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 28, 2015, 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 § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 3-19-15

By bw

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 § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the accessory structure height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 19th day of **March**, 2015 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a garage partially in the side yard of an existing single family dwelling with a height of 20 ft. in lieu of the rear yard and the required 15 ft. respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

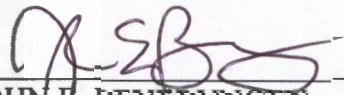
ORDER RECEIVED FOR FILING

Date 3-19-15

By [signature]

2. The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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 3-19-15

By DW



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 17847 HARFORD ROAD

Currently zoned RC2

Deed Reference L.141971 F.398

10 Digit Tax Account # 2300004436

Owner(s) Printed Name(s) SCOTT E. AND KATHY A. McKELVEY

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 & 400.3 (BCZR)

To permit a garage partially in the side yard of an existing single family dwelling with a height of 20 feet in lieu of the rear yard and the required 15 feet respectively.

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):

SCOTT E. McKELVEY KATHY A. McKELVEY

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

17847 HARFORD RD. HYDES

MO

Mailing Address

City

State

21082 (410) 916-6793

KMcKelvey@verizon.net

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:

DAVID BILLINGSLEY

Name – Type or Print

[Signature]
Signature

601 CHARWOOD CT. EDGEWOOD

MD.

Mailing Address

City

State

21040 (410) 679-8719

dwb0203@yahoo.com

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 21 day of March, 2015 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 2015-0180-A

Filing Date 2/19/2015

Estimated Posting Date 3/1/15

Reviewer [Signature]

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: 12847 HARFORD ROAD HYDES MO. 21082
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)

SEE ATTACHED

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

[Signature]
Signature of Owner (Affiant)

SCOTT E. MCKELVEY
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

KATHY A. MCKELVEY
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 24th day of January, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Scott E. McKelvey and Kathy A. McKelvey

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

AS WITNESS my hand and Notaries Seal

BRONTAE T. MOULDEN
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND

Brontae T. Moulden
Notary Public
February 13, 2015
My Commission Expires

MY COMMISSION EXPIRES FEBRUARY 13, 2015

REV. 5/8/2014

2015-0180-A

12847 HARFORD ROAD

We recently acquired a travel trailer and wish to construct an accessory structure (garage) for its storage along with lawn / garden equipment. The size of the trailer requires an opening with a height of 15 feet. An additional 5 feet is needed for the roof structure.

The garage will not be used for any commercial purposes or to create additional residential living units. Additionally, the garage will be located in the rear yard.

2015-0180-A

ZONING DESCRIPTION

Zoning Description For 12847 Harford Road

Beginning at a point in or near the center of Harford Road, Maryland Route 147 which is located 1900 feet, more or less, from the intersection of Harford Road and New Cut Road; thence running South 09°35'48" East 25.83 feet; thence South 09°35'48" East 928.95 feet; thence North 62°11'42" East 488.40 feet; thence North 30°10'08" West 493.35 feet; thence North 59°49'52" East 396.00 feet; thence North 24°34'58" West 230.59 feet; thence South 58°32'39" West 371.85 feet; thence North 18°14'35" West 175.32 feet; thence North 39°17'48" West 65.00 feet; thence South 50°42'12" West 228.00 feet to the place of beginning.

Containing 9.198 acres more or less.

Also Known As 12847 Harford Road.

Located in the Fifth Councilmanic District, 11th Election District.

2015-0180-A

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

No. **121507**

Date: **2/19/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 2/19/2015 2/19/2015 00:12:08 5

REC NO:5 WALKIN REGS LBN

RECEIPT # 121507 2/19/2015 OFLN

Dist 5 529 ZONING VERIFICATION

CR NO. 121507

Recpt Tot 175.00

1225.00 CK 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	506	0000		6150				75.00

Total: **75.00**

Rec. From: **CENTRAL O & O INC**

For: **12847 HARFORD RD. 2015-0180-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

M E M O R A N D U M

DATE: April 21, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0180-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 20, 2015. 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

**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: 2015-0180-A
Property Address: 12847 HARFORD RD
Property Description: SE 1/5 HARFORD RD, 1900' NE OF
NEW CUT ROAD
Legal Owners (Petitioners): SCOTT & KATHY MCKELVEY
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: SCOTT MCKELVEY
Company/Firm (if applicable): _____
Address: 12847 HARFORD RD
HYDES, MD. 21082

Telephone Number: (410) 916-6793

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0180 -A Address 12847 Harford Rd.

Contact Person: LEONARD W. Sapilewski Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 2/19/15 Posting Date: 3/1/15 Closing Date: 3/16/15

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 2015- 0180 -A Address 12847 Harford Rd.

Petitioner's Name Scott & Kathy McKelvey Telephone 410 916 6793

Posting Date: 3/1/15 Closing Date: 3/16/15

Wording for Sign: _____

To permit a garage partially in the side yard of an existing single family dwelling
with a height of 20 feet in lieu of the rear yard and the required 15 feet respectively.

Revised 7/18/14

CERTIFICATE OF POSTING

Date: FEBRUARY 28, 2015

RE: Project Name: 12847 HARFORD ROAD
Case Number /PAI Number: 2015-0180-A
Petitioner/Developer: SCOTT AND KATHY MCKELVEY
Date of Hearing/Closing: MARCH 16, 2015

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 12847 HARFORD ROAD

The sign(s) were posted on FEBRUARY 28, 2015
(Month, Day, Year)

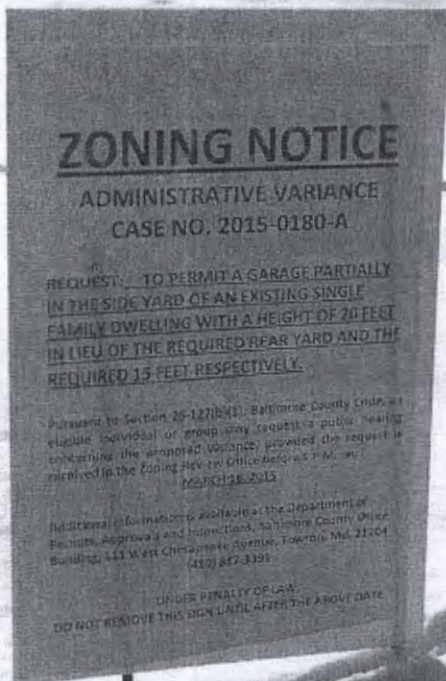
David W Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



CASE NO. 2015- 0180 -A

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>3-9</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-25</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>2-28-15</u> by <u>Briengley</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2300004436			
Owner Information					
Owner Name:	MCKELVEY SCOTT E MCKELVEY KATHY A		Use:	RESIDENTIAL YES	
Mailing Address:	12847 HARFORD RD HYDES MD 21082-9505		Principal Residence:	YES	
			Deed Reference:	/14197/ 00398	
Location & Structure Information					
Premises Address:	12847 HARFORD RD 0-0000		Legal Description:	9.198 AC SES HARFORD RD 3600FT NE FORK RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0054	0006	0602		0000	2
			Assessment Year:	2015	
			Plat No:	MS	
			Plat Ref:		
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
2002	3,546 SF			9.2000 AC	05
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage
		STANDARD UNIT		3 full	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2015		Phase-In Assessments As of 07/01/2014	
Land:		127,100		As of 07/01/2015	
Improvements		503,400		681,367	
Total:		630,500		0	
Preferential Land:		0			
Transfer Information					
Seller: FIORINI JOHN		Date: 12/09/1999		Price: \$150,000	
Type: ARMS LENGTH IMPROVED		Deed1: /14197/ 00398		Deed2:	
Seller: FIORINI JOHN		Date: 02/23/1999		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13545/ 00264		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 01/13/2009					

The info
descriptIf a plat fr
Archives &

Property m.

For more info
www.mdp.state.md.us

X Loading... Please



KEVIN KAMENETZ
County Executive

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

March 17, 2015

Scott E & Kathy A McKelvey
12847 Harford Road
Hydes MD 21082

RE: Case Number: 2015-0180 A, Address: 12847 Harford Road

Dear Mr. & Ms. McKelvey:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 19, 2015. 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
David Billingsley, 601 Charwood Court, Edgewood MD 21040

Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 2/25/15

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

RE: Baltimore County
Item No. 2015-0180-A -
Administrative Variance
Scott & Kathy McKelvey
12847 Hartford Road
MD147

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 2/23/15. A field inspection and internal review reveals that an entrance onto MD147 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance. Case Number 2015-0180-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,

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

Steven D. Foster, Chief
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 9, 2015

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

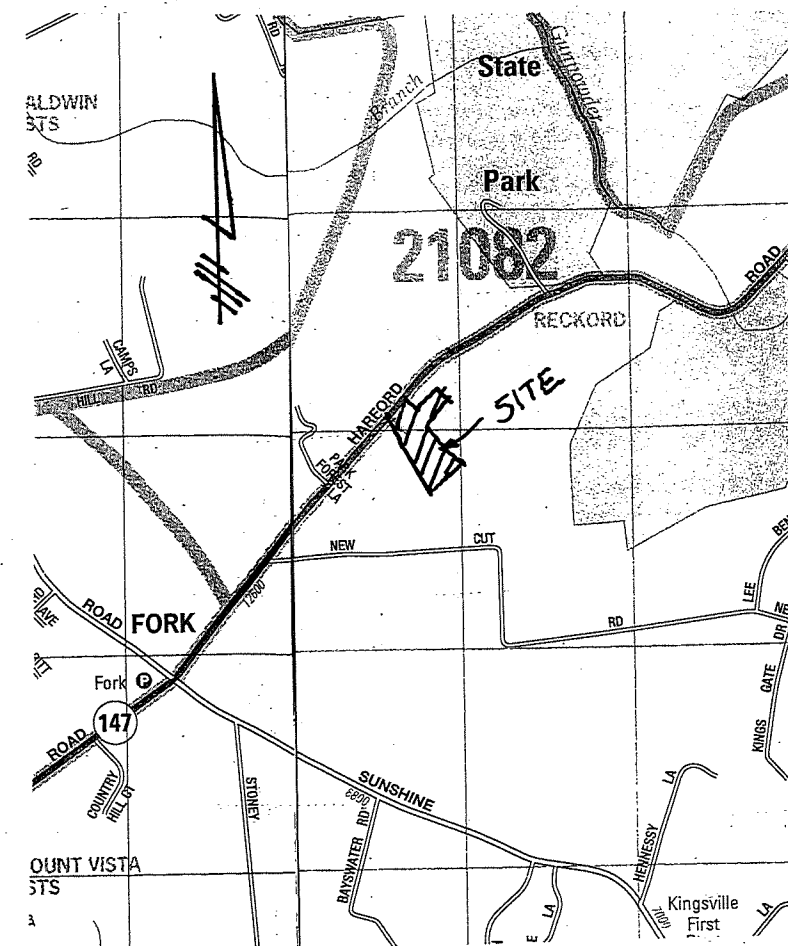
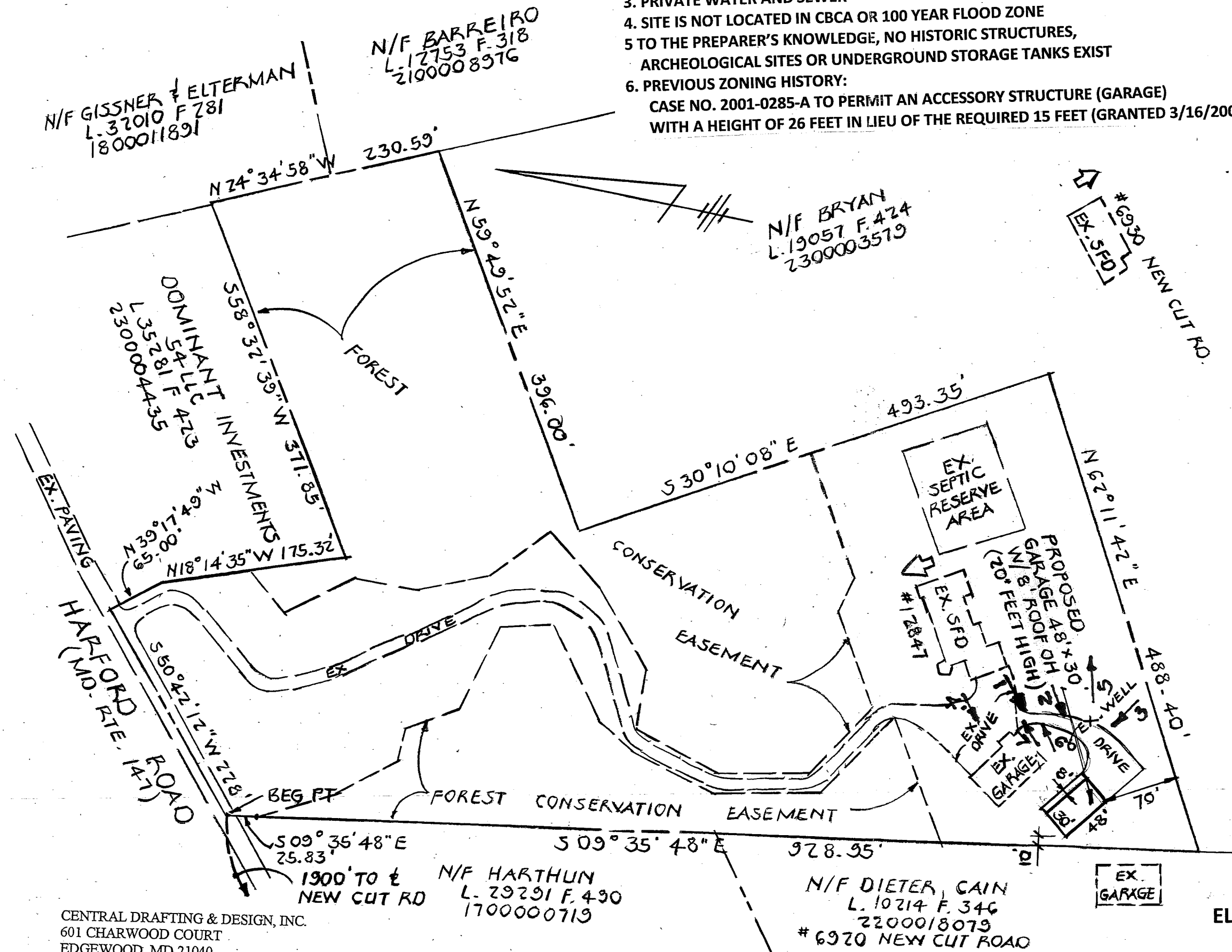
SUBJECT: Zoning Advisory Committee Meeting
For March 2, 2015
Item No. 2015-0173, 0174, 0175, 0176, 0179, 0180, 0181 and 0182

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\ZAC03022015.doc

1. ZONING.....RC 2 (MAP 054C1)
2. AREA.....9.198 ACRES +/-
3. PRIVATE WATER AND SEWER
4. SITE IS NOT LOCATED IN CBCA OR 100 YEAR FLOOD ZONE
- 5 TO THE PREPARER'S KNOWLEDGE, NO HISTORIC STRUCTURES,
ARCHEOLOGICAL SITES OR UNDERGROUND STORAGE TANKS EXIST
6. PREVIOUS ZONING HISTORY:
CASE NO. 2001-0285-A TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
WITH A HEIGHT OF 26 FEET IN LIEU OF THE REQUIRED 15 FEET (GRANTED 3/16/2001)



VICINITY MAP
SCALE: 1" = 2000'

2015-0180-A

OWNER
SCOTT E. AND KATHY A MCKELVEY
12847 HARFORD ROAD
HYDES, MD. 21082
(410)916-6793
DEED REF: L.14197 F.398
TAX ACCT. NO. 2300004436

PHOTOS

PLAT TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE

12847 HARFORD ROAD

ELECTION DISTRICT 11C5 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 40 FEET FEBRUARY 5, 2015

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719